



Gun Hill Road



# Williamsbridge/Baychester Rezoning

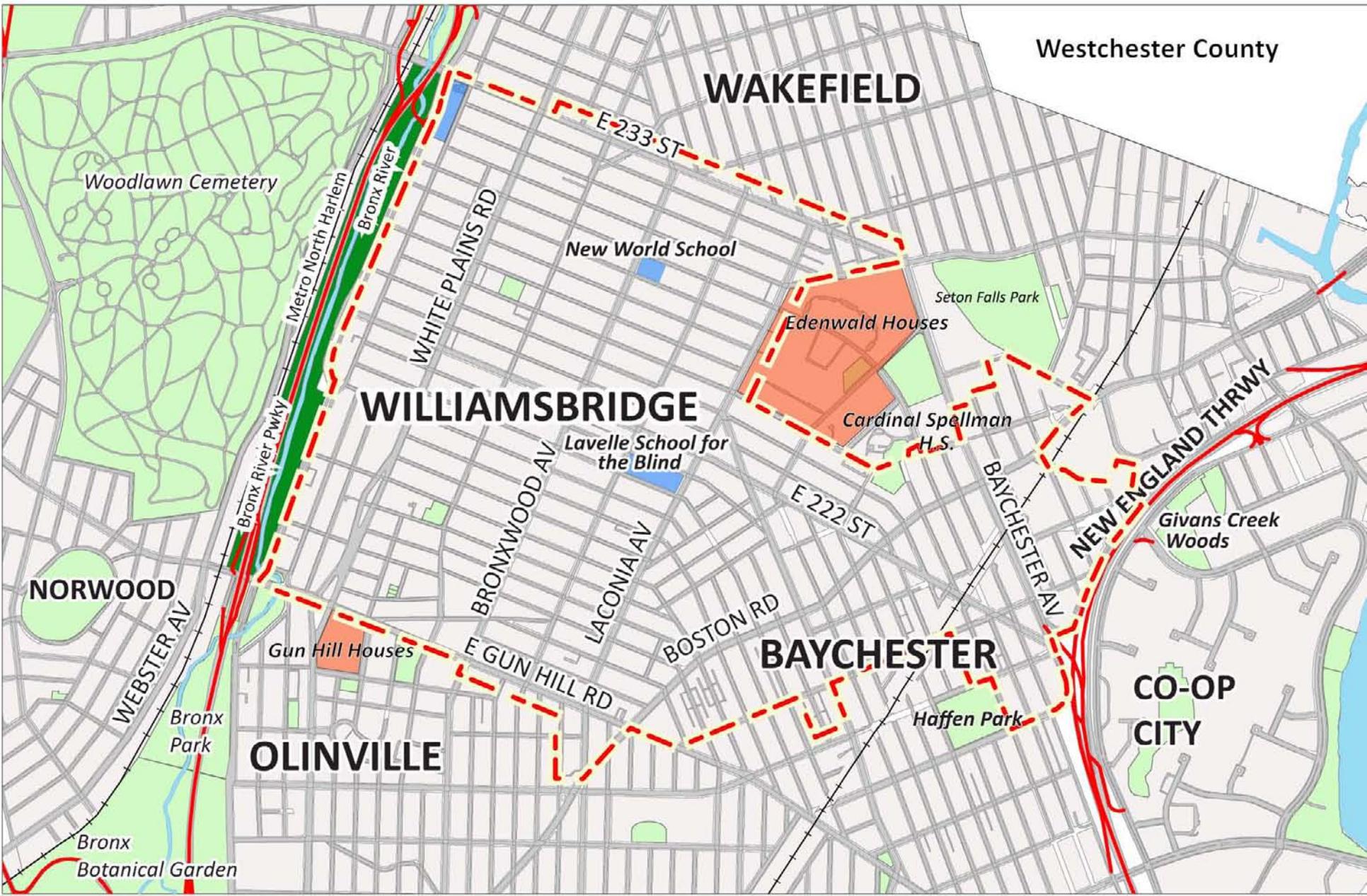
City of New York  
Department of City Planning  
Bronx Office  
June 2011

