

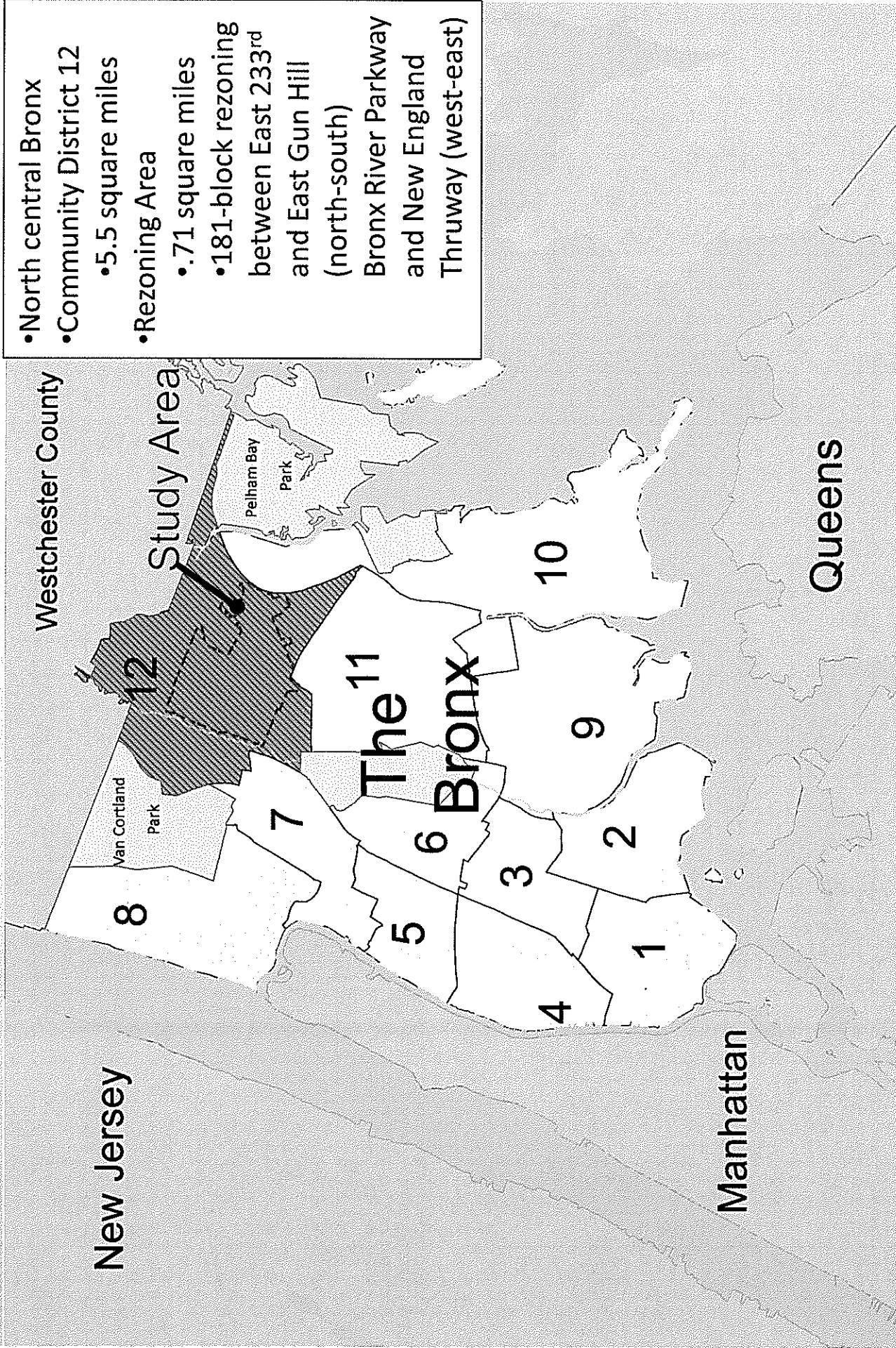
Williamsbridge/Baychester

Rezoning

NYC PLANNING
DEPARTMENT OF CITY PLANNING, CITY OF NEW YORK

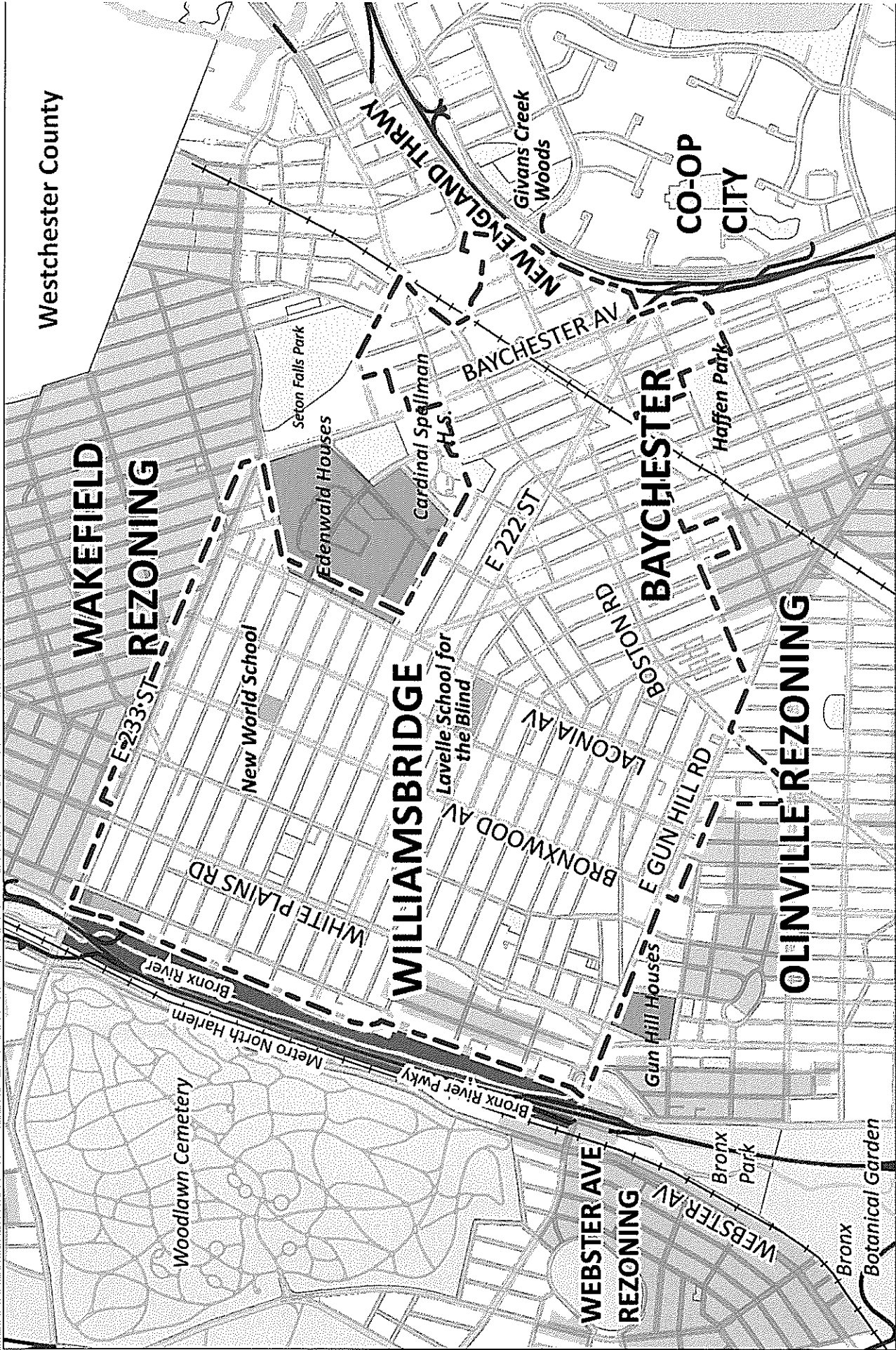
City of New York
Department of City Planning
Bronx Office
June 2011

