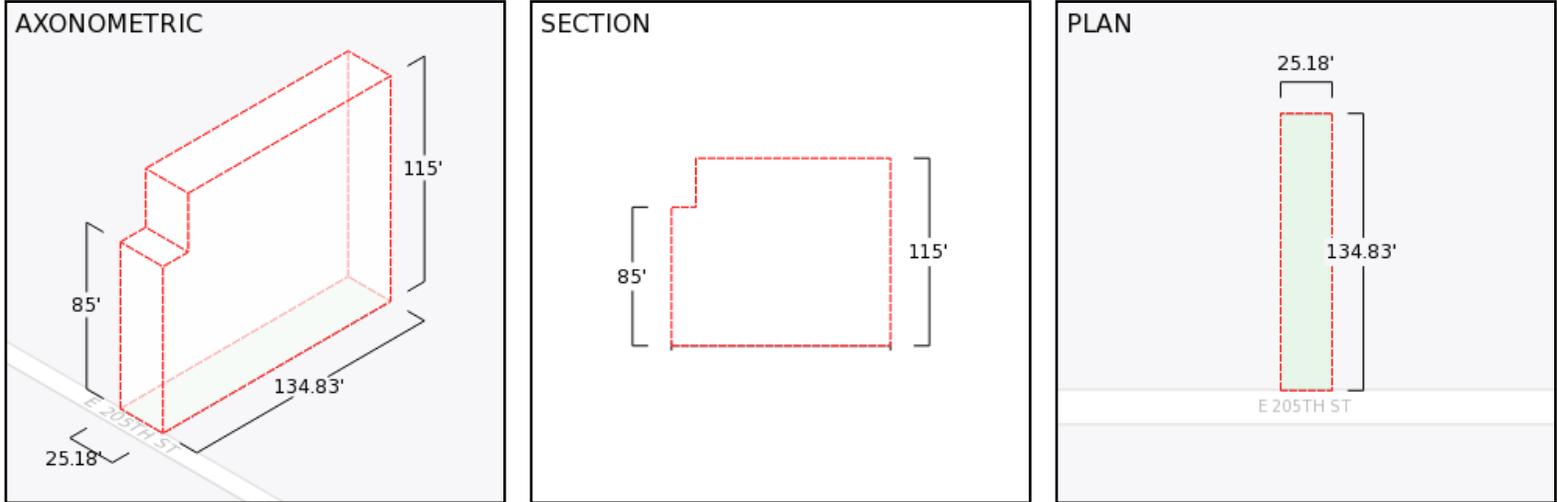


172 East 205th Street, Bronx, NY 10458

[View in app](#)

ZONING ANALYSIS

NOTE: Zoning regulations updated monthly in accordance with the [NYC Zoning Resolution](#). See [recently adopted changes](#).



DISCLAIMER: Estimated envelope based on our interpretation of as-of-right regulations on a rectangular lot. Refer to the regulations below for bonuses, restrictions, and other nuances. All data is for informational purposes only. PropertyScout is not liable for any decisions made based on the information provided.

| ATTRIBUTES | | DISTRICTS | |
|-------------------|---|--------------------|-----------------------|
| Lot area | 3,395 sf | Zoning district | R8 📍 |
| Lot frontage | 25.18' | Special purpose | No |
| Lot depth | 134.83' | Community district | 207 📍 |
| Lot type | Interior lot | Waterfront | No |
| Irregular lot | No | | |
| Bulk type | Quality housing | | |
| Streets | Front: Narrow - 60' (E 205th St) | | |
| Existing building | Class: C0: Walk up apartment Built / altered: 1910 / - Footprint: 22' x 51' | | |
| Map links | Tax Map ZoLa Zoning Map (pdf) | | |

REGULATIONS

| REGULATION | ALLOWED | EXISTS / REMAINS | ZR LINKS |
|----------------|-------------|------------------|-----------------------|
| Lot area (sf) | 1,700 (min) | 3,395 / - | 23-12 |
| Lot width (ft) | 18 (min) | 25.18 / - | 23-12 |

» These lot area/width regulations shall not apply to zoning lots already in existence on December 5, 2024. [23-10](#)

FLOOR AREA

| REGULATION | ALLOWED | EXISTS / REMAINS | ZR LINKS |
|---|--|------------------|--|
| Lot coverage | 80% | 0% / 80% | 23-362 , 24-11 |
| FAR | Residential | 6.02 | 23-22 |
| | » This lot is within 100 feet of a narrow street, and so FAR of 6.02 applies 23-22 | | |
| | Resi (UAP) | 7.20 | 23-22 |
| | » This lot is within 100 feet of a narrow street, and so FAR of 7.2 applies 23-22 | | |
| | Community | 6.50 | 24-11 |
| Total | 6.50 | 0.78 / 5.72 | |
| Total (UAP) | 7.20 | 0.78 / 6.42 | |
| » General residences - All types of residences permitted. 22-10 | | | |
| Floor area | Residential | 20,438 | 23-22 |
| | Resi (UAP) | 24,444 | 23-22 |
| | Community | 22,068 | 24-11 |

| | | |
|--------------------|--------|----------------|
| Total | 22,068 | 2,639 / 19,429 |
| Total (UAP) | 24,444 | 2,639 / 21,805 |

