431 Concord Avenue, Bronx

Zoning Comparison Table

	Existing Zoning (M1-2)		Proposed Zoning (R7D)	
	ZR Section #	**M1-2**	**ZR Section #**	**R7D**
USE GROUPS	42-10	4 - 14, 16, 17	22-10	1, 2, 3, 4
MAXIMUM FAR				
Residential	n/a	n/a	23-154*	5.6
Affordable Independent Residences for Seniors	n/a	n/a	23-155	5.6
Community Facility	43-122	4.8	24-11	4.2
Commercial	43-12	2	n/a	n/a
Commercial and Community Facility	43-12	4.8	n/a	n/a
Manufacturing	43-12	2	n/a	n/a
YARDS				
Minimum Front Yard	n/a	n/a	n/a	n/a
Minimum Side Yard	43-25	None or 8'	23-462	None or 8'
Minimum Rear Yard	43-26	20'	23-47	30'
HEIGHT AND SETBACKS				
Minimum Base Height	43-43	n/a	23-662	60'
Maximum Base Height	43-43	60/'4-Stories	23-664	95'
Maximum Building Height	43-43	Sky Exposure Plane	23-664	115'**/11-Stories
Maximum Height of Front Wall	43-43	60/'4-Stories	23-664	95'
Sky Exposure Plane	43-43	2.7:1 (Narrow), 5.6:1 (Wide	n/a	n/a
Setbacks from Narrow Streets	43-43	20'	23-662	15'
Setbacks from Wide Streets	43-43	15'	23-662	10'
OPEN SPACE				
Minimum Open Space Ratio	n/a	m/a	n/a	n/a
LOT COVERAGE				
Interior/Through Lot	n/a	n/a	23-153	65%
Corner Lot	n/a	n/a	23-153	100%
DENSITY				
Maximum Number of Dwelling Units	n/a	n/a	23-22	680 sf/DU max
Affordable Independent Residences for Seniors	n/a	n/a	23-23	325 sf/DU max
PARKING				
Residential	n/a	n/a	25-23	50%
Commercial	44-20	By Use	n/a	n/a
Income-Restricted Housing Units	n/a	n/a	12-10/25-251	None (Transit Zone)
Affordable Independent Residences for Seniors	n/a	n/a	12-10/25-252	None (Transit Zone)
Government Assisted Dwelling Units	n/a	n/a	12-10/25-253	25%
LOADING				
Commercial	44-50	By Use	n/a	n/a
Bicycle Parking (Residential)	n/a	n/a	25-80	1 per 2 dwelling units (UG-2)
Bicycle Parking (AIRS)	n/a	n/a	25-80	1 per 10,000 sf
Bicycle Parking (Commercial/Manufacturing)	44-60	By Use	n/a	n/a

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

**With a #qualifying ground floor#