Location



- North central Bronx
- Community District 12
 - 5.5 square miles
- Rezoning Area
 - .71 square miles
 - 181-block rezoning between East 233rd and East Gun Hill (north-south)
- Bronx River Parkway and New England Thruway (west-east)

Surrounding Area: Rezoningings



Westchester County

**WAKEFIELD
REZONING**

WILLIAMSBRIDGE

BAYCHESTER

OLINVILLE REZONING

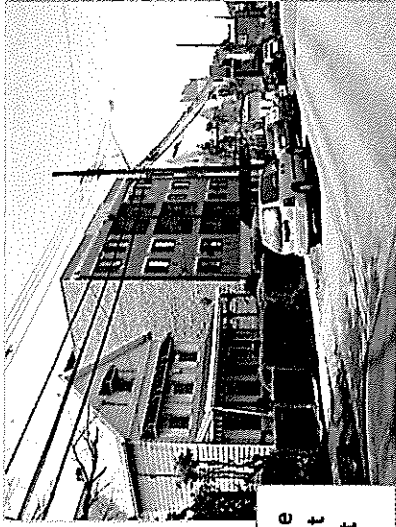
**WEBSTER AVE
REZONING**

**CO-OP
CITY**

Existing Context: Mixture of Housing Types



Detached single-family home adjacent a senior housing complex on East 221st east of White Plains Road (R6 district)



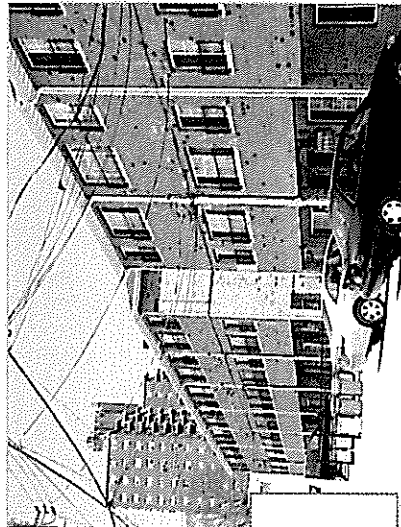
Detached single-family home and a multifamily apartment building on East 220th Street (R6 district)



Large Detached single-family home on East 219th Street (R6 district)



Multifamily apartment, semi-detached and detached buildings, E. 224th and Paulding Ave (R4 district)

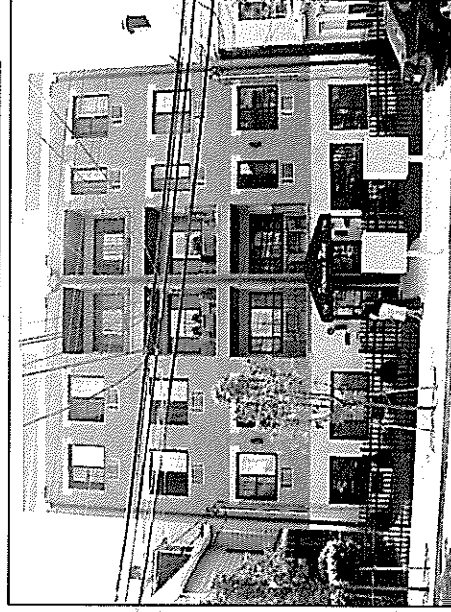
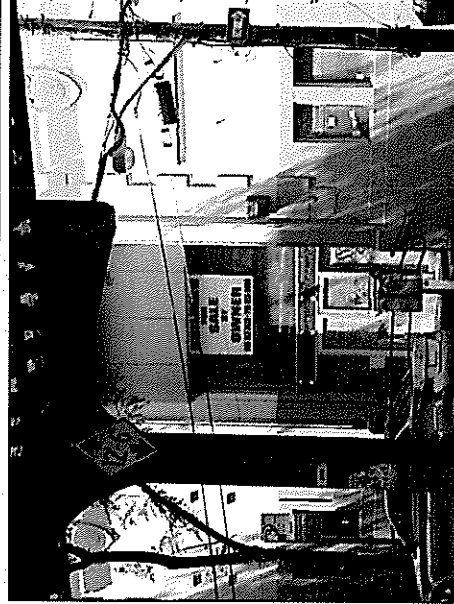
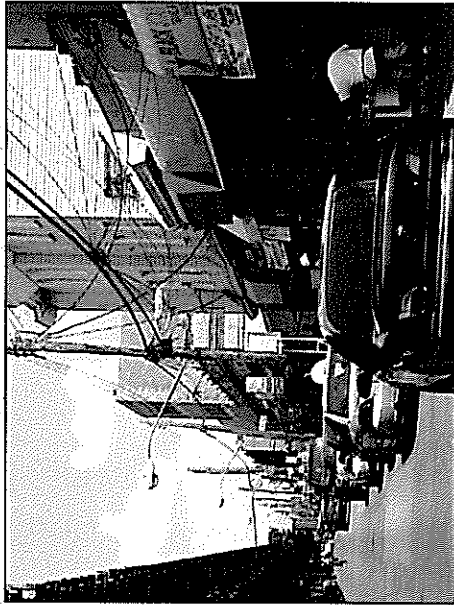


