

Lower Density Growth Management Area Text Amendment - SUMMARY

The Department of City Planning proposes zoning text changes to address current parking issues in R6 and R7-1 zoning districts in Community District 10. The proposed amendment expands the definition of Lower Density Growth Management Area (LDGMA) and makes minor revisions to the underlying parking provisions for these districts.

This text amendment was done in close consultation with Community Board 10, elected officials and the local civic association.

Background-In 2004 the LDGMA was created to address issues of overdevelopment, parking and inappropriate development in predominantly low-density districts in CD 10. These areas:

1. Are NOT well-served by mass transit
2. Have high car ownership rates
 - a. 74% (CD10), 57% (Citywide), 43% (Bronx)
3. Far from the City's central business core

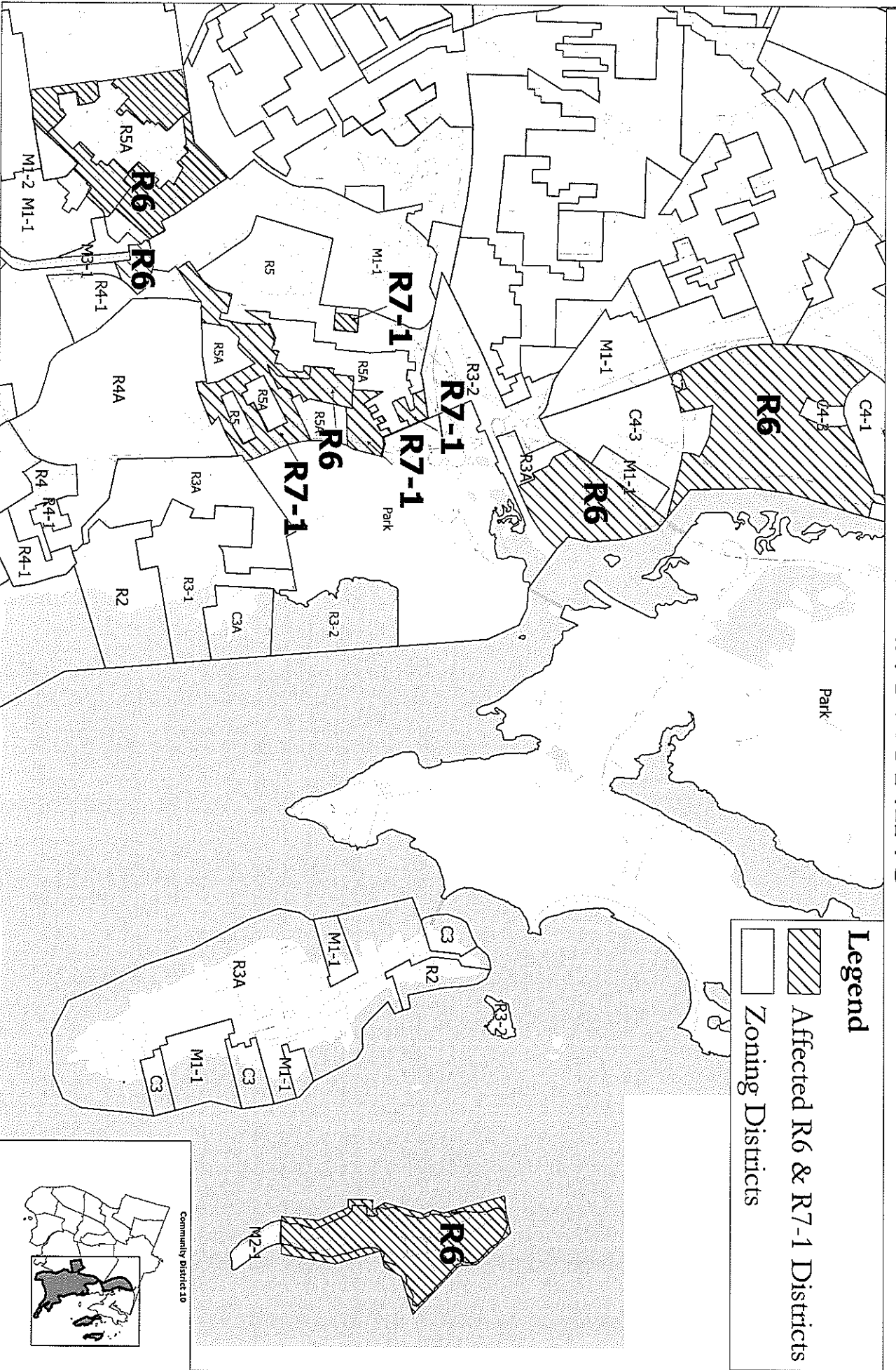
In August 2004 R2, R3, R4A and R4-1 zoning districts in CD 10 were included in the LDGMA to provide better site design options while balancing the need for providing adequate locations for parking and maintaining yards and open space.

