1810 Randall Avenue, Bronx

Zoning Comparison Table

	Existing/Proposed Zoning			
	Existing Zoning (R4A)		Existing Zoning R5	
	ZR Section #	R4A	ZR Section #	R5
USE GROUPS	22-10	1, 2, 3, 4	22-10	1, 2, 3, 4
Residential	23-142	0.75, 0.90 (w/ attic allowance)	23-142	1.25
Affordable Independent Residences for Seniors	23-144	1.29	23-144	1.95
Community Facility	24-11	2.0	24-11	2
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	10'	23-45	10' / 18 feet'*
Minimum Side Yard	23-461	10' (Total), 2' (Min.)	23-461	13' (Total)**, 5' (Min.)**, 8'***
Minimum Rear Yard	23-47	30'	23-47	30'
HEIGHT AND SETBACKS				
Minimum Base Height	n/a	n/a	n/a	n/a
Maximum Base Height	23-631(b)	21'	23-631(d)	30'
Maximum Building Height	23-631(b)	35'	23-631(d)	40'
Maximum Height of Front Wall	23-631(b)	21'	23-631(d)	30'
Sky Exposure Plane	n/a	n/a	n/a	n/a
Setbacks from Narrow Streets	n/a	n/a	23-631(d)	15'
Setbacks from Wide Streets	n/a	n/a	23-631(d)	15'
OPEN SPACE				
Minimum Open Space Ratio/Maximum Lot Coverage	23-142	n/a	23-142	45%
LOT COVERAGE				
Interior/Through Lot	23-142	n/a	23-142	55%
Corner Lot	23-142	n/a	23-142	55%
DENSITY				
Maximum Number of Dwelling Units	23-22	1,280 sf/DU	23-22	760 sf/DU
Affordable Independent Residences for Seniors	n/a	n/a	23-23	300 sf/DU
PARKING				
Residential	25-23	100%	25-23	85%
Commercial	n/a	n/a	n/a	n/a
Income-Restricted Housing Units	12-10/25-251	50%	12-10/25-251	42.5%
Affordable Independent Residences for Seniors	12-10/25-252	10%	12-10/25-252	10%
Government Assisted Dwelling Units	n/a	n/a	12-10/25-253	70%
LOADING				
Commercial	n/a	n/a	n/a	n/a
Bicycle Parking (Residential)	25-80	1 per 2 dwelling units (UG-2)	25-80	1 per 2 dwelling units (UG-2)
Bicycle Parking (Affordable Independent Residences for Seniors)	25-80	1 per 10,000 sf	25-80	1 per 10,000 sf
Bicycle Parking (Commercial)	n/a	n/a	n/a	n/a

*If the depth of a front yard exceeds 10 feet, the depth of the front yard shall be at least 18 feet.

**detached house

***semi-detached house

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