



Olinville Rezoning - **Approved!**

Overview

The Department of City Planning (DCP) proposes zoning map changes for 36 blocks in the northeast Bronx neighborhood of Olinville in Community District 12. The proposed zoning would preserve the area's lower density residential character, and promote new development in keeping with the scale of the surrounding neighborhood. In addition, DCP is proposing a zoning text amendment establishing a new citywide R5A district to address the unique detached housing stock found within this neighborhood.

Background

The Olinville rezoning study area is located in the southwestern portion of Community District 12, and includes areas between the Bronx River and White Plains Road from East 219 th Street to Adee Avenue, together with an area to the south and east of Gun Hill Houses and Evander Childs High School. Olinville is served by several local bus lines, express bus service to Manhattan and the #2 and #5 subway lines which stop along White Plains Road.

The area's development patterns, although varied, are characterized by distinct enclaves of detached, semi-detached, and attached residential buildings, as well as a smaller number of mid and high-rise apartment buildings. However, the height and density of existing housing is generally lower than is permitted under the current zoning. Clusters of one- and two-family homes are prevalent in many parts of Olinville and few buildings are higher than 70 feet, even in the more densely developed portions of the neighborhood. The proposed rezonings aim to address this zoning mis-match by ensuring that new development is of a density and scale compatible with the low-rise/low-density character of this community.



Much of Olinville is developed with large detached homes. These are located on Olinville Avenue between 216th and 219th Streets.



Example of out of context development in the proposed R5A district at Olinville Avenue and Lester Street.

At the request of Community Board 12, local civic associations and the Borough President's Office, DCP undertook this zoning study to respond to out-of-scale development and community concerns about its potential effect on parking availability and local service capacity.

Public Review

On August 22, 2005, the Department of City Planning certified the ULURP application (C 060084 ZMX) for the proposed zoning map amendments, beginning the formal public review process. The application was sent to Community Board 12 for a 60-day review period, together with the application (N 060083 ZRY) for the establishment of the proposed R5A district. On September 22, CB 12 voted in favor of the application by a vote of 29-0. The Bronx Borough President recommended approval of the application on October 27, 2005. The City Planning Commission held a public hearing on the application on November 2, 2005, and approved the application on November 16, 2005. ( [Read the CPC Reports](#)). On December 8, 2005, the City Council adopted the zoning changes which are now in effect.

For more information, contact the Bronx Office of the Department of City Planning at (718) 220-8500.

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Existing Zoning

The rezoning area includes R5, R6 and R7-1 zoning districts. Each of these districts permits new development at heights and densities that are generally substantially greater than prevailing development patterns in the Olinville neighborhood.

R5

The existing R5 district, located to the south of Gun Hill Road, permits a variety of housing types including detached and semi-detached homes, row houses and small apartment buildings. The maximum FAR is 1.25. The minimum lot size is 3,800 square feet for a detached single- or two-family home, and 1,700 square feet for all other housing types. The minimum lot width is 40 feet for a detached house and 18 feet for all other structures. Front yards must be 10 feet deep if a separate garage structure is being provided, or at least 18 feet deep (to prevent parked cars from protruding onto sidewalks) if parking is provided within the main house. Side yards totaling 8 feet (for semi-detached) and 13 feet (for detached) are required. One parking space per dwelling unit (or 85% of dwelling units if grouped) is required

R6

The existing R6 district is found along Olinville, Willett and Barker avenues and South Oak Drive. It has a maximum residential FAR of 2.43 and a community facility FAR of 4.8. There are no height limits in this district, and typical residential buildings are usually between three and twelve stories. Parking is required for 70% of dwelling units .

R7-1

R7-1 zoning is located along Bronx Boulevard, Olinville and Barker avenues. R7-1 is a medium-density apartment house district with a maximum residential FAR of 3.44 and a community facility FAR of 4.8. As in the R6 district, there are no height limits in the R7-1, and typical residential buildings are usually between 12 and 14 stories. Parking is required for 60% of dwelling units .

