1959 Strang Avenue, Bronx

Zoning Comparison Table

	Existing/Proposed Zoning			
	Existing Zoning (R4)		Proposed Zoning (R4/C2-3)	
	ZR Section #	R4	ZR Section #	R4/C2-3
USE GROUPS	22-10	1, 2, 3, 4	22-10, 32-10	1 - 9, 14
Residential	23-142	0.75	23-142	0.75
Affordable Independent Residences for Seniors	23-144	1.29	23-144	1.29
Community Facility	24-11	2.0	24-11, 33-121	2.0
Commercial	n/a	n/a	33-121	1.0
Commercial and Community Facility	n/a	n/a	33-121	2.0
Manufacturing	n/a	n/a	n/a	n/a
YARDS				
Minimum Front Yard	23-45	10' / 18 feet'*	23-45, 33-20	10' / 18 feet'*, None (Commercial)
Minimum Side Yard	23-461	13' (Total), 5' (Min.)	23-461, 35-25	13' (Total), 5' (Min.) (res.), 8' or None (Commercial)
Minimum Rear Yard	23-47	30'	23-47, 33-26	30', 20' (Commercial)
HEIGHT AND SETBACKS				
Minimum Base Height	n/a	n/a	n/a	n/a
Maximum Base Height	23-631(b)	25'	23-631(b), 33-431	25', 30' (Commercial)
Maximum Building Height	23-631(b)	35'	23-631(b)	35'
Maximum Height of Front Wall	23-631(b)	25'	23-631(b), 33-431	25', 30' (Commercial)
Sky Exposure Plane	n/a	n/a	33-431	30' or 2 stories/ 1:1
Setbacks from Narrow Streets	n/a	n/a	33-431	20'
Setbacks from Wide Streets	n/a	n/a	33-431	15'
OPEN SPACE				
Minimum Open Space Ratio/Maximum Lot Coverage	23-142	55%	23-142	55%
LOT COVERAGE				
Interior/Through Lot	23-142	45%	23-142	45%
Corner Lot	23-142	45%	23-142	45%
DENSITY				
Maximum Number of Dwelling Units	23-22	870 sf/DU	23-22	870 sf/DU
Affordable Independent Residences for Seniors	23-23	325 sf/DU	23-23	325 sf/DU
PARKING				
Residential	25-23	100%	25-23	100%
Commercial	n/a	n/a	36-21	By Use
Income-Restricted Housing Units	12-10/25-251	50%	12-10/25-251	50%
Affordable Independent Residences for Seniors	12-10/25-252	10%	12-10/25-252	10%
Government Assisted Dwelling Units	12-10/25-253	80%	12-10/25-253	80%
LOADING				
Commercial	n/a	n/a	36-62	By Use
Bicycle Parking (Residential)	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
Bicycle Parking (Commercial)	n/a	n/a	36-711	By Use

*If the depth of a front yard exceeds 10 feet, the depth of the front yard shall be at least 18 feet.