Summary of New Rules



Bronx Community Board 10 was established as a Lower Density Growth Management Area as part of the Throgs Neck Area Rezoning in 2004. Since that time the community has found that mid-density zoning districts experience the same issues related to off-street parking as low-density districts. To address these issues, the following regulations are proposed and would apply only to LDGMA, Community Board 10 in the Bronx:

1. Expand the definition of LDGMA to include R6 and R7-1 zoning districts in Community Board 10 in the Bronx for the purposes of applying the parking provisions of Article II, Chapter 5 and Article III, Chapter 6. The existing LDGMA definition includes only R2, R3, R4A and R4-1 zoning districts.
2. Require 50% parking for residential development in R7-1 zoning districts on lots less than 10,000 square feet. Under the current rules (Reduced Requirements ZR 25-241) 30% parking is required for lots less than 10,000 square feet in R7-1 zoning districts and 50% parking is required in R6 zoning districts. This would make the requirements equal for both zoning districts.
3. Apply the Waiver of Requirements for Small Number of Spaces (ZR 25-26) only to existing zoning lots in R6 and R7-1 zoning districts. Under the current rules new developments or enlargements that require fewer than 5 spaces may waive the required parking altogether. This allows zoning lots to be subdivided and subsequently apply the waiver and provide no off-street parking.

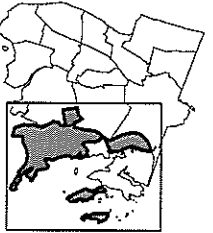
EXISTING ZONING



Legend

-  Affected R6 & R7-1 Districts
-  Zoning Districts

LDGMA Text Amendments Community Board 10, Bronx



Community District 10

Lower Density Growth Management Area (LDGMA)
Community Board 10 Bronx

PROPOSED TEXT AMENDMENT

Matter in underline is new, to be added;

Matter in strikeout is to be deleted;

Matter with # # is defined in Section 12-10;

* * * indicates where unchanged text appears in the Zoning Resolution

Article I

General Provisions

* * *

Chapter 2

Construction of Language and Definitions

* * *

12-10

DEFINITIONS

Words in the text or tables of this Resolution which are #italicized# shall be interpreted in accordance with the provisions set forth in this Section.

* * *

Lower density growth management area

A "lower density growth management area" is any R1, R2, R3, R4A, R4-1 or C3A District in the following designated areas, and any #development# accessed by #private roads# in R1, R2, R3, R4, R5 or C3A Districts within such areas:

The Borough of Staten Island
Community District 10 in the Borough of the Bronx

In the Borough of Staten Island, #lower density growth management areas# shall also include any C1, C2, or C4 District.

In the Borough of the Bronx, in Community District 10, #lower density growth management areas# shall also include any R6, R7, C1 or C2 Districts for the purposes of applying the parking provisions of Article II, Chapter 5, and Article III, Chapter 6.

* * *

Chapter 5

Accessory Off-Street Parking and Loading Regulations

* * *

Modification of Requirements for Small Zoning Lots

R6 R7 R8 R9 R10

In the districts indicated, for small #zoning lots#, the requirements set forth in Section 25-23 (Requirements Where Group Parking Facilities Are Provided) shall be modified in accordance with the provisions of this Section.

25-241

Reduced requirements

R6 R7 R8 R9 R10

In the districts indicated, for #zoning lots# of 10,000 or 15,000 square feet or less, the number of required #accessory# off-street parking spaces is as set forth in the following table:

**REDUCED REQUIREMENTS FOR
SMALL ZONING LOTS**

#Lot Area#	Parking Spaces Required as a Percent of Total #Dwelling Units#	District
10,000 square feet or less	50	R6 R7-1* R7B
	30	R7-1 R7A R7D R7X
10,001 to 15,000 square feet	30	R7-2
	20	R8** R9 R10

* Within #lower density growth management areas# in Community District 10, Borough of the Bronx

** In R8B Districts, the parking requirements may not be reduced

* * *

25-26

Waiver of Requirements for Small Number of Spaces

R4B R5B R5D R6 R7 R8 R9 R10

In the districts indicated, the requirements set forth in Section 25-21 (General Provisions) shall be waived if the required number of #accessory# off-street parking spaces resulting from the application of such requirements is no greater than the maximum number as set forth in this Section, except that the requirements shall not be waived for #non-profit residences for the elderly#.

