4506 Park Avenue Rezoning, Bronx

Zoning Comparison Table

6/26/2023

	M1-1 Existing Zoning		R7X/C2-4 Proposed Zoning (MIH)	
	ZR Section #	M1-1	ZR Section #	R7X/C2-4
USE GROUPS				
Permitted Use Groups	42-10	4, 6-14, 16, 17	22-10 / 32-10	1-4, 6-9, 14
MAXIMUM FAR				
Residential	n/a	n/a	23-154* / 23-151	6.0
Affordable Independent Residences for Seniors	n/a	n/a	23-155	6.0
Community Facility	43-122	2.4	24-11	5.0
Commercial	43-12	1	33-121	2.0
Commercial and Community Facility	43-122	2.4	33-121	5.0
Manufacturing	43-12	1	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', 20' (Commercial)
HEIGHT AND SETBACKS				
Minimum Base Height	43-43	n/a	23-662	60'
Maximum Base Height	43-43	30'/2-Stories	23-664* / 33-431	105', 60' or 4 stories (Commercial)
Maximum Building Height	43-43	Sky Exposure Plane	23-664*	145'/14-Stories (w/QGF)
Maximum Height of Front Wall	43-43	30'/2-Stories	23-664* / 33-431	105', 60' or 4 stories (Commercial)
Sky Exposure Plane	43-43	1:1 (Narrow), 1:1 (Wide)	33-431	2.7:1 (narrow), 5.6:1 (wide) (Commercial)
Setbacks from Narrow Streets	43-43	20'	23-662 / 33-431	15', 20' (Commercial)
Setbacks from Wide Streets	43-43	15'	23-662 / 33-431	10', 15' (Commercial)
OPEN SPACE				
Minimum Open Space Ratio/Maximum Lot Coverage	n/a	n/a	n/a	n/a
LOT COVERAGE				
Interior/Through Lot	n/a	n/a	23-153	70%
Corner Lot	n/a	n/a	23-153	100%
DENSITY				
Maximum Number of Dwelling Units	n/a	n/a	23-22	680 sf/DU
Affordable Independent Residences for Seniors	n/a	n/a	23-23	325 sf/DU
PARKING				
Residential	n/a	n/a	25-23	50%
Commercial	44-20	By Use	36-21	By Use
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	44-52	By Use	36-62	By Use
Bicycle Parking (Residential)	44-52	By Use	25-811	1 per 2 dwelling units (UG-2)
Bicycle Parking (AIRS)	n/a	n/a	25-811	1 per 10,000 sf
Bicycle Parking (Commercial/Manufacturing)	44-60	By Use	36-711	By Use

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