**893 Eagle Avenue, Bronx**

**Zoning Comparison Table**

| | Permitted/Required | | | |
|---|---|---|---|---|
| | Existing Zoning | | Proposed Zoning (Under MIH Zoning) | |
| | ZR Section # | R6 | ZR Section # | R7-2 |
| **USE GROUPS** | 22-10 | 1, 2, 3, 4 | 22-10 | 1, 2, 3, 4 |
| **Maximum FAR (Total)** | | | | |
| Residential (Height Factor) | 23-151 | 2.43 | 23-151 | 3.44 |
| Residential (Quality Housing) | 23-153 | 3 | 23-154* | 4.6 |
| Affordable Independent Residences for Seniors | 23-155 | 3.9 | 23-155 | 5.01 |
| Community Facility | 24-11 | 4.8 | 24-11 | 6.5 |
| Commercial | n/a | n/a | n/a | n/a |
| Commercial and Community Facility | n/a | n/a | n/a | n/a |
| Manufacturing | n/a | n/a | n/a | n/a |
| **YARDS** | | | | |
| Minimum Front Yard | 23-45 | None | 23-45 | None |
| Minimum Side Yard | 23-46 | None or 8' | 23-46 | None or 8' |
| Minimum Rear Yard | 23-47 | 30' | 23-47 | 30' |
| Max. Interior Lot Coverage | 23-153 | 65% | 23-153 | 65% |
| Maximum Lot Coverage | 23-153 | 100% (Corner) | 23-153 | 100% (Corner) |
| Maximum Lot Coverage (Tower Regulations) | n/a | n/a | 23-65 | 50% |
| **HEIGHT AND SETBACKS** | | | | |
| Minimum Base Height | 23-662 | 40' (w.s.) / 30' (n.s.) (QH) | 23-664(c) | n/a |
| Maximum Base Height | 23-662 | 65' (w.s.) / 45 (n.s.) (QH) | 23-664* | 75' |
| Maximum Building Height | 23-662 | 75' (w.s.) / 55 (n.s.) (QH) | 23-664(c) | 135'/13-Stories |
| Sky Exposure Plane | 23-64 | 5.6:1 (w.s.) / 2.7:1 (n.s.) (HF) | 23-64 | n/a |
| Setbacks from Narrow Streets | 23-662 | 15' (QH), 20' (HF) | 23-664* | 15' |
| Setbacks from Wide Streets | 23-662 | 10' (QH), 15' (HF) | 23-664* | 10' |
| **DENSITY** | | | | |
| Affordable Dwelling Units | 23-22 | 680 sf/DU | 23-22 | 680 sf/DU |
| **PARKING** | | | | |
| Residential | 25-23 | 70% | 25-23 | 50% |
| Commercial | n/a | n/a | n/a | n/a |
| Income Restricted Housing | 12-10/25-251 | None (Transit Zone) | 12-10/25-251 | None (Transit Zone) |
| Affordable Independent Residences for Seniors | 12-10/25-252 | None (Transit Zone) | 12-10/25-252 | None (Transit Zone) |
| Government Assisted Parking | 12-10/25-253 | 55% | 12-10/25-253 | 25% |
| **LOADING** | | | | |
| Commercial | n/a | n/a | n/a | n/a |

*With the provision of affordable dwelling units pursuant to the Inclusionary Housing program as set forth in ZR 23-90