# Location

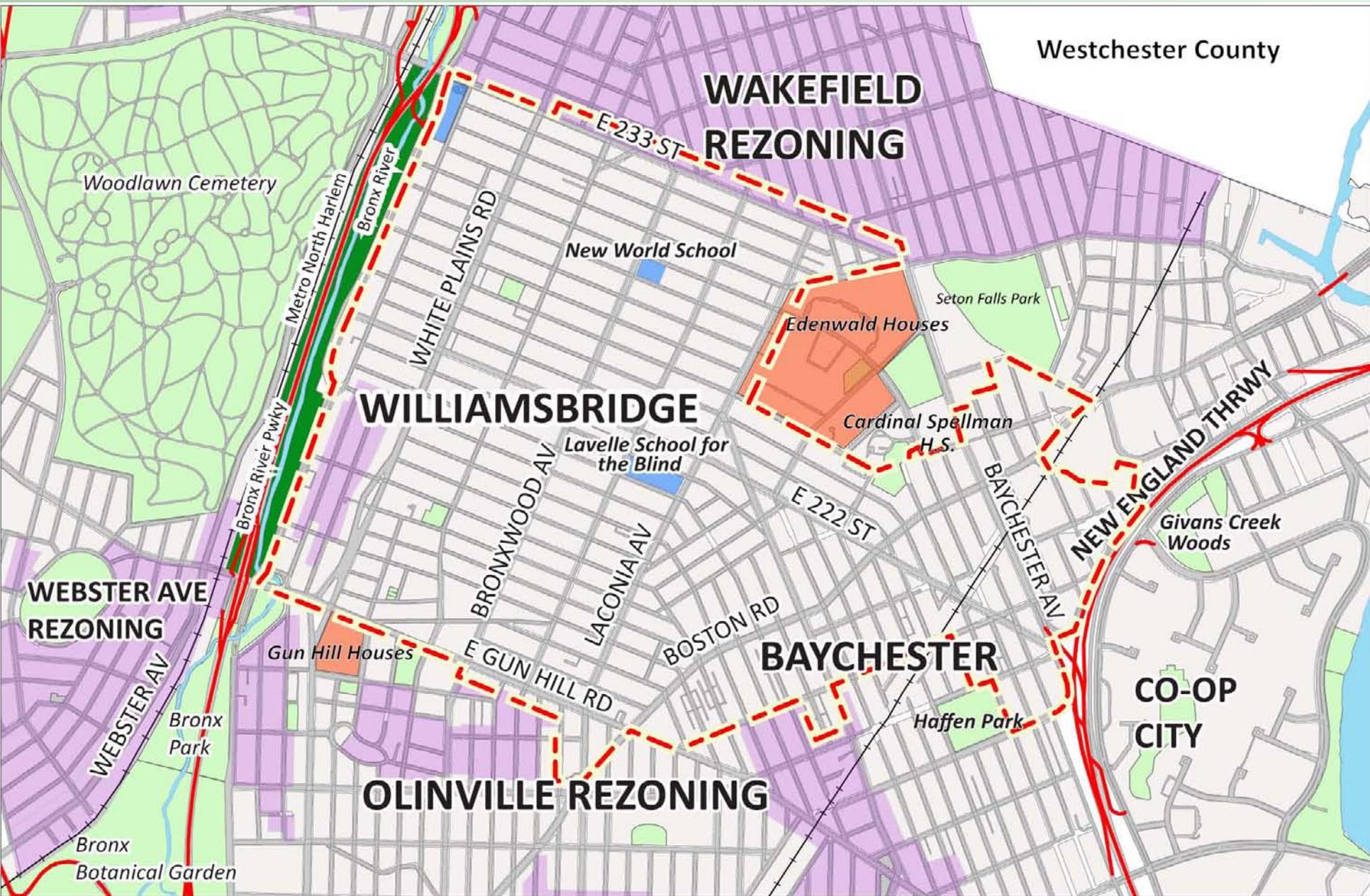


- North central Bronx
- Community District 12
  - 5.5 square miles
- Rezoning Area
  - .71 square miles
  - 181-block rezoning between East 233<sup>rd</sup> and East Gun Hill (north-south) Bronx River Parkway and New England Thruway (west-east)

# Surrounding Area

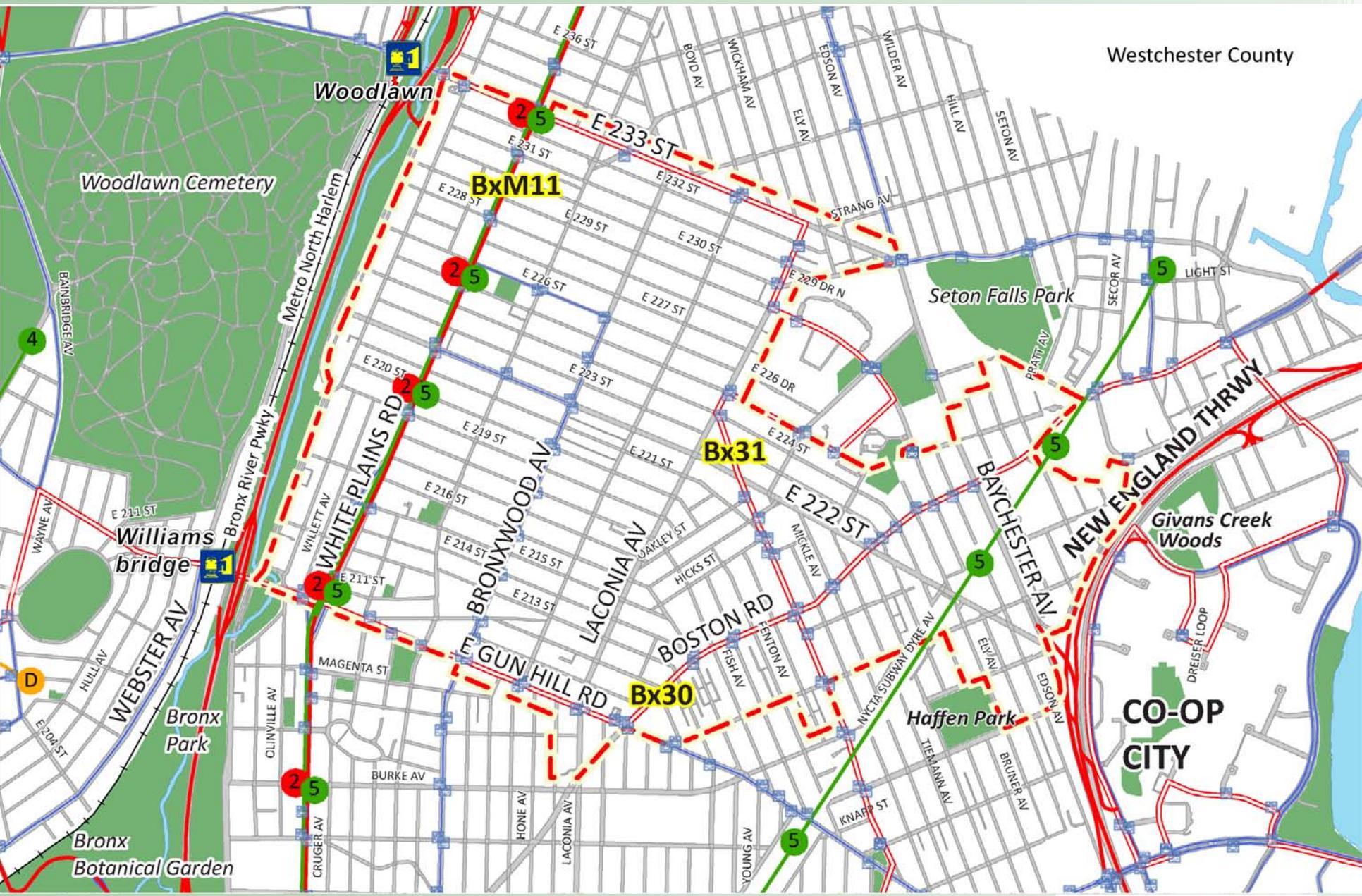


# Surrounding Area: Rezoning



Westchester County

# Public Transportation Options





# Existing Context: Mixture of Housing Types



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



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



Large Detached single-family home on East 219<sup>th</sup> Street (R6 district)



