



## Wakefield / Eastchester Rezoning - **Approved!**

### Overview

#### Update July 25, 2007:

On July 25, 2007 the City Council adopted the Wakefield / Eastchester zoning changes as proposed (see [CPC report C 070409\\_ZMX](#)). The zoning changes are now in effect.

#### Overview

The Department of City Planning proposes to rezone all or parts of 134 blocks in the northeastern Bronx neighborhoods of Wakefield and Eastchester in Bronx Community District 12 in an area generally bounded by Carpenter Avenue on the west, East 233rd Street to the south, the Dyre Avenue subway right-of-way / Provost Avenue to the east, and the boundary line between New York and Mount Vernon on the north. The proposal includes changing existing zoning to contextual R5A, R4A and R4-1 districts over most of the rezoning area. Additionally, fourteen block fronts along White Plains Road would be rezoned to R6 in order to encourage higher-density residential and mixed-use development. Existing commercial overlays along White Plains Road would be changed to better reflect existing patterns of land use. Portions of four blocks in the Eastchester neighborhood which are presently zoned for light industrial use but are mostly residential would be rezoned to an R4 district. The proposed actions address out-of-character development in the Wakefield and Eastchester neighborhoods in order to protect existing neighborhood character, and to allow for new development along White Plains Road.

The rezoning study was undertaken at the request of the Wakefield Taxpayers' and Civic League, and Community Board 12

Wakefield and Eastchester are two former villages in what was once part of Westchester County. White Plains Road, historically the Wakefield Village center, continues to be a major commercial and transportation corridor providing subway service into Manhattan and express and local bus service to surrounding neighborhoods, including areas in Westchester County.



Wakefield Rezoning Area

[View Larger Image](#)

## Wakefield / Eastchester Rezoning - **Approved!** Neighborhood Character and Existing Zoning

### Neighborhood Character and Existing Zoning

The rezoning area is predominantly developed with detached and semi-detached homes (86.8% of residential lots), although a number of attached homes and small apartment buildings have been built in recent years. The current R6, R5, and R4 zoning districts allow a variety of housing types including row houses and multiple-unit buildings. The current M1-1 district allows light manufacturing and commercial uses but does not permit residential use. The community is concerned that older detached one- and two-family frame houses have been replaced with attached homes and multiple dwellings.



Existing Zoning Map

[View a larger image](#)

In the R4 district, the maximum floor area ratio (FAR) is 0.75 and the maximum building height is 35 feet. The infill zoning regulations for predominately built-up areas are applicable and allow a maximum FAR of 1.35. In the R5 district, the maximum floor area ratio (FAR) is 1.25 and the maximum building height is 40 feet. The infill zoning regulations for predominately built-up areas are applicable and allow a maximum FAR of 1.65. The R6 zone is a height factor zoning district that 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.



Typical detached homes on East 235th Street in the R5 zoning district in Wakefield.



Typical semi-detached homes on Ely Avenue in the R4 zoning district in Wakefield.



Commercial Corridor on White Plains Road.

[View the Comparative Zoning Chart.](#)

# Wakefield / Eastchester Rezoning - **Approved!** Proposed Zoning

### Proposed Zoning

The proposal would rezone much of the area to lower density and contextual R4A, R4-1 and R5A to protect the one and two family character of those areas. Predominantly residential blocks zoned M1-1 in Eastchester would be rezoned to R4 and blocks along White Plains Road would be rezoned to R6 to allow for higher residential density along this transit corridor.



Proposed Zoning and Land Use Map

[View a larger image](#)

### R4A

All or portions of 64 blocks in three sub-areas are proposed to be rezoned from R4 to R4A. This area is primarily developed with one-and two-family detached homes. The proposed R4A district only permits detached single- and two-family residences. The maximum permitted FAR of 0.75 (0.9 with the attic allowance) would remain unchanged. The minimum lot size would be 2,850 square feet, minimum lot width would be 30 feet and the front yard requirement would be 10 feet, but must be as deep as an adjacent yard. Two side yards totaling 10 feet would be required. The maximum building height would be 35 feet with a maximum 21 foot perimeter wall. The parking requirement would remain unchanged. [Infill Zoning](#) provisions would not be applicable in the proposed R4A districts.



Typical detached houses on Wickham Avenue in the proposed R4A zoning district.



Typical detached houses on Rombouts Avenue in the proposed R4A zoning district.