Attached multifamily homes on De Reimer Avenue (R4 district)

Existing Context: Identifying Trends/Issues

- Stable residential, working community
- Ample transit options
- Existing commercial retail and services
- Corridors prime for new commercial opportunities
- Good mix of formal/informal social services and private businesses

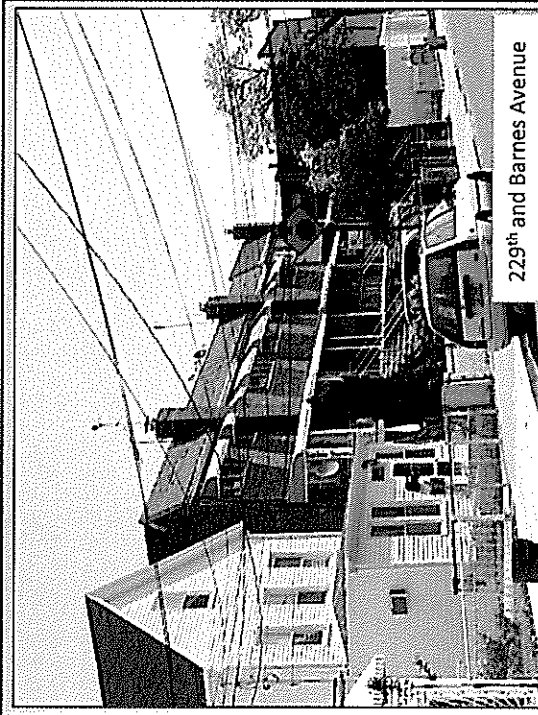
- Zoning does not reflect the reality on the ground
- Inconsistent Zoning along major corridors
 - Creates disjointed development, street wall
 - Unpredictable
- Infill FAR allows out-of-context development in lower residential areas



Proposed Zoning: Objectives

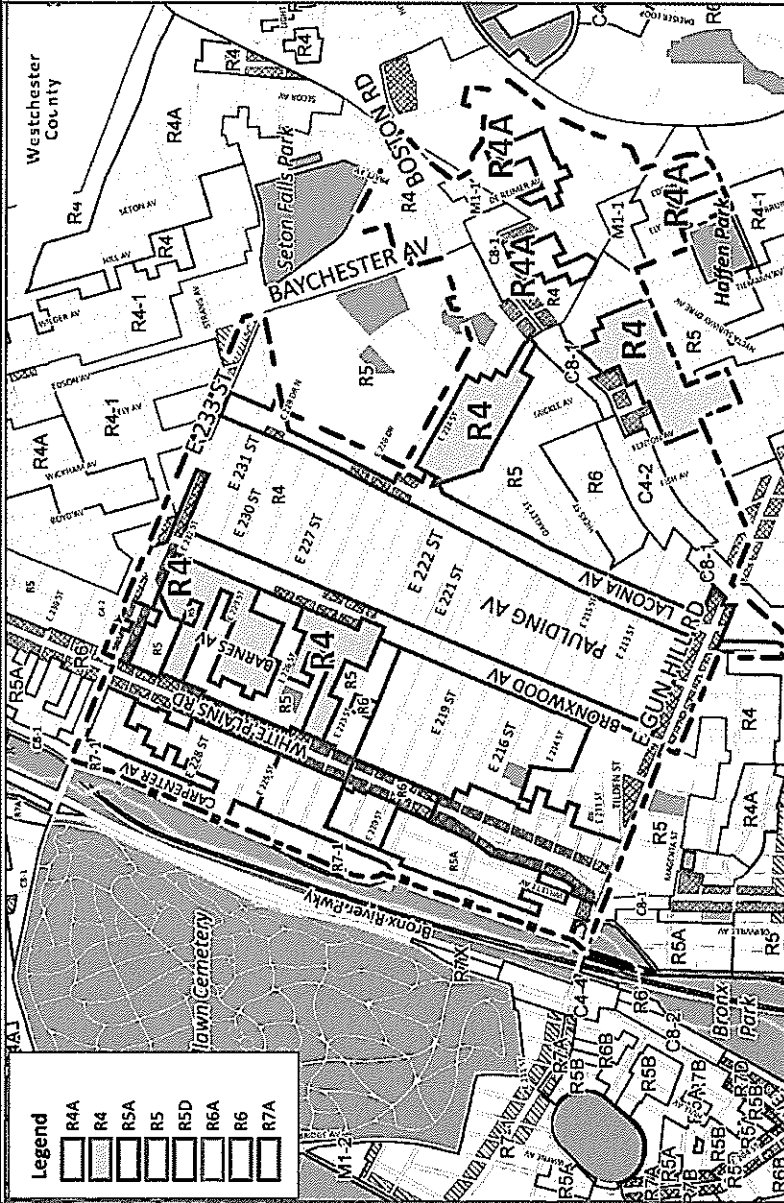
- **Preserve unique neighborhood contexts**
 - New development conform to existing context
- **Encourage growth along wide streets and around transit hubs**
 - Shift pressure from residential areas
- **Update commercial overlays and strengthen residential side streets**
 - Preclude commercial encroachment

Proposed Zoning – R4 and R4A



R4:

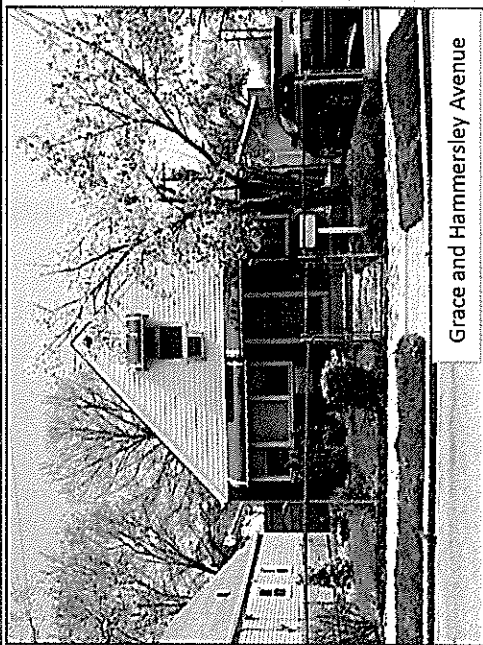
- All residential housing types
- 0.90 Maximum FAR (1.35 infill)
- Max Base/Building Height: 25/35 feet
- 10' front yard minimum