BONUSES

| REGULATION | ALLOWED | EXISTS / REMAINS | ZR LINKS |
|---|---------|------------------|------------------------|
| Bonus FAR: other | | | 66-222 |
| » USE/HEIGHT BONUS: For residential districts, uses listed in Use Group 6A and 6C within 30 feet of the easement volume. SEE ZR 66-222 for more. Additionally, temporary uses listed in Use Group 6A and 6C are allowed in the easement volume...Height bonus of 10 feet or 20 feet for above ground transit. SEE ZR 66-234 (c). 66-222 | | | |

HEIGHT & SETBACK

| REGULATION | ALLOWED | EXISTS / REMAINS | ZR LINKS |
|--|----------|------------------|------------------------|
| Base height (min-max) | 60-85 ft | | 23-662 |
| Building height (max) | 115 ft | 29 / 86 | 23-662 |
| Setback (min) | 15 ft | | 23-662 |
| » If this lot is within 25 feet of an R1-R5 or R6B district, building height is restricted to 65 feet. See table in ZR 23-693 . 23-693 | | | |

YARDS

| REGULATION | ALLOWED | EXISTS / REMAINS | ZR LINKS |
|---|---------|------------------|---|
| Front yard (min) | - | - / | 23-45 |
| Rear yard (min) | - | - / | 23-47 , 23-54 |
| » Most of this lot is within 100 feet of a corner or 'short' (< 230 ft) blockface, and so rear yard requirements do not apply. In the remaining portion, rear yard requirements will apply. 23-54 | | | |
| » Rear yard obstructions permitted for portions of a building used for community facility uses up to a height of 1 story or 23 feet. 24-33 | | | |

| | | | |
|------------------|---|--|------------------------|
| Side yard | - | | 23-462 |
|------------------|---|--|------------------------|

DENSITY

| REGULATION | ALLOWED | EXISTS / REMAINS | ZR LINKS |
|---|---------|------------------|-----------------------|
| Dwelling unit factor | 680 | | 23-52 |
| Dwelling units (max) | 30 | 3 / 27 | 23-52 |
| Dwelling unit size (min) | NA | | |
| » With the adoption of City of Yes, NYC no longer requires a minimum dwelling unit size. However, buildings must still comply with NYS Multiple Dwelling Law . 23-52 | | | |

PARKING

| REGULATION | ALLOWED | EXISTS / REMAINS | ZR LINKS |
|---|-------------------|------------------|-----------------------|
| Residential parking | 12% of residences | | 25-22 |
| » Parking required for 0% of affordable residences. 25-22 | | | |
| » No parking requirements for buildings of <= 250 dwelling units. 25-22 | | | |

USE

| REGULATION | ALLOWED | EXISTS / REMAINS | ZR LINKS |
|---|---------|------------------|----------|
| » Additional use regulations may apply: 22-20 | | | |
| » General residences - All types of residences permitted. 22-10 | | | |

CONVERSION

| REGULATION | ALLOWED | EXISTS / REMAINS | ZR LINKS |
|--|---------|------------------|----------|
| » For Interior lots a minimum distance of 20-40 feet between windows opening onto a rear yard and any opposite building wall is required (MDL 277 (7)(b)(i)(C)) OR a minimum distance of at least 15 feet where the minimum size of such dwelling unit is at least 1200 sq ft (MDL 277 (7)(b)(i)(D)) https://codes.findlaw.com/ny/multiple-dwelling-law/mdw-sect-277.html 15-01 | | | |
| » Every dwelling unit shall have one or more windows: A. which open onto a street, a court with a dimension of fifteen feet perpendicular to the windows and one hundred square feet minimum area above a setback or a thirty foot rear yard; or B. for corner lots or lots within one hundred feet of a corner, where the minimum horizontal distance between such windows opening onto a rear yard and the rear lot line is at least twenty feet; See MDL 277 (7)(b)(i)(A and B) https://codes.findlaw.com/ny/multiple-dwelling-law/mdw-sect-277.html 15-01 | | | |
| » "in no event shall the distance between such windows and the rear lot line be less than five feet (MDL 277 (7)(b)(i)(E))" https://codes.findlaw.com/ny/multiple-dwelling-law/mdw-sect-277.html 15-01 | | | |
| » Per ZR 15-111 Mezzanines constructed pursuant to Chapter 26 of the Administrative Code shall be allowed within individual dwelling units provided that the gross area of such mezzanine does not exceed 33 1/3 percent of the floor area contained within such dwelling unit. 15-111 | | | |

DISCLAIMER: The information presented on this page reflects our best interpretation of key as-of-right zoning regulations. **PropertyScout is not responsible or liable for any decisions made based on the information provided.** Consult with an architect or appropriate zoning professional before making financial or legal decisions.

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