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



Attached multifamily homes on De Reimer Avenue (R4 district)

# Existing Context: Wide Corridors



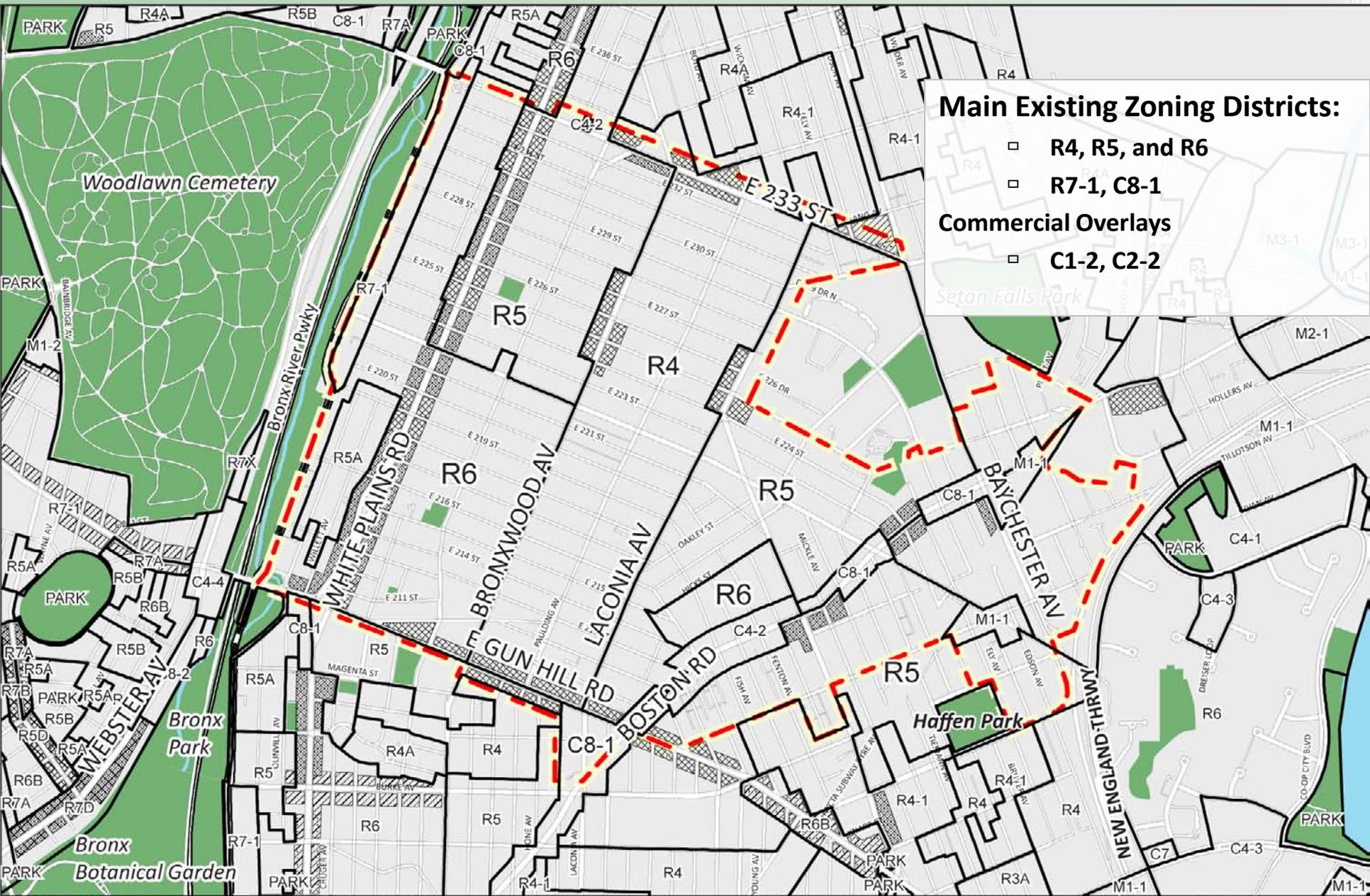
North Bound on White Plains Road at East 211<sup>th</sup> Street looking north (~100' – 170')



Bronxwood Avenue and 227<sup>th</sup> Street (100')