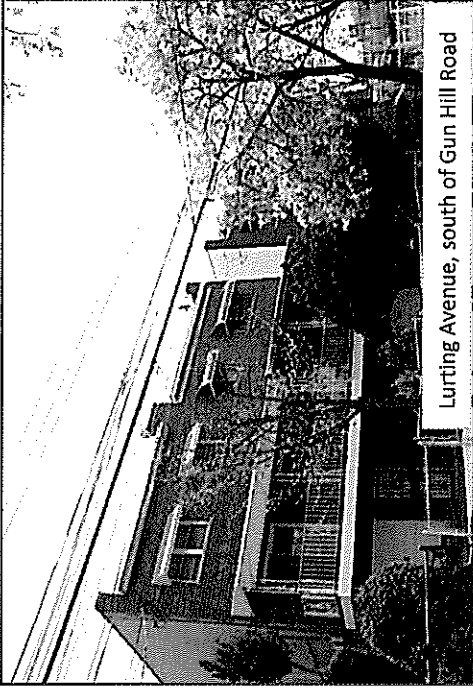
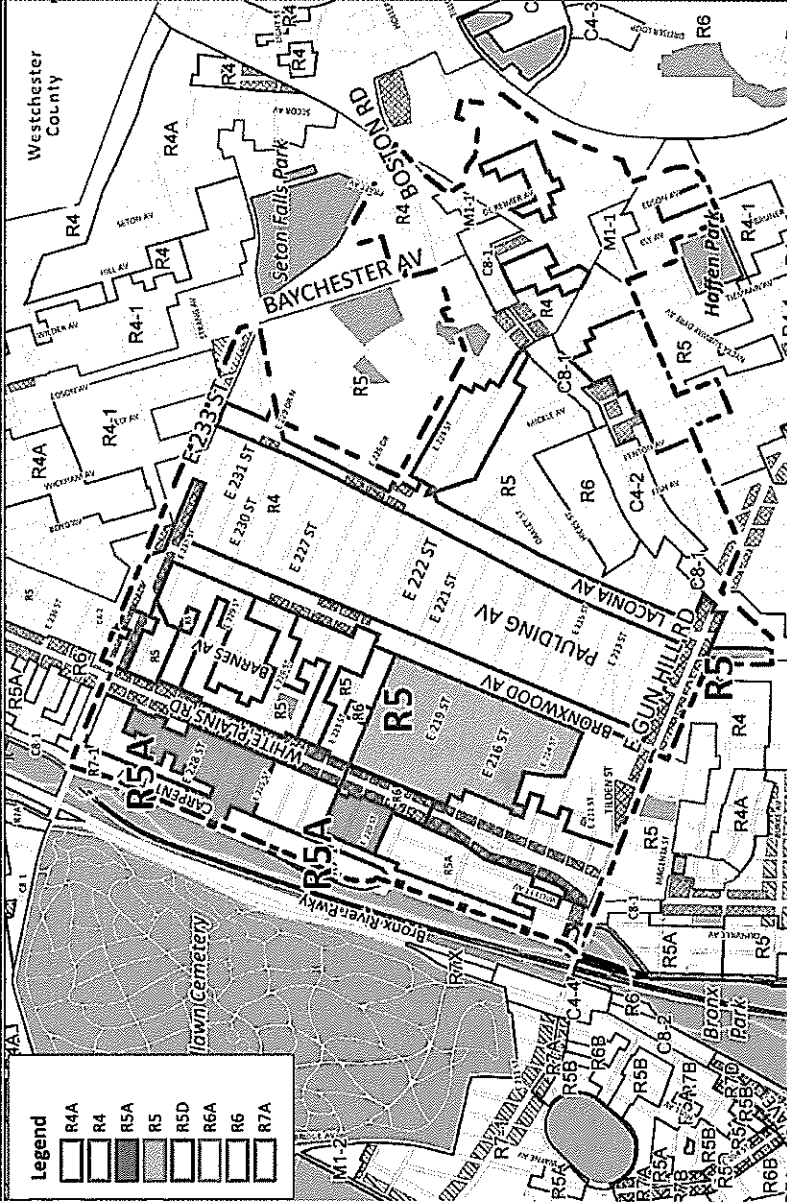
Legend	
[Symbol]	R4A
[Symbol]	R4
[Symbol]	R5A
[Symbol]	R5
[Symbol]	R5D
[Symbol]	R6A
[Symbol]	R6
[Symbol]	R7A

R4A:

- 1 & 2 family detached
- 0.90 Maximum FAR
- Max Base/Building Height: 21/35 feet
- 10' front yard minimum



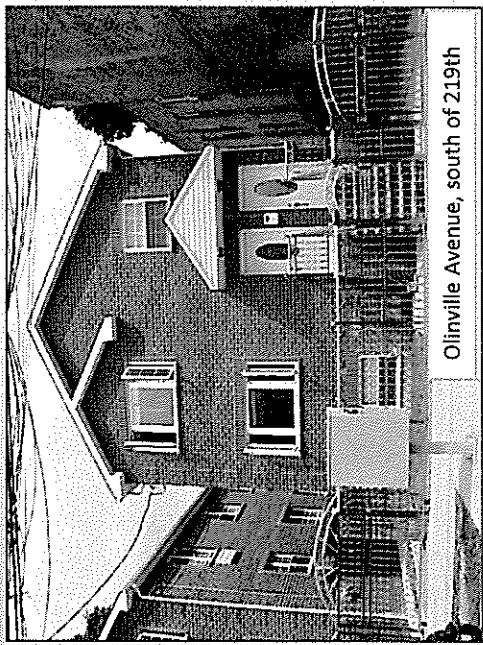
Proposed Zoning – R5 and R5A



Lurting Avenue, south of Gun Hill Road

- R5:**
- All residential housing types
 - 1.25 Maximum FAR (1.65 infill)
 - Max Base/Bldg Height: 30/40 feet
 - 10' front yard minimum

