2560 Boston Road, Bronx

Zoning Comparison Table

	Existing/Proposed Zoning					
	Existing Zoning (C8-1)		Existing Zoning R6		Proposed Zoning R7-2/C2-4 (Under MIH Zoning)	
	ZR Section #	C8-1	ZR Section #	R6	ZR Section #	R7-2/C2-4
USE GROUPS	32-10	4-14, 16	22-10	1, 2, 3, 4	22-10	1, 2, 3, 4
Residential	n/a	n/a	23-153/23-151	3.0 (QH)**, 2.2 (QH)***, 2.43 (HF)	23-154*	3.6***, 4.6**
Affordable Independent Residences for Seniors	n/a	n/a	23-155	3.9	23-155	5.01
Community Facility	33-123	2.4	24-11	4.8	24-11/33-121	6.5
Commercial	33-122	1	n/a	n/a	33-121	2
Commercial and Community Facility	33-123	2.4	n/a	n/a	33-121	6.5
Manufacturing	n/a	n/a	n/a	n/a	n/a	n/a
YARDS						
Minimum Front Yard	n/a	n/a	n/a	n/a	n/a	n/a
Minimum Side Yard	33-25	None or 8'	23-462	None or 8'	23-462/33-25	None or 8'
Minimum Rear Yard	33-26	20'	23-47	30'	23-47/33-26	30' (res.) / 20' (comm.)
HEIGHT AND SETBACKS						
Minimum Base Height	33-432	n/a	23-662	40' (QH)**, 30' (QH)***	23-662	40'*
Maximum Base Height	33-432	30'/2-Stories	23-662	65' (QH)**, 45' (QH)***	23-664(c)*/33-431	75'*, 60' (comm.)
Maximum Building Height	33-432	Sky Exposure Plane	23-662	75' (QH)**, 55' (QH)***	23-664(c)*	135'/13 stories*
Maximum Height of Front Wall	33-432	30'/2-Stories	23-662	65' (QH)**, 45' (QH)***	23-664(c)*/33-431	75'*, 60' (comm.)
Sky Exposure Plane	33-432	1:1 Narrow / 1:1 Wide	23-641	2.7:1 narrow / 5.6:1 wide	23-641	n/a
Setbacks from Narrow Streets	33-432	20'	23-641/23-662(c)	15' (QH), 20' (HF)	23-641/23-662/33-431	15', 20' (comm.)
Setbacks from Wide Streets	33-432	15'	23-641/23-662(c)	10' (QH), 15' (HF)	23-641/23-662/33-431	10', 15' (comm.)
OPEN SPACE						
Minimum Open Space Ratio/Maximum Lot Coverage	n/a	n/a	23-151	Varies	23-151	Varies
LOT COVERAGE						
Interior/Through Lot	n/a	n/a	23-153	60% / 65%** (QH)	23-153	65%
Corner Lot	n/a	n/a	23-153	100% (QH)	23-153	100%
DENSITY						
Maximum Number of Dwelling Units	n/a	n/a	23-22/35-22	680 sf/DU	23-22	680 sf/DU
Affordable Independent Residences for Seniors	n/a	n/a	23-23	325 sf/DU	23-23	325 sf/DU
PARKING						
Residential	n/a	n/a	25-23	50% (QH) / 70% (HF)	25-23	50%
Commercial	36-21	By Use	n/a	n/a	36-21	By Use
Income-Restricted Housing Units	n/a	n/a	12-10/25-251	None (Transit Zone)	12-10/25-251	None (Transit Zone)
Affordable Independent Residences for Seniors	n/a	n/a	12-10/25-252	None (Transit Zone)	12-10/25-252	None (Transit Zone)
Government Assisted Dwelling Units	n/a	n/a	12-10/25-253	35% (QH) / 55% (HF)	12-10/25-253	25%
LOADING						
Commercial	36-62	By Use	n/a	n/a	36-62	By Use
Bicycle Parking (Residential)	n/a	n/a	25-80	1 per 2 dwelling units (UG-2)	25-80	1 per 2 dwelling units
Bicycle Parking (Affordable Independent Residences for Seniors)	n/a	n/a	25-80	1 per 10,000 sf	25-80	1 per 10,000 sf
Bicycle Parking (Commercial)	36-70	By Use	n/a	n/a	36-711	By Use

*When providing affordable housing pursuant to the Inclusionary Housing Program set forth in ZR Section 23-90

**Within 100' of a wide street

***Beyond 100' of a wide street