However, the following provisions shall apply:

- (a) in R5D Districts, the provisions of this Section, inclusive, shall only apply to #zoning lots# existing both on June 29, 2006 and on the date of application for a building permit; and
- (b) in R6 and R7 Districts in #lower density growth management areas# in Community District 10 in the Borough of the Bronx, the provisions of this Section, inclusive, shall only apply to #zoning lots# existing both on (effective date of amendment) and on the date of application for a building permit.

* * *

**Chapter 6
Accessory Off-Street Parking and Loading Regulations**

* * *

**36-30
REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR RESIDENCES WHEN
PERMITTED IN COMMERCIAL DISTRICTS**

**36-34
Modification of Requirements for Small Zoning Lots**

C1 C2 C4-2 C4-3 C4-4 C4-5 C4-6 C4-7 C5 C6

In the districts indicated for small #zoning lots#, the requirements set forth in Section 36-33 (Requirements Where Group Parking Facilities are Provided), shall be modified in accordance with the provisions set forth in this Section.

**36-341
Reduced requirements in C1 or C2 Districts governed by surrounding Residence District bulk regulations**

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

In the districts indicated, for #zoning lots# of 10,000 or 15,000 square feet or less, the number of required #accessory# off-street parking spaces is determined by the #Residence District# within which such #Commercial District# is mapped, in accordance with the following table:

**REDUCED REQUIREMENTS FOR
SMALL ZONING LOTS**

#Lot Area#	Parking Spaces Required as a Percent of Total #Dwelling Units#	District within which C1 or C2 District is Mapped
10,000 square feet or less	50	R6 R7-1*R7B
	30	R7-1 R7A R7D R7X
10,001 to 15,000 square feet	30	R7-2
	20	R8** R9 R10

* In C1 or C2 Districts mapped within R7-1 Districts within #lower density growth management areas# in Community District 10, Borough of the Bronx

** In R8B Districts, the parking requirements may not be reduced.

* * *

**36-361
For new development or enlargements in C1 or C2 Districts governed by surrounding Residence District bulk regulations**

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

In the districts indicated, where such districts are mapped within R6, R7, R8, R9 or R10 Districts, the requirements set forth in Section 36-31 (General Provisions) for new #development# or #enlargements# shall be waived if the required number of #accessory# off-street parking spaces resulting from the application of such requirements is no greater than the maximum number as set forth in the following table. The maximum number is determined by the #Residence District# within which the #Commercial District# is mapped.

NUMBER OF SPACES FOR WHICH
REQUIREMENTS ARE WAIVED

#Residence District# within which C1 or C2 District is Mapped	Maximum Number of Spaces Waived
R5D	1
R6 R7-1 R7B	5
R7-2 R7A R7D R7X R8 R9 R10	15

However, the following provisions shall apply:

- (a) in C1 or C2 Districts mapped within R5D Districts, the provisions of this Section, inclusive, shall only apply to #zoning lots# existing both on June 29, 2006 and on the date of application for a building permit; and
- (b) in C1 or C2 Districts mapped within R6 and R7 Districts in #lower density growth management areas# in Community District 10 in the Borough of the Bronx, the provisions of this Section, inclusive, shall only apply to #zoning lots# existing both on (effective date of amendment) and on the date of application for a building permit.

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Jeffrey Felshaw

Address: 107 Livingston Street

I represent: Hotel on Livingston

Address: 107 Livingston Street

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 3/9/10

(PLEASE PRINT)

Name: EDWARD YODKILIS

Address: 136 W. BROADWAY

I represent: EDWARD'S

Address: 136 W BROADWAY

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 6044 Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: RYAN SINGER

Address: DEPUTY DIRECTOR OF THE BRONX OFFICE

I represent: DEPARTMENT OF CITY PLANNING

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 3/9/10

(PLEASE PRINT)

Name: SURU ~~GAZZLE~~

Address: 226 West 15th St #1A

I represent: Poco Restaurant

Address: 33 Avenue B

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 1044 Res. No. _____

in favor in opposition

Date: 3/9

(PLEASE PRINT)

Name: CAROLYN GROSSMAN

Address: GOVERNMENT AFFAIRS DIRECTOR

I represent: DEPARTMENT OF CITY PLANNING

Address: _____

Please complete this card and return to the Sergeant-at-Arms