# Existing Zoning



**Main Existing Zoning Districts:**

- R4, R5, and R6
- R7-1, C8-1

**Commercial Overlays**

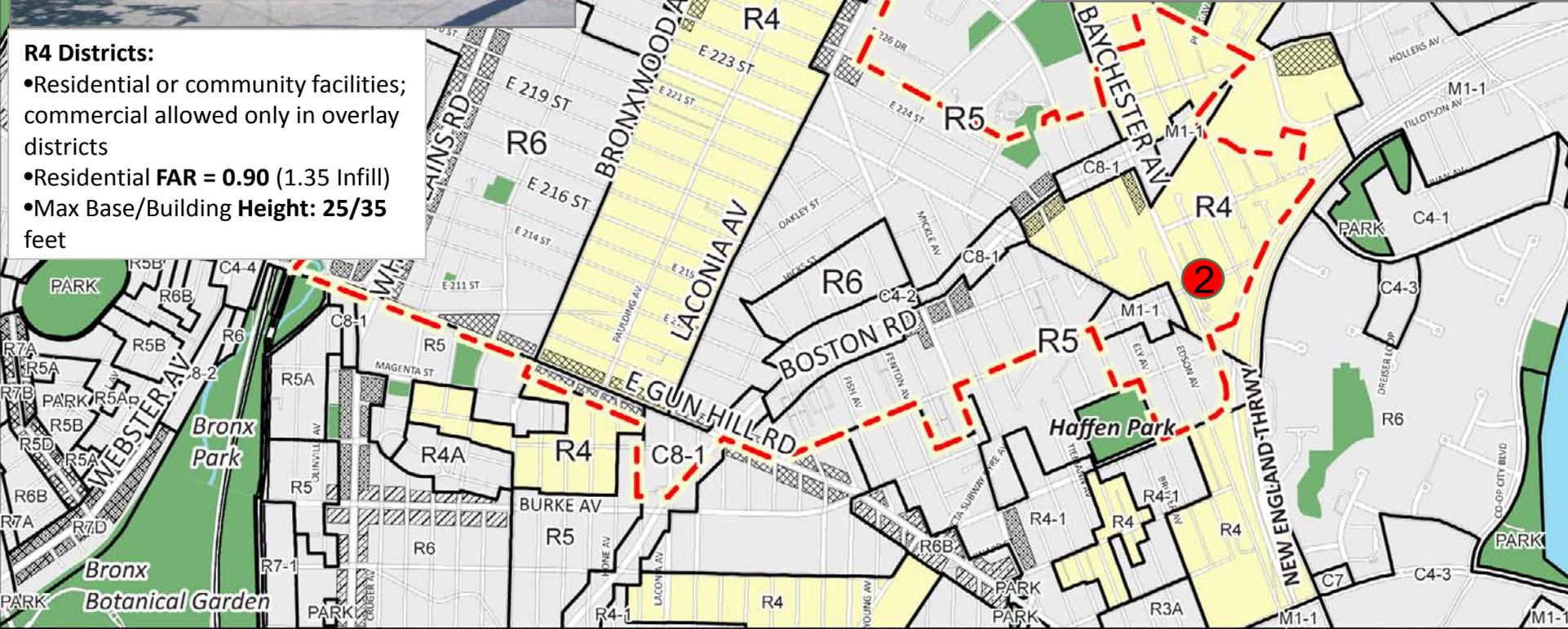
- C1-2, C2-2

# Existing Zoning: R4 Districts

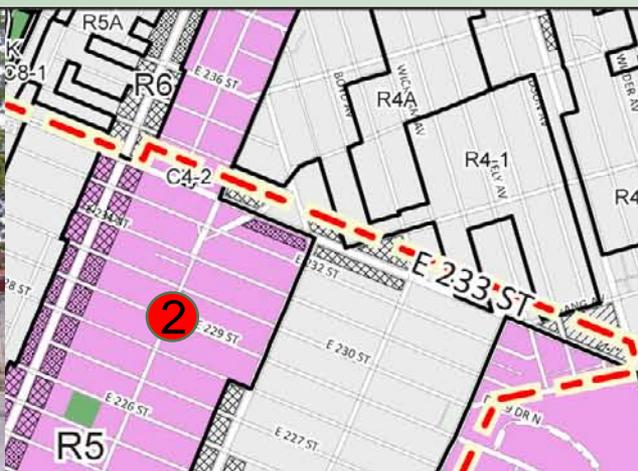


**R4 Districts:**

- Residential or community facilities; commercial allowed only in overlay districts
- Residential FAR = 0.90 (1.35 Infill)
- Max Base/Building Height: 25/35 feet