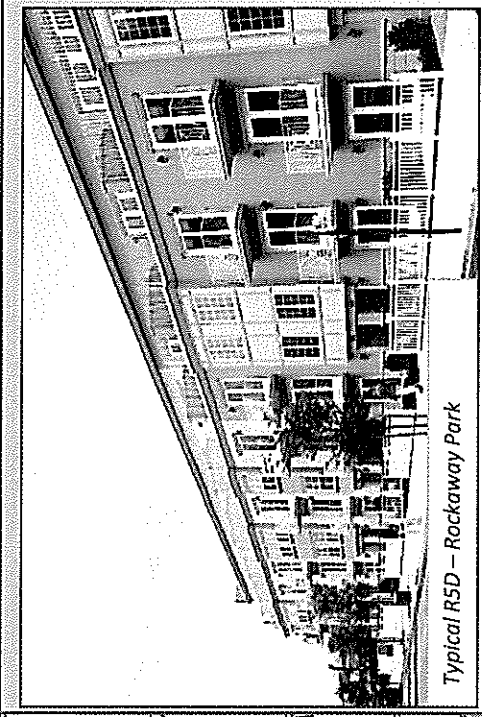
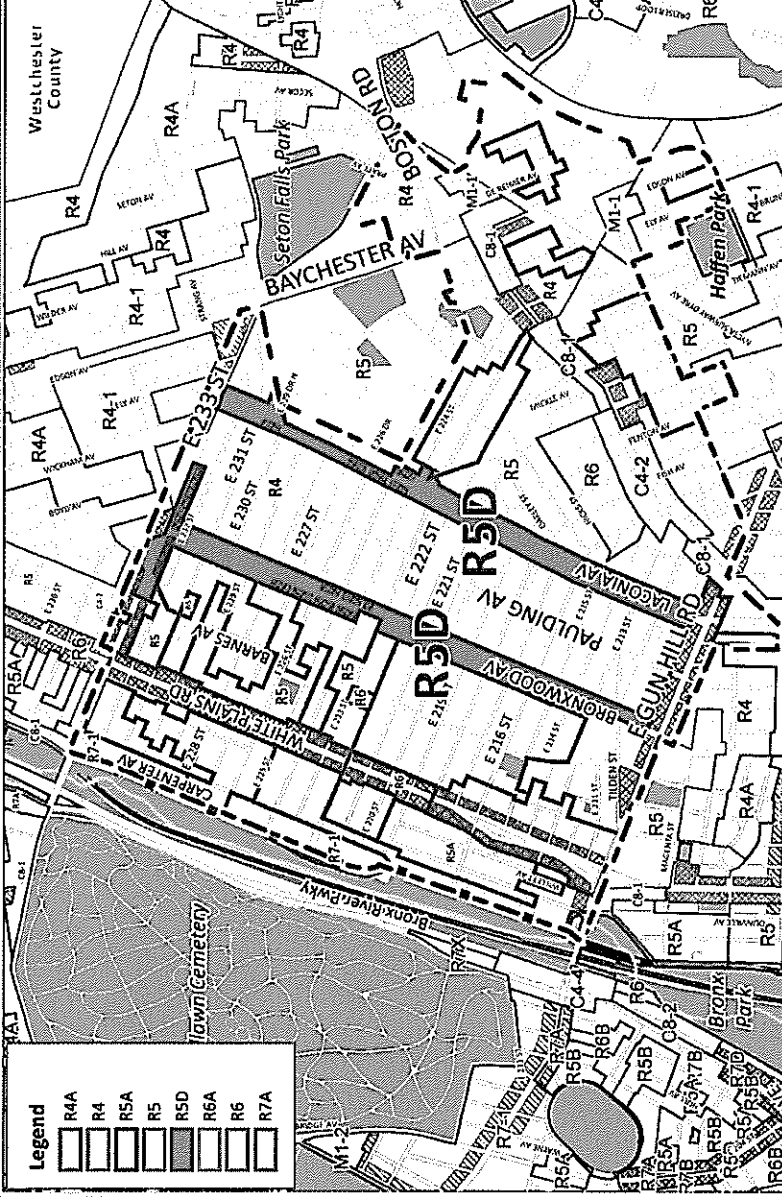
- R5A:**
- 1 & 2 family detached
 - 1.10 Maximum FAR
 - Max Base/Bldg Height: 25/35 feet
 - 10' front yard minimum



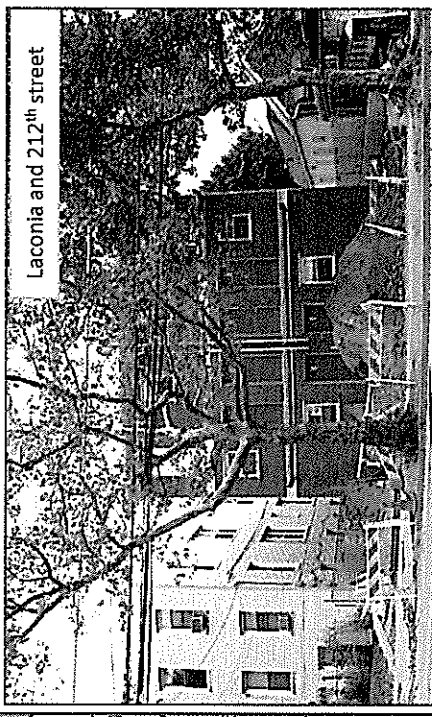
Olinville Avenue, south of 219th

Proposed Zoning – R5D

{neighborhood contextual}



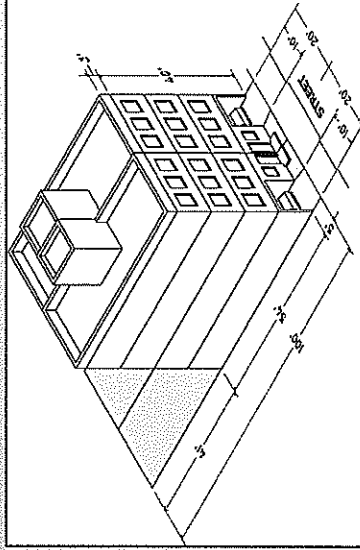
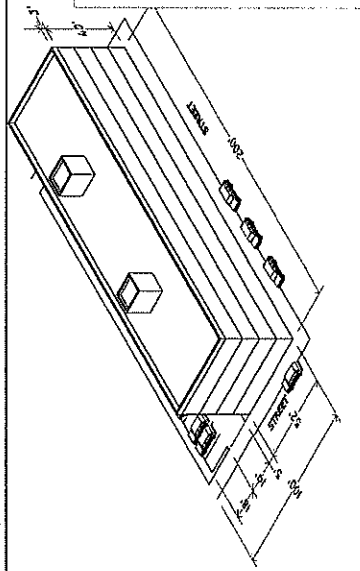
Typical R5D – Rockaway Park