C1-3

Commercial overlays can be found along White Plains and East Gun Hill roads, the main retail corridors in the neighborhood. Within the rezoning area, a C1-3 commercial overlay is mapped along a one-block portion of the R6 district on the south side of South Oak Drive between Barnes and Bronxwood avenues. C1-3 zoning permits local retail and personal service shops (in Use Group 6) often found adjacent to residential neighborhoods with a maximum commercial FAR of 2.0.



Existing Zoning with FAR.

[View a larger image.](#)

Olinville Rezoning - **Approved!** Proposed Text Amendment

DCP proposes a new zoning district—R5A—that would permit only large detached houses with a contextual building form on smaller and narrower zoning lots than required in R5 districts. In the proposed R5A district:

- New housing would be limited to one and two-family detached buildings.
- The maximum floor area ratio (FAR) would be 1.1 with an additional 300 square feet of floor area for provision of a detached garage.
- Minimum lot size would be 2,850 square-feet and minimum lot width would be 30 feet.
- A line-up provision would require front yards to be either 10 feet deep or at least as deep as adjacent front yards.
- Two side yards totaling at least 13 feet and each one at least 5 feet wide would be required.
- A minimum distance of 8 feet between buildings on adjacent zoning lots is mandated.
- The maximum building height would be 35 feet with a maximum perimeter wall of 25 feet.
- One parking space would be required per dwelling unit (100%).

Comparison of Existing R5 and Proposed R5A District

	Existing R5 District	Proposed R5A District
Housing Type	All housing types	One-and Two-Family detached
Minimum Lot Area	3,800 sf Detached; 1,700 sf Other	2,850 square feet
Minimum Lot Width	40 feet Detached; 18 feet Other	30 feet
Floor Area Ratio	1.25	1.1 + 300 sf. increase for providing a detached garage
Front Yard	10 or 18 feet minimum	10 feet or at least as deep as adjacent front yard
Side Yards	Detached: 2 required, 13 feet total, 5 feet minimum	2 required, 13 feet total (minimum); 2 feet minimum (8 feet minimum between buildings)
Maximum Height	40 feet (30-foot street wall)	35 feet (25-foot street wall)
Parking	85% of dwelling units	100% of dwelling units
Sources: New York City Zoning Resolution (existing), New York City Department of City Planning (proposed), August 2005.		

 [View the Proposed Zoning Text Amendment.](#)

 [View an illustration of the R5A proposal.](#)

Olinville Rezoning - **Approved!** Proposed Zoning Map Changes

R5, R6 and R6/C1-3 to R4A

All or portions of seven blocks generally south of Bartholdi Street between Bronxwood and Holland avenues are proposed to be rezoned to R4A. Whereas the existing zoning districts permit all types of housing, the proposed R4A permits only one- and two-family detached residences with a maximum FAR of 0.9. The majority of residences in this area are one- and two-family detached homes.

The one-block portion of the C1-3 commercial overlay along the south side of South Oak Drive would be removed. This block is developed with large detached single- and two-family homes and it has no commercial uses or vacant commercial space. The proposal to rezone to R4A is in keeping with the use and built form of this block.



Example of proposed R4A:
N. Oak Drive

R5 to R4

All or portions of 15 blocks south and east of Gun Hill Road and the high school campus would be rezoned to R4. These blocks contain detached, semi-detached and attached housing, most of which is developed at less than the maximum FAR of 0.9 permitted in the proposed R4 district. R4 permits the same variety of housing types as the R5 district and minimum lot size, lot width and yard requirements remain unchanged.



Example of proposed R4:
Hone Avenue between Burke
Avenue and Duncan Avenue

R7-1 and R6 to R5A

Portions of three blocks north of Gun Hill Road and two full blocks to the south would be rezoned from R7-1 and R6 to the proposed new R5A district.

A majority of the residences in this area are one and two family detached homes, most of which have FARs of 1.1 or below.



Example of proposed R5A:
Bronx Blvd. and Rosewood

R7-1 and R6 to R5

One block bounded by Rosewood, Barker, and Burke avenues and Bronx Boulevard, and all or portions of five blocks generally bounded by Rosewood, Barker, Adee and Olinville avenues are proposed to be rezoned to R5. This area is developed with a variety of housing types ranging from one- and two-family homes to small apartment buildings. Over 80% of the buildings are developed with FARs at or below the 1.25 maximum permitted in an R5 zone.