### R4-1

All or portions of 44 blocks in two sub-areas are proposed to be rezoned from R4 to R4-1. This area is primarily developed with one-and two-family detached and semi-detached homes. The proposed R4-1 district permits only detached and semi-detached single-and two-family residences. The maximum permitted FAR for the proposed R4-1 district would remain unchanged. The minimum lot size would be 2,375 square feet for a detached dwelling and 1,700 square-feet for a semi-detached house. The minimum lot width would be 25 feet for a detached residence and 18 feet for semi-detached houses. The front yard must be at least as 10 feet and as deep as an adjacent yard. Minimum side yards would be a total of eight feet for detached, and four feet for semi-detached residences. Maximum building height would be 35 feet with a 25 foot maximum perimeter wall. The parking requirement would remain unchanged.



Typical semi-detached homes on Wilder Avenue in the proposed R4-1 zoning district.



**R4**

Portions of four blocks are proposed to be rezoned from M1-1 to R4. The proposed R4 district will allow detached, semi-detached and attached houses and small multiple dwellings with a maximum FAR of 0.9 (0.75 plus attic bonus). The maximum FAR for community facilities is 2.0. The minimum lot size would be 3,800 square-feet for a detached dwelling and 1,700 square feet for other types of housing. The minimum lot width is 40 feet for detached dwellings and 18 feet for all other residential structures. The minimum front yard requirement would be ten feet. Minimum side yards are 13 feet total with a five foot minimum for detached homes and a minimum of eight feet for all other structures. Maximum height is 35 feet (with a 25 foot perimeter wall). The parking requirement is one space per dwelling unit.

This area is primarily developed with detached and semi-detached homes.



Row-houses on Rombouts Avenue in a portion of the M1-1 district which is proposed to be rezoned to R4.



Detached houses on Rombouts Avenue in a portion of the M1-1 district which is proposed to be rezoned to R4.

**R5A**

All or portions of 15 blocks are proposed to be rezoned from R6 and R5 to R5A in two separate sub-areas. The proposed R5A district permits detached single- and two-family residences only. The maximum FAR would be 1.10 with a 300 square-foot floor area bonus for a detached garage. The minimum lot size would be 2,850 square feet. The minimum lot width would be 25 feet for a one-family and 30 feet for a two-family home. Front yards must be at least 10 feet deep and be as deep as an adjacent front yard. Two side yards with a total of 10 feet would be required. Maximum building height would be 35 feet with a 25 foot maximum perimeter wall. Required parking is 100% of dwelling units.

This area is primarily developed with large one-and two-family detached homes.



Typical detached houses on Nereid Avenue in the proposed R5A zoning district.



Typical detached houses on Carpenter Avenue in the proposed R5A zoning district.

**R6**

Portions of fourteen block fronts located along White Plains Road between East 233rd and East 241st streets and a portion of Richardson Avenue, between East 236th and East 237th streets would be rezoned from R5 to R6. This area is developed with over one dozen apartment buildings and the proposed R6 zoning would encourage higher density development in area with good mass transit access. The proposed R6 district is a *height factor district* that permits all housing types including apartment buildings. The maximum residential FAR is 2.43, but housing constructed pursuant to the *Quality Housing Program* can be built to an FAR of 3.0 on wide streets.



Typical multi-family housing on East 234th Street in an area that is proposed to be rezoned to R6 district.



Typical under-utilized land along White Plains Road.

### Commercial Overlays

The depths of commercial overlays, along the west side of White Plains Road from East 235th to East 239th streets and on the east side of White Plains Road from East 237th to East 239th street, will be reduced to prevent commercial encroachment into the residential mid-blocks.

In addition, commercial overlays are being eliminated where no commercial uses exist:

- The south side of East 239th Street, west of White Plains Road
- The north side of Nereid Avenue, west of White Plains Road
- The north side of East 236th Street, west of White Plains Road
- The north side of East 235th Street, west of White Plains Road

In commercial overlays where the underlying zoning is being changed to R6, the permitted commercial FAR will be 2.0.



Typical commercial uses along White Plains Road in the R5 / C1-2 district.

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### Public Review

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Milestone	Date
Department of City Planning Certification	April 9, 2007
Community Board 12 Approval	April 26, 2007
Borough President Approval	May 29, 2007
City Planning Commission Approval ( <a href="#">Read the CPC Report</a> )	June 20, 2007
City Council Approval	July 25, 2007

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

## Related Notes

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-  Items accompanied by this symbol require the [free Adobe Acrobat Reader](#).
- Brief explanations of terms in *green italics* can be viewed by [visiting glossary page](#). Words and phrases followed by an asterisk (\*) are defined terms in the Zoning Resolution, primarily in Section 12-10. Consult the Zoning Resolution for the official and legally binding definitions of these words and phrases.