815 Hutchinson River Parkway, Bronx

Zoning Comparison Table

	Existing/Proposed Zoning			
	Existing Zoning (M1-2)		Proposed Zoning (C8-3)	
	ZR Section #	M1-2	ZR Section #	C8-3
USE GROUPS	42-10	4-14, 16, 17	32-10	4-14, 16
Maximum FAR (Total)				
Residential	n/a	n/a	n/a	n/a
Affordable Independent Residences for Seniors ("AIRS")	n/a	n/a	n/a	n/a
Community Facility	43-122	4.8	33-123	6.5
Commercial	43-12	2	33-122	2
Commercial and Community Facility	43-122	4.8	33-123	6.5
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'	33-25	None or 8'
Minimum Rear Yard	43-26	20'	33-26	20'
HEIGHT AND SETBACKS				
Minimum Base Height	43-43	n/a	33-432	n/a
Maximum Base Height	43-43	60'/4-Stories	33-432	60'/4-Stories
Maximum Building Height	43-43	Sky Exposure Plane	33-432	Sky Exposure Plane
Maximum Height of Front Wall	43-43	60'/4-Stories	33-432	60'/4-Stories
Sky Exposure Plane	43-43	2.7:1 (Narrow), 5.6:1 (Wide)	33-432	2.7:1 Narrow / 5.6:1 Wide
Setbacks from Narrow Streets	43-43	20'	33-432	20'
Setbacks from Wide Streets	43-43	15'	33-432	15'
OPEN SPACE				
Minimum Open Space Ratio	n/a	n/a	n/a	n/a
LOT COVERAGE				
Max. Interior Lot Coverage	n/a	n/a	n/a	n/a
Maximum Lot Coverage	n/a	n/a	n/a	n/a
DENSITY				
Maximum Dwelling Units	n/a	n/a	n/a	n/a
Minimum Size Dwelling Unit (AIRS)	n/a	n/a	n/a	n/a
PARKING				
Residential	n/a	n/a	n/a	n/a
Commercial	44-20	By Use	36-21	By Use
Income - Restricted Housing	n/a	n/a	n/a	n/a
AIRS	n/a	n/a	n/a	n/a
Government Assisted Parking	n/a	n/a	n/a	n/a
LOADING				
Commercial	44-52	By Use	36-62	By Use
Bicycle Parking (Residential)	44-52	By Use	n/a	n/a
Bicycle Parking (AIRS)	n/a	n/a	n/a	n/a
Bicycle Parking (Commercial)	44-60	By Use	36-70	By Use