438 Concord Avenue, Bronx

Zoning Comparison Table

	Existing/Proposed Zoning			
	Existing Zoning (M1-2)		Proposed Zoning (M1-4/R7D) (MX-18) Under MIH Zoning	
	ZR Section #	M1-2	ZR Section #	M1-4/R7D (MX-18) (MIH)
USE GROUPS	42-10	4-14, 16 , 17	22-10, 42-10	1-14, 16, 17
Residential	n/a	n/a	123-64 / 23-154*	5.6
Affordable Independent Residences for Seniors	n/a	n/a	123-64 / 23-155	5.6
Community Facility	43-122	4.8	123-64 / 24-11	4.2
Commercial	43-12	2.0	123-64 / 43-12	2.0
Commercial and Community Facility	43-122	4.8	123-64 / 43-122	5.6
Manufacturing	43-12	2.0	123-64 / 43-12	2.0
YARDS				
Minimum Front Yard	n/a	n/a	n/a	n/a
Minimum Side Yard	43-25	None or 8'	23-462 / 43-25 / 123-651	None or 8'
Minimum Rear Yard	43-26	20'	23-47 / 43-26	30', 20' (Non-residential)
HEIGHT AND SETBACKS				
Minimum Base Height	43-43	n/a	23-662 / 123-662	60'
Maximum Base Height	43-43	60'/4-Stories	23-664* / 123-662	95'/9 stories (w/ QGF)
Maximum Building Height	43-43	Sky Exposure Plane	23-664* / 123-662	115'/11-Stories (w/ QGF)
Maximum Height of Front Wall	43-43	60'/4-Stories	23-664* / 123-662	95'/9 stories (w/ QGF)
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 /123-662	15'
Setbacks from Wide Streets	43-44	15'	23-662 /123-662	10'
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 / 123-63	65%
Corner Lot	n/a	n/a	23-153 / 123-63	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 / 123-72	50%
Commercial/Manufacturing	44-20	By Use	44-20 / 123-71	By Use
Income-Restricted Housing Units	n/a	n/a	12-10 / 25-251 / 123-72	None (Transit Zone)
Affordable Independent Residences for Seniors	n/a	n/a	12-10 / 25-252 / 123-72	None (Transit Zone)
Government Assisted Dwelling Units	n/a	n/a	12-10 / 25-253 / 123-72	25%
LOADING				
Commercial	44-52	By Use	44-52 / 123-71	By Use
Bicycle Parking (Residential)	44-52	By Use	25-80 / 123-72	1 per 2 dwelling units (UG-2)
Bicycle Parking (Affordable Independent Residences for Seniors)	n/a	n/a	25-80 / 123-72	1 per 10,000 sf
Bicycle Parking (Commercial)	44-60	By Use	44-60 / 123-71	By Use

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