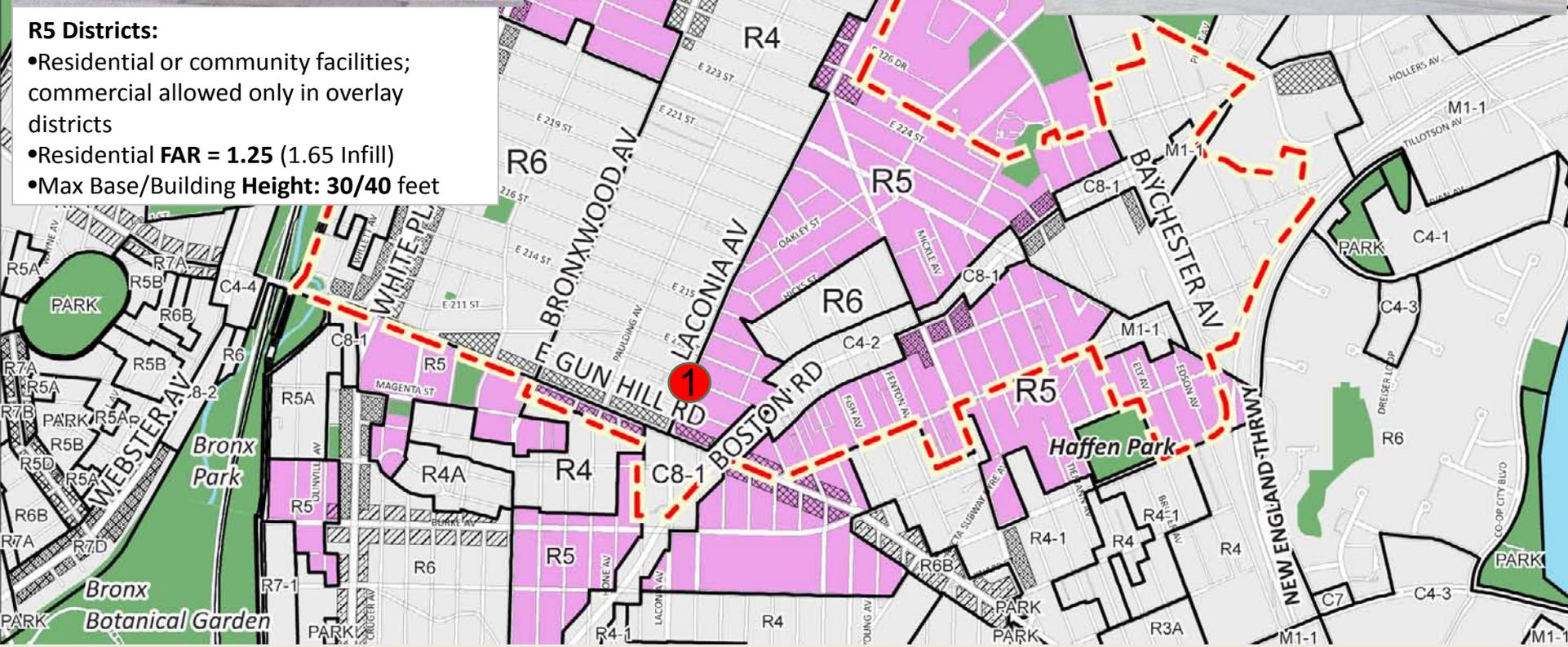


# Existing Zoning: R5 Districts

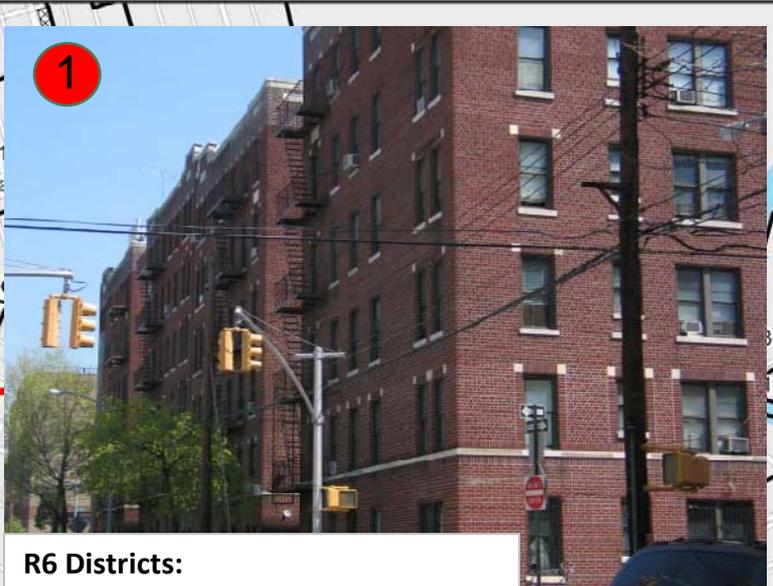
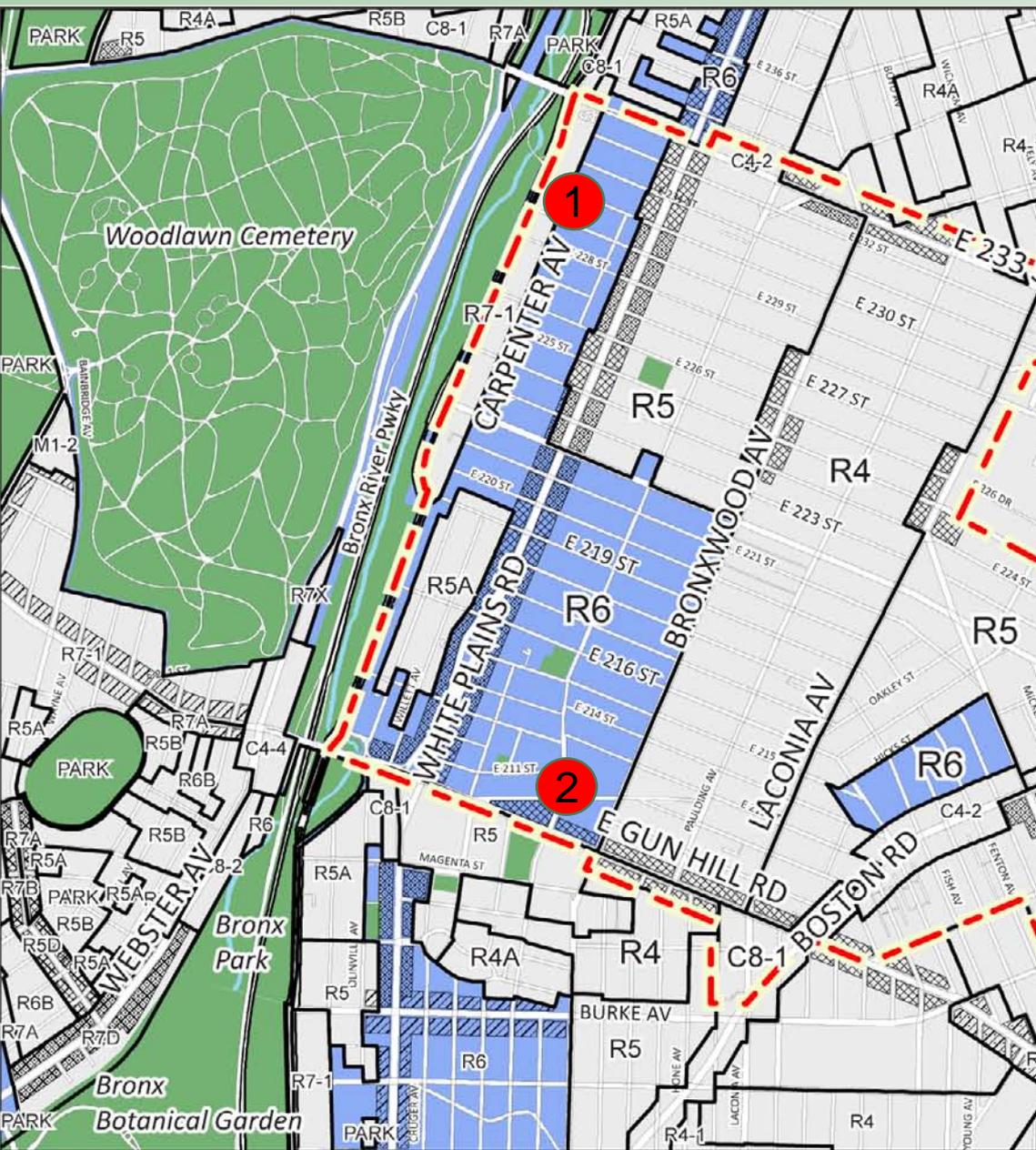


**R5 Districts:**

- Residential or community facilities; commercial allowed only in overlay districts
- Residential FAR = 1.25 (1.65 Infill)
- Max Base/Building Height: 30/40 feet



# Existing Zoning: R6 Districts



**R6 Districts:**

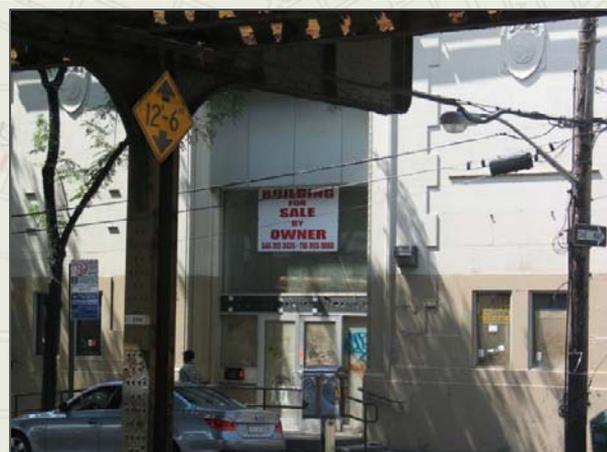
- Residential or community facilities; commercial allowed only in overlay districts
- Residential FAR = 2.43 (3.00 QH)
- Sky Exposure Plane; **no building height limit**