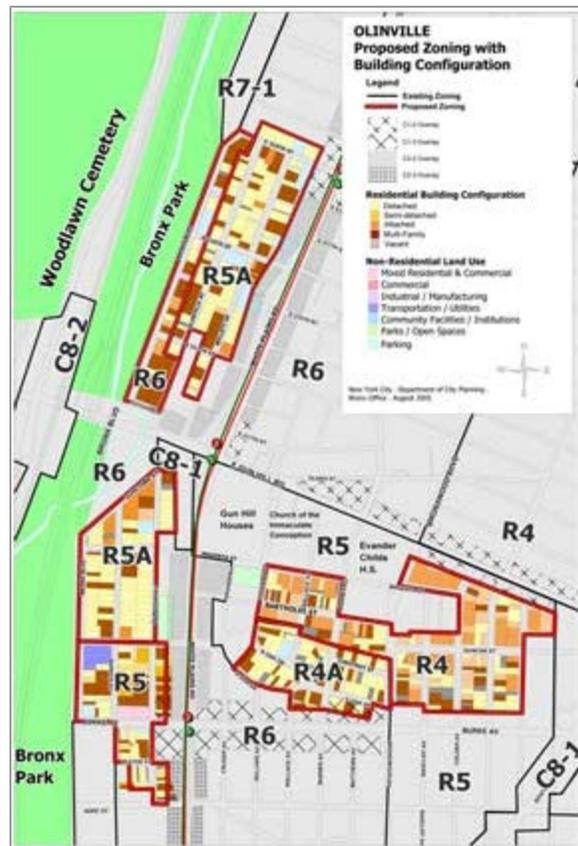
Example of proposed R5:
Olinville Avenue and
Rosewood Avenue

R7-1 to R6

Portions of three blocks along the east side of Bronx Boulevard from East 211th to East 219th streets would be rezoned from R7-1 to R6. This area presently contains a variety of housing ranging from two- to six-story apartment buildings. Three-quarters of buildings have a floor area ratio less than the 2.43 maximum permitted in an R6 zone.



Example of proposed R6:
Bronx Blvd. and 213th Street



Proposed Zoning with Building Configuration.

[View a larger image.](#)

Zoning Comparison:

	Existing R7-1	Existing / Proposed R6	Existing / Proposed R5	Proposed R5A	Proposed R4	Proposed R4A
Housing Type	Multi-Family	Multi-family	Multifamily	One and Two-Family detached	Single, Two- and Multi- Family	Detached One and Two- Family
Minimum Lot Area (sf)	D: 3,800 Other: 1,700	D: 3,800 Other: 1,700	D: 3,800 Other: 1,700	2,850	D: 3,800 Other: 1,700	2,850
Minimum Lot Width (ft)	D: 40 Other: 18	D: 40 Other: 18	D: 40 Other: 18	30	D: 40 Other: 18	30
Maximum Lot	N/A	N/A	55	Governed by	45	Governed by yard

Coverage (%)				yard requirements		requirements
Residential Floor Area Ratio (FAR)	3.44	2.43	1.25	1.1 + 300 sf. for detached garage	.75+Attic =0.9	.75+Attic =0.9
Community Facility FAR	4.8	4.8	2	2	2	2
Front Yard (ft)	N/A	N/A	10 or 18 min	10 feet or at least as deep as adjacent front yard	10 or 18 min	10
Side Yard (ft)	D: 2 required, 13 total, 5 min	D: 2 required, 13 total, 5 min	D: 2 required, 13 total, 5 min	2 required; 13' total (minimum); 2' minimum; min. 8 ft. between buildings	D: 13 total min. SD: 8 min.	2 required, 10 total, 2 min
Max Building Height (ft)	Based on the building height factor	Based on the building height factor	40	35	35	35
Max. Street Wall Height (ft)	60	60	30	25	25	21
Residential Parking (%)	60% of total du	70% of total du	85% of total du	100% of total du	100% of total du	100% of total du
D= detached SD= semi-detached A= attached						

Related Notes

-  Items accompanied by this symbol require the [free Adobe Acrobat Reader](#).