909 Castle Hill Avenue, Bronx

Zoning Comparison Table

	Permitted/Required					
	Existing Zoning (R3-2)		Proposed Zoning (R6B/C1-3) (MIH)		Proposed Zoning (R6B) (MIH)	
	ZR Section #	R3-2	ZR Section #	R6B/C1-3	ZR Section #	R6B
USE GROUPS	22-10	1, 2, 3, 4	22-10/32-10	1, 2, 3, 4, 5, 6	22-10	1, 2, 3, 4
Residential	23-142	0.5	23-154*	2.2	23-154*	2.2
Affordable Independent Residences for Seniors	23-144	0.95	23-155	2.2	23-155	2.2
Community Facility	24-11	1	24-11	2	24-11	2
Commercial	n/a	n/a	33-121	2	n/a	n/a
Commercial and Community Facility	n/a	n/a	33-121	2.2	n/a	n/a
Manufacturing	n/a	n/a	n/a	n/a	n/a	n/a
YARDS						
Minimum Front Yard	23-45	15'	n/a	n/a	n/a	n/a
Minimum Side Yard	23-461(a)	13' (total) / 5' (min)	23-462	None or 8 feet	23-462	None or 8 feet
Minimum Rear Yard	23-47	30'	23-47/33-26	30' / 20' (Commecial)	23-47	30'
HEIGHT AND SETBACKS						
Minimum Base Height	23-631(b)	n/a	35-22/35-652/23-662	30'	23-662	30'
Maximum Base Height	23-631(b)	21'	35-22/35-652/23-662	45'**	23-662	45'**
Maximum Building Height	23-631(b)	35'	35-22/35-652/23-662	55'/5-Stories**	23-662	55'/5-Stories**
Maximum Height of Front Wall	23-631(b)	21'	35-22/35-652/23-662	45'**	23-662	45'**
Sky Exposure Plane	23-631(b)	n/a	n/a	n/a	n/a	n/a
Setbacks from Narrow Streets	23-631(b)	n/a	35-22/35-652/23-631(c)	15'	23-662(c)	15'
Setbacks from Wide Streets	23-631(b)	n/a	35-22/35-652/23-631(c)	10'	23-662(c)	10'
OPEN SPACE/LOT COVERAGE						
Minimum Open Space Ratio	23-142	65%	n/a	n/a	n/a	n/a
Maximum Lot Coverage	23-142	35%	23-142/35-22	n/a / 100% (Commercial)	n/a	n/a
LOT COVERAGE						
Interior/Through Lot	23-142	35%	23-142/35-22	60% / 100% (Commercial)	23-153	60%
DENSITY						
Affordable Dwelling Units	23-22	625 sf/DU*	23-22	680 sf/DU	23-22	680 sf/DU
PARKING						
Residential	25-23	100%	25-23	50%	25-23	50%
Commercial	n/a	n/a	36-21	By Use	n/a	n/a
Income-Restricted Housing Units	12-10/25-251	50%	12-10/25-251	25% or None (Transit Zone)	12-10/25-251	25% or None (Transit Zone)
Affordable Independent Residences for Seniors	12-10/25-252	10%	12-10/25-252	10% or None (Transit Zone)	12-10/25-252	10% or None (Transit Zone)
Government Assisted Dwelling Units	12-10/25-253	80%	12-10/25-253	35%	12-10/25-253	35%
LOADING						
Commercial	n/a	n/a	36-62	By Use	n/a	n/a
Bicycle Parking (Residential)	25-80	1 per 2 dwelling units	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	25-80	1 per 10,000 sf
Bicycle Parking (Commercial)	n/a	n/a	36-70	By Use	n/a	n/a

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

**With a qualifying ground floor