# 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



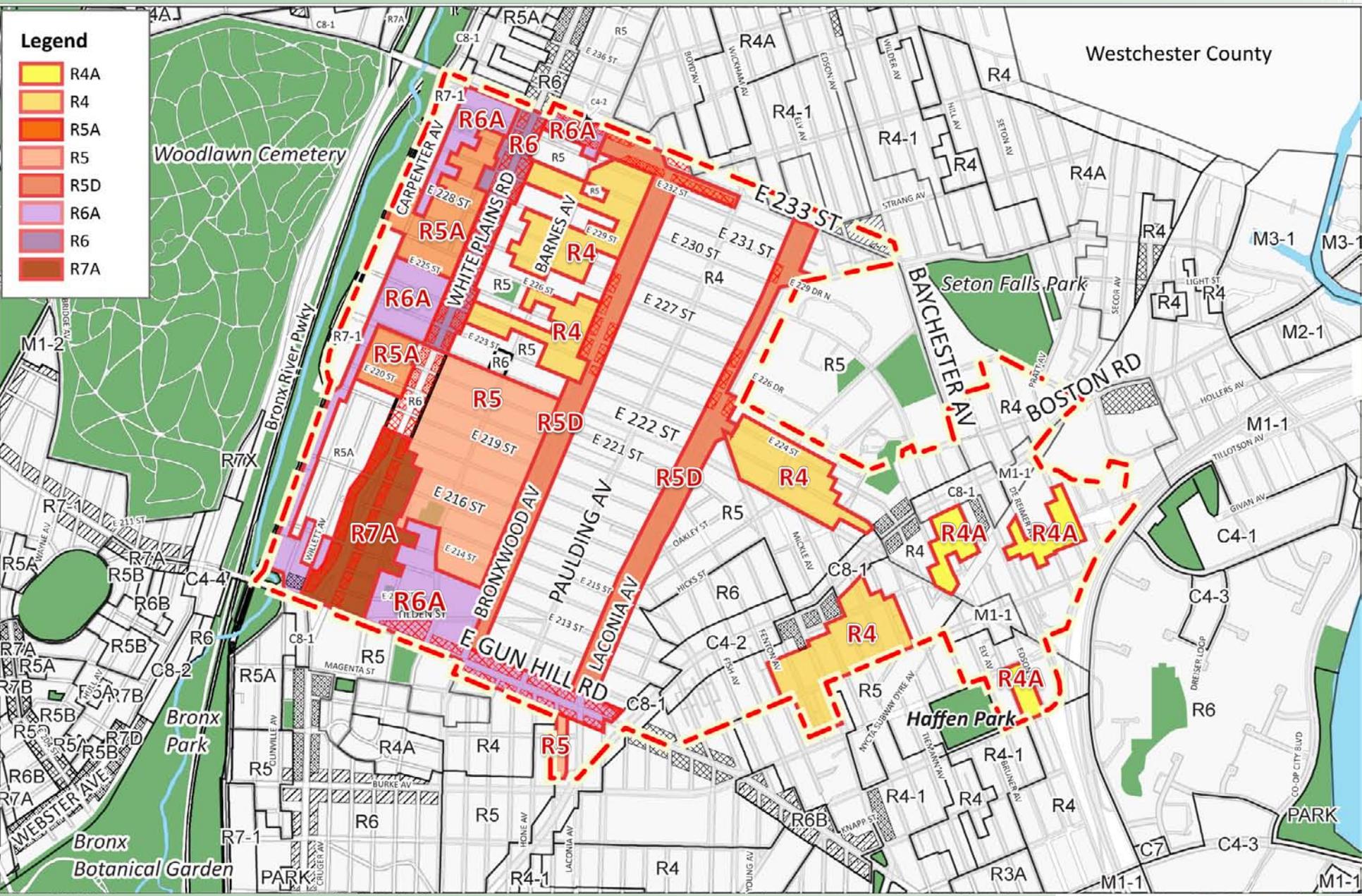
# Proposed Zoning: Objectives

- **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: Districts

**Legend**

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

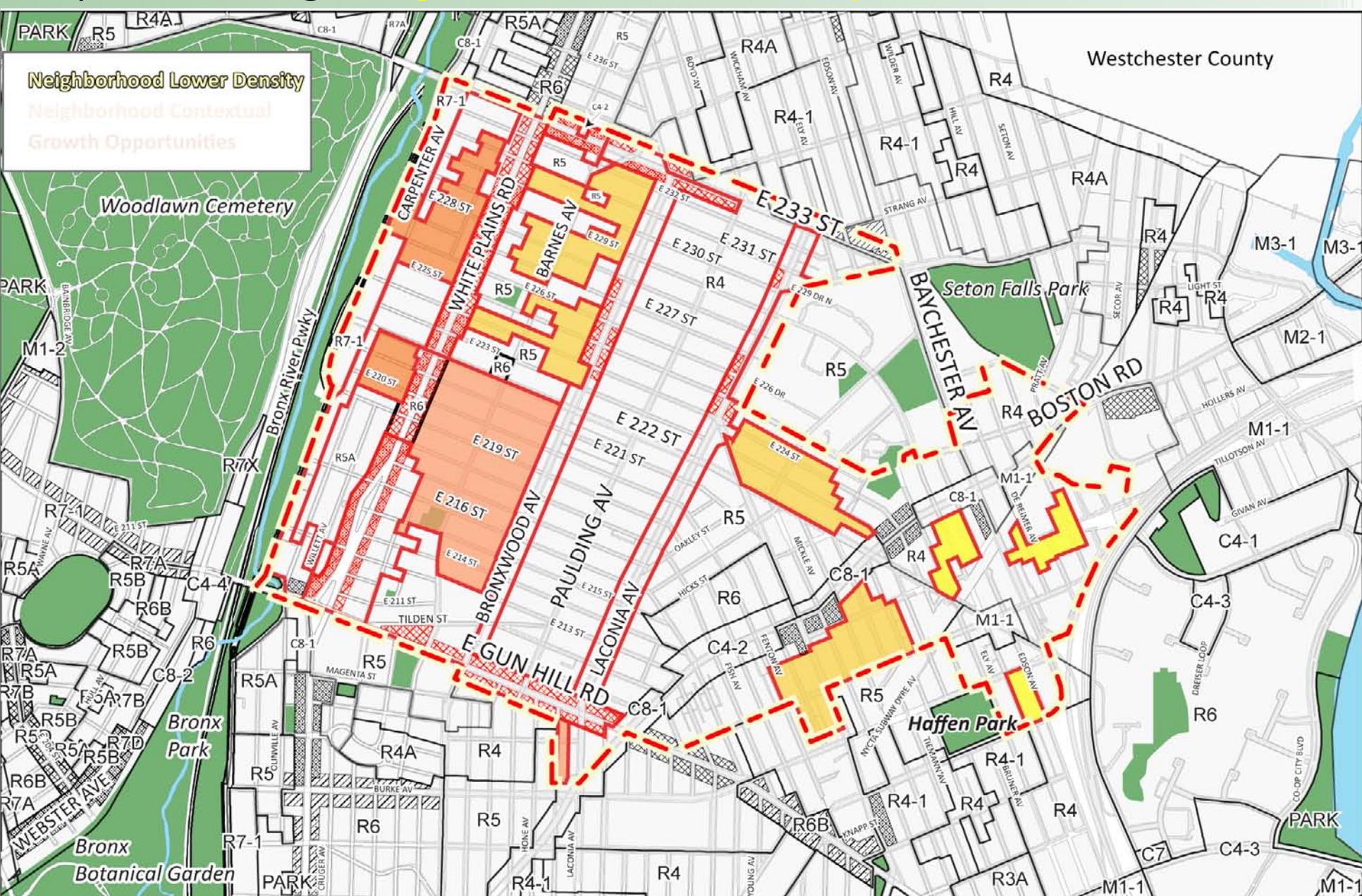