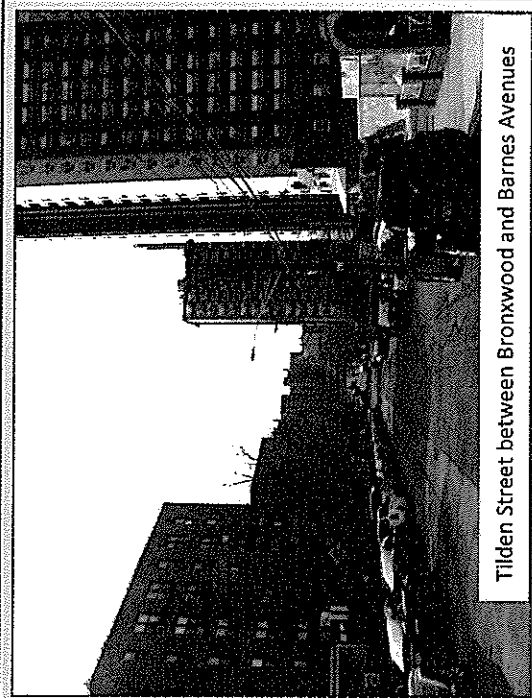
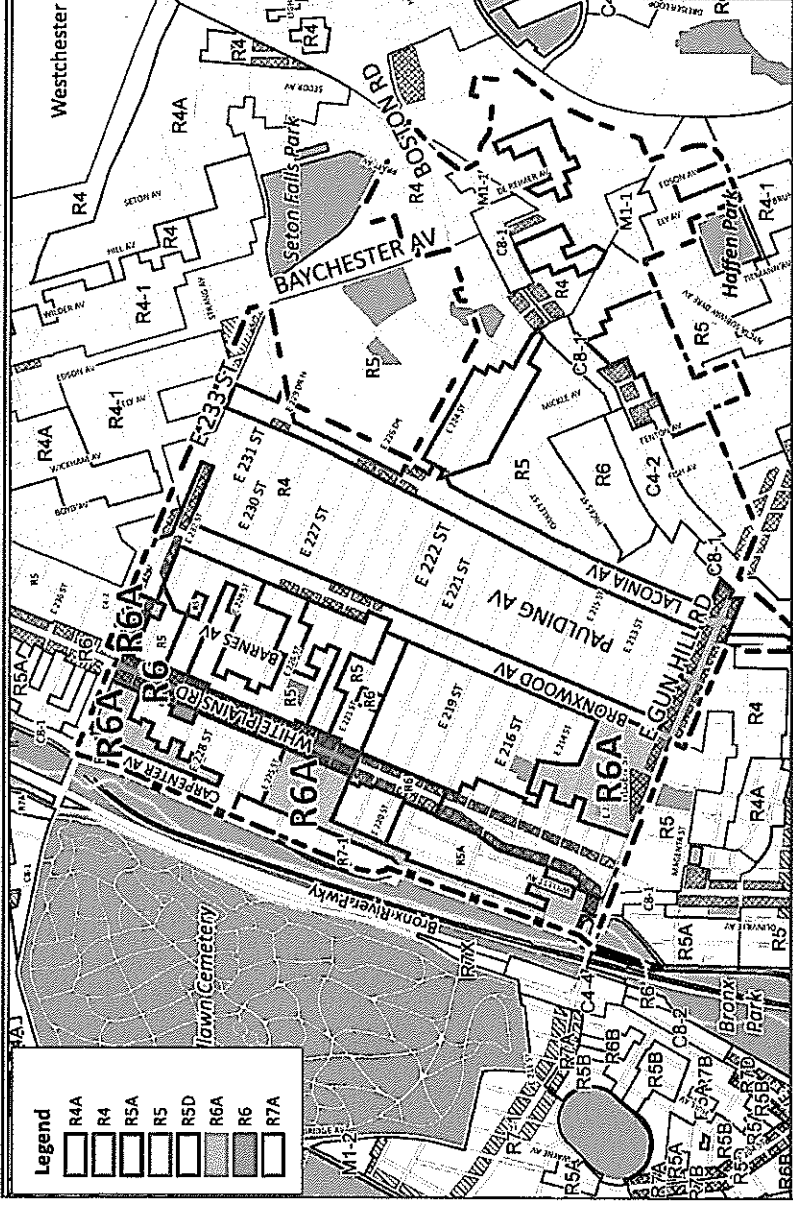
Laconia and 212th street

R5D:

- All residential housing types
- 2.00 Maximum FAR
- Max Building Height: 40 feet
- 10' front yard minimum



Proposed Zoning – R6 and R6A {neighborhood contextual growth opportunities}



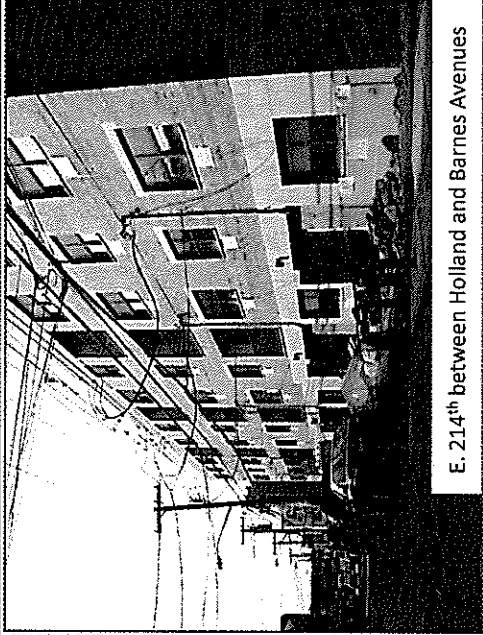
Tilden Street between Bronxwood and Barnes Avenues

R6:

- All residential housing types
- 2.43 Maximum FAR (3.00 QH)
- Sky exposure plane and open space ratio determine building envelope

