4506 Park Avenue Rezoning, Bronx

10/28/2024

Land Use, Conformance and Compliance Table

Zoning Map Amendment

Existing Conditions								Proposed Conditions				
Block	Lot	Zoning District	Existing Land Use	Conformance	Permitted FAR	Built FAR	Compliance	Zoning District	Proposed Land Use	Conformance	Permitted FAR***	Compliance
Applicant's Properties												
3038	5	M1-1	Manufacturing	Yes	1.0	0.97	Yes	R7X/C2-4	Mixed Use (Residential & Commercial)	Yes	6.0 (res.) / 2.0 (comm.)	Yes
3038	7	M1-1	Parking	Yes	1.0	0.0	Yes	R7X/C2-4	Mixed Use (Residential & Commercial)	Yes	6.0 (res.) / 2.0 (comm.)	Yes
3038	8	M1-1	Parking	Yes	1.0	0.0	Yes	R7X/C2-4	Mixed Use (Residential & Commercial)	Yes	6.0 (res.) / 2.0 (comm.)	Yes
3038	9	M1-1	Parking	Yes	1.0	0.0	Yes	R7X/C2-4	Mixed Use (Residential & Commercial)	Yes	6.0 (res.) / 2.0 (comm.)	Yes
3038	11	M1-1	Automotive	Yes	1.0	1.0	Yes	R7X/C2-4	Mixed Use (Residential & Commercial)	Yes	6.0 (res.) / 2.0 (comm.)	Yes
3038	38	R6A	Manufacturing	No	3.0	0.88	Yes	R7A/C2-4	Mixed Use (Residential & Commercial)	Yes	5.01 (res.) / 2.0 (comm.)	Yes
3038	45	M1-1	Manufacturing	Yes	1.0	0.99	Yes	R7X/C2-4	Mixed Use (Residential & Commercial)	Yes	6.0 (res.) / 2.0 (comm.)	Yes
Other Properties												
3038	1	M1-1	Community Facility	Yes	2.4	1.0	Yes	R7X/C2-4	Community Facility	Yes	5.0	Yes

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3038	3	M1-1	Automotive	Yes	1.0	0.99	Yes	R7X/C2-4	Automotive	No	6.0 (res.) / 2.0 (comm.)	Yes
3038	12	M1-1	Parking	Yes	1.0	0.0	Yes	R7X/C2-4	Parking	Yes	6.0 (res.) / 2.0 (comm.)	Yes
3038	13	M1-1	Parking	Yes	1.0	0.0	Yes	R7X/C2-4	Parking	Yes	6.0 (res.) / 2.0 (comm.)	Yes
3038	14	M1-1	Parking	Yes	1.0	0.02	Yes	R7X/C2-4	Parking	Yes	6.0 (res.) / 2.0 (comm.)	Yes
3038	16	M1-1	Community Facility	Yes	2.4	2.0	Yes	R7X/C2-4	Community Facility	Yes	5.0	Yes
3038	20 (p/o)	M1-1	Parking	Yes	1.0	0.0	Yes	R7X/C2-4	Parking	Yes	6.0 (res.) / 2.0 (comm.)	Yes
3038	29 (p/o)****	M1-1	Residential	Yes****	1.0	3.56	Yes****	R7X/C2-4	Residential	Yes	6.0 (res.) / 2.0 (comm.)	Yes
3038	87	M1-1	Parking	Yes	1.0	0.0	Yes	R7X/C2-4	Parking	Yes	6.0 (res.) / 2.0 (comm.)	Yes
3038	187	M1-1	Parking	Yes	1.0	0.0	No	R7X/C2-4	Parking	Yes	6.0 (res.) / 2.0 (comm.)	No
Total # of Lots*	**17**		**% of Conformance****	**94%**		**% Compliant**	**100%**		**% of Conformance****	**88%**	**% Compliant**	**100%**

**All Properties including development sites*

***Calculate vacant lots as in conformance and compliance*

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

*****majority of lot is in adjacent R6A district*

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******NOTE: THIS DOCUMENT ASSUMES APPROVAL OF CITY OF YES FOR HOUSING OPPORTUNITY******