- **Neighborhood Lower Density**
  - R4, R4A, R5, R5A
- **Neighborhood Contextual**
  - R5D, R6A
- **Growth Opportunities**
  - R6, R6A, R7A



# Proposed Zoning: {neighborhood lower density}

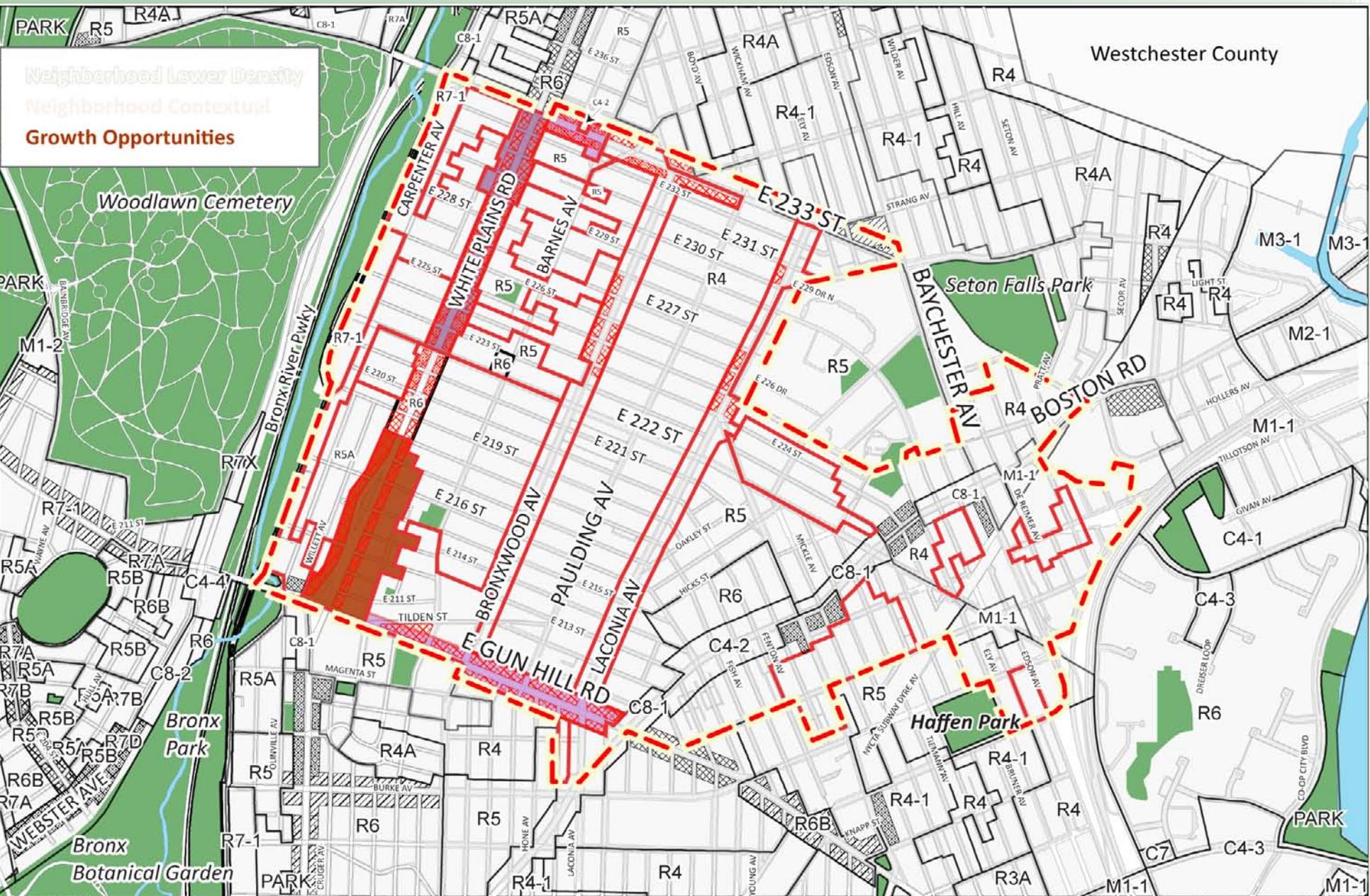
Neighborhood Lower Density  
Neighborhood Contextual  
Growth Opportunities





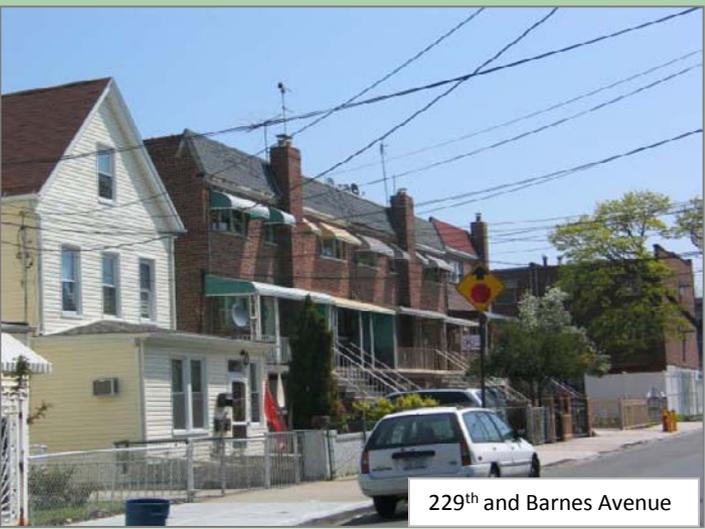
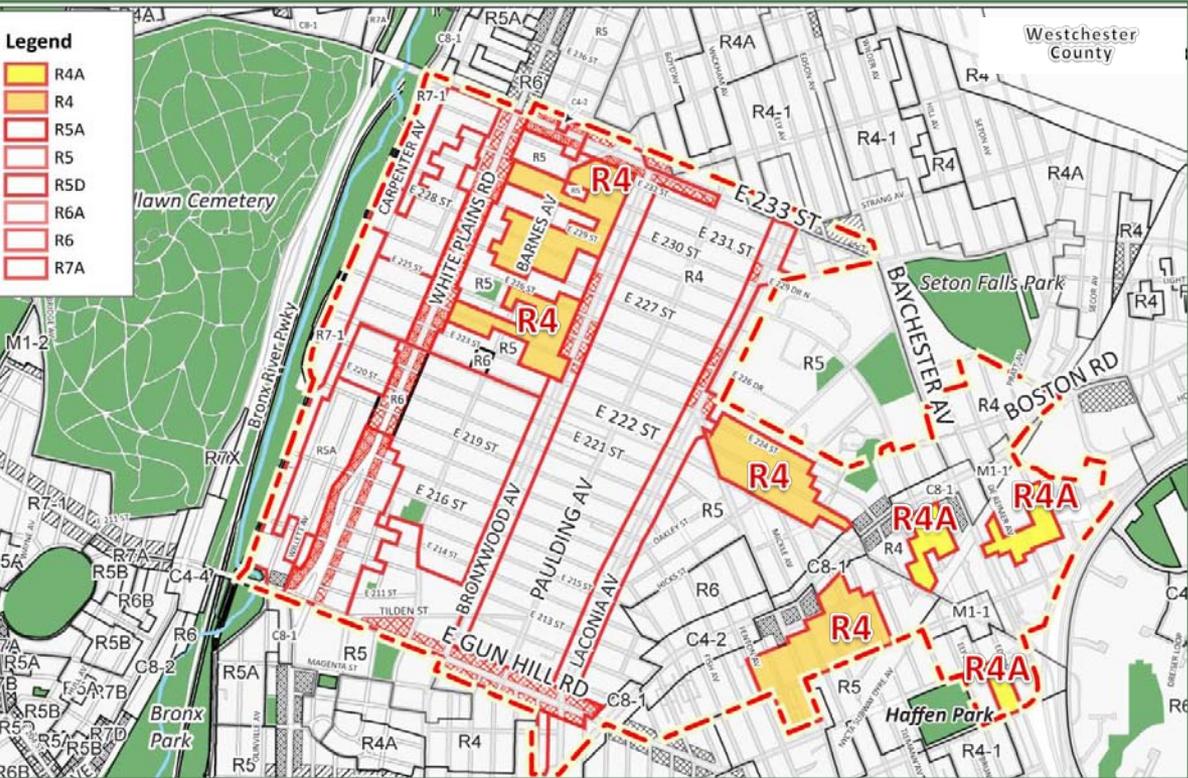
# Proposed Zoning: {growth opportunities}

Neighborhood Lower Density  
Neighborhood Contextual  
**Growth Opportunities**



# Proposed Zoning – R4 and R4A

{neighborhood lower density}



229<sup>th</sup> and Barnes Avenue

- R4:**
- All residential housing types
  - 0.90 Maximum FAR (1.35 infill)
  - Max Base/Building Height: 25/35 feet
  - 10' front yard minimum

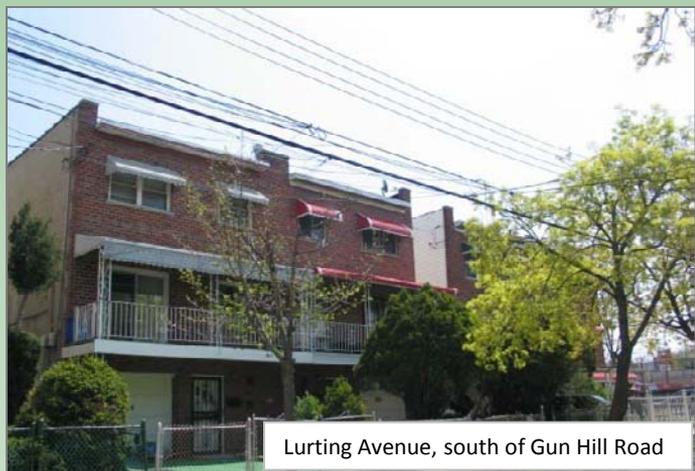