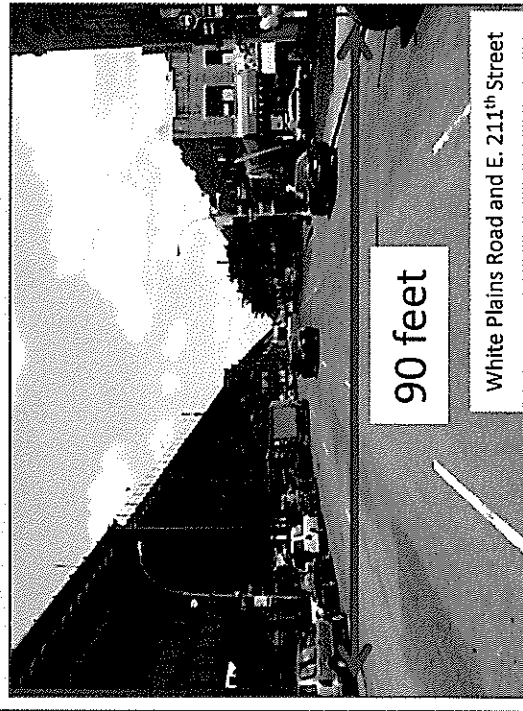
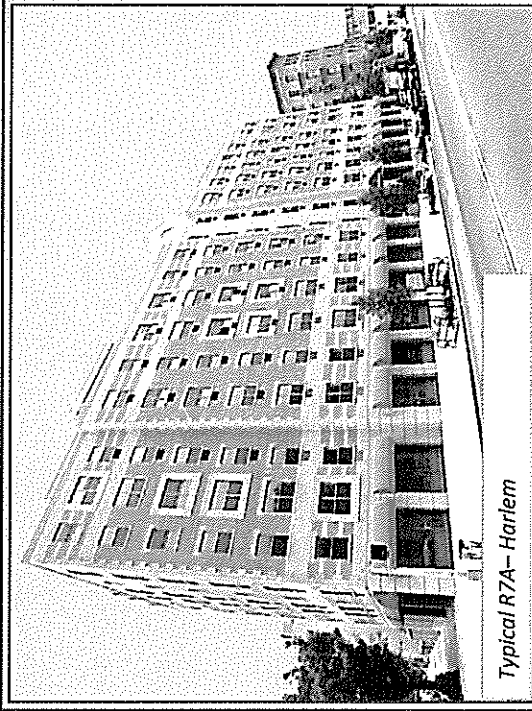
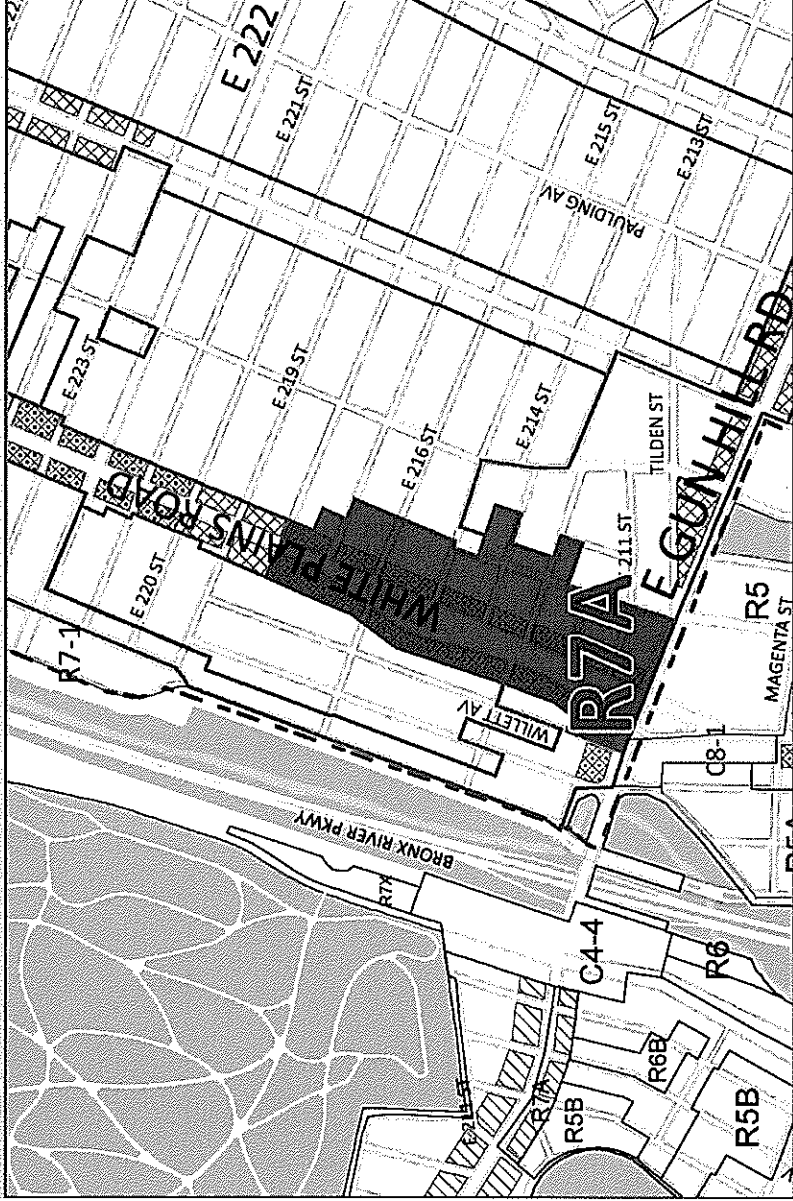
R6A:

- All residential housing types
- 3.00 Maximum FAR
- Max Base/Building Height: 60/70 feet
- Lot Coverage: 65-80%



E. 214th between Holland and Barnes Avenues

Proposed Zoning – R7A



R7A: Contextual District

- Portion of WPR is >100' wide; lots roughly 50'-60' from "EL"
- Consistent street wall necessary
 - Framing street; human scale; safe enclosure
- All residential housing types
- 4.00 Maximum FAR
- Max Base/Building Height: 65/80 feet
- Lot Coverage: 65-80%

Proposed Zoning: Remove Infill FAR

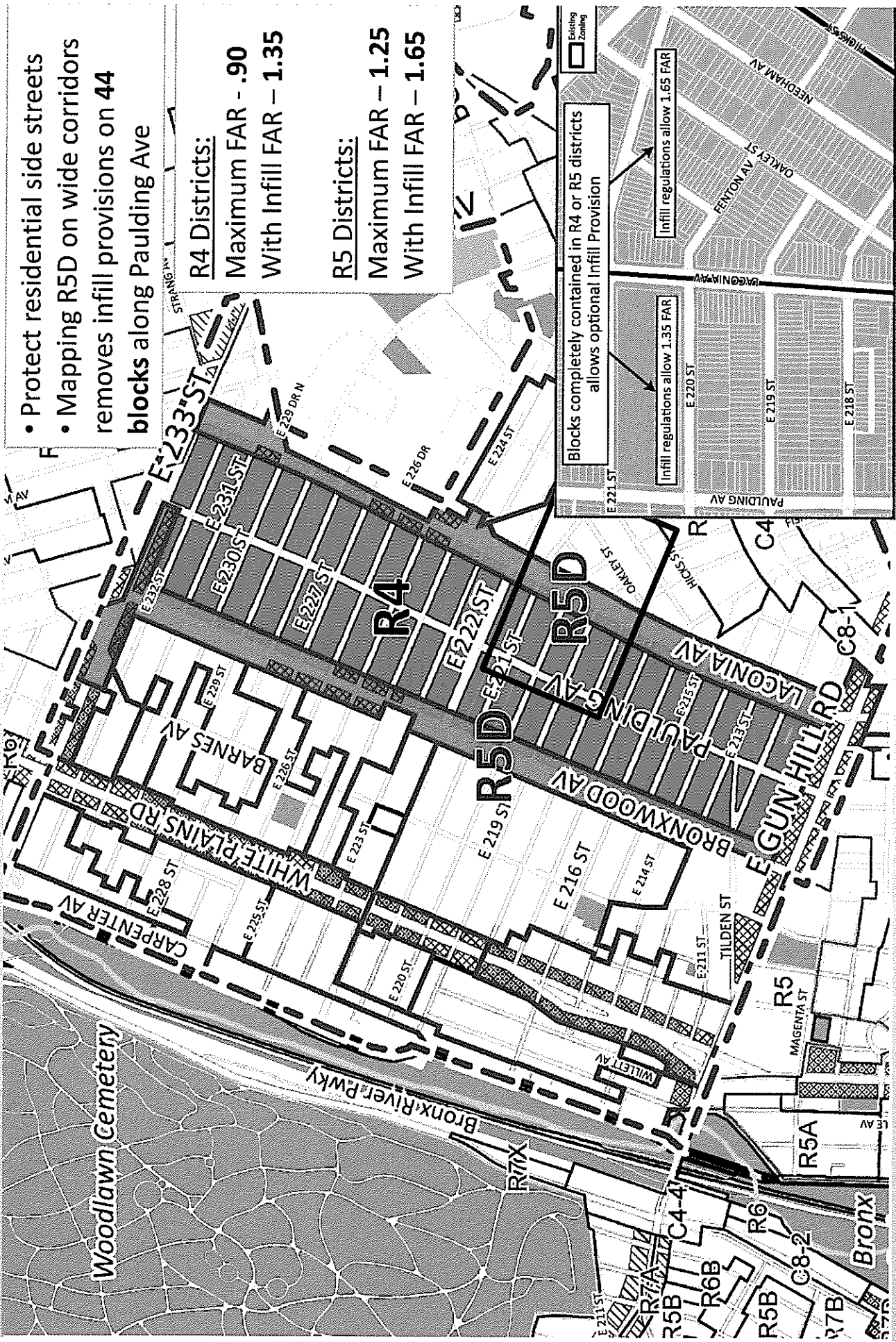
- Protect residential side streets
- Mapping R5D on wide corridors removes infill provisions on 44 blocks along Paulding Ave

R4 Districts:

Maximum FAR - .90
With Infill FAR - 1.35

R5 Districts:

Maximum FAR - 1.25
With Infill FAR - 1.65



Proposed Zoning: Commercial Overlay Updates

C1-2 to C1-4



C1-4

C2-2 to C2-4



C2-4

Overlays remain 150'

New Overlays

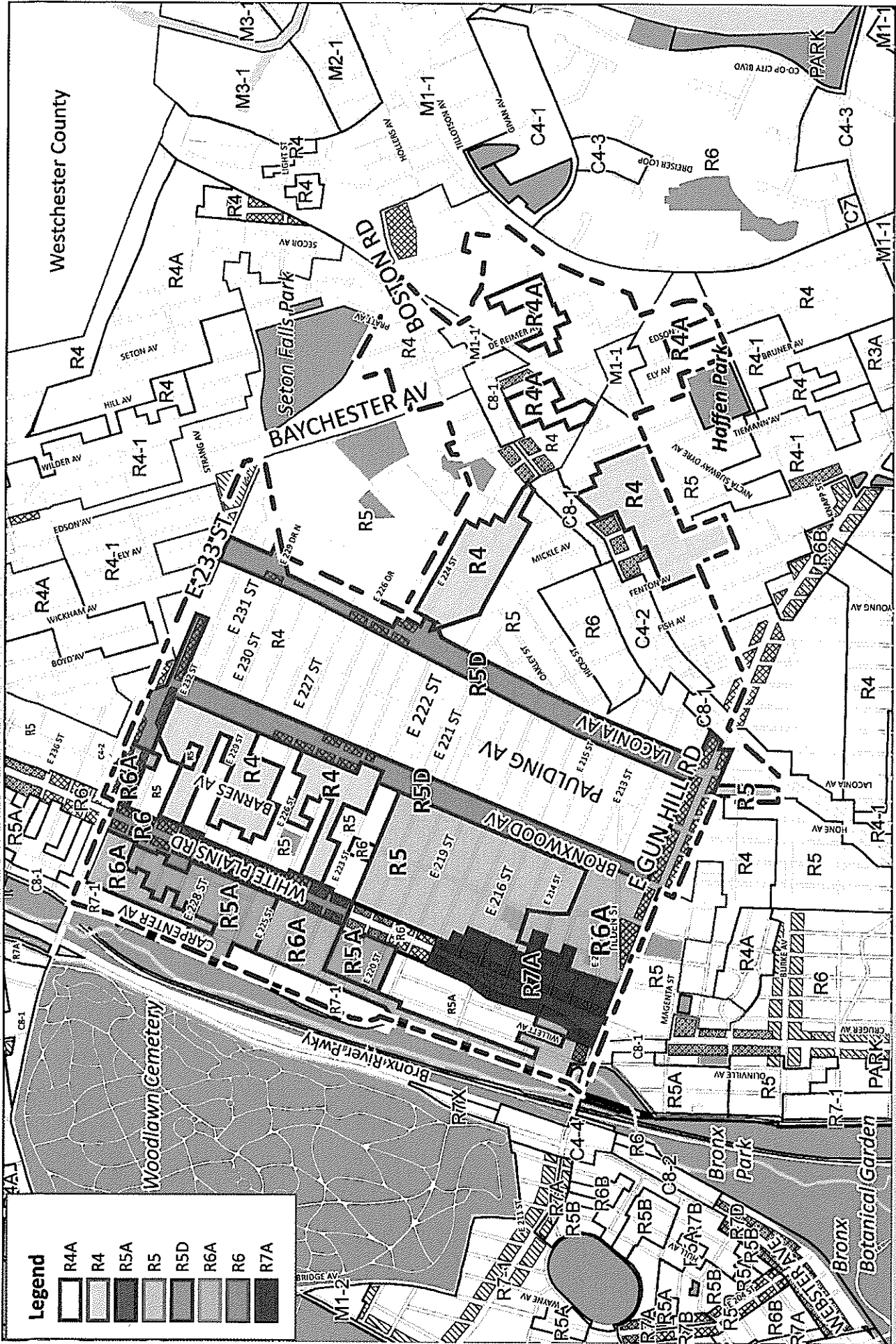
• Protect residential side streets

• Decrease depth of overlays from 150' to 100' where appropriate

• Lessen parking requirements



Proposed Zoning: Districts



Legend

- R4A
- R4
- R5A
- R5
- R5D
- R6A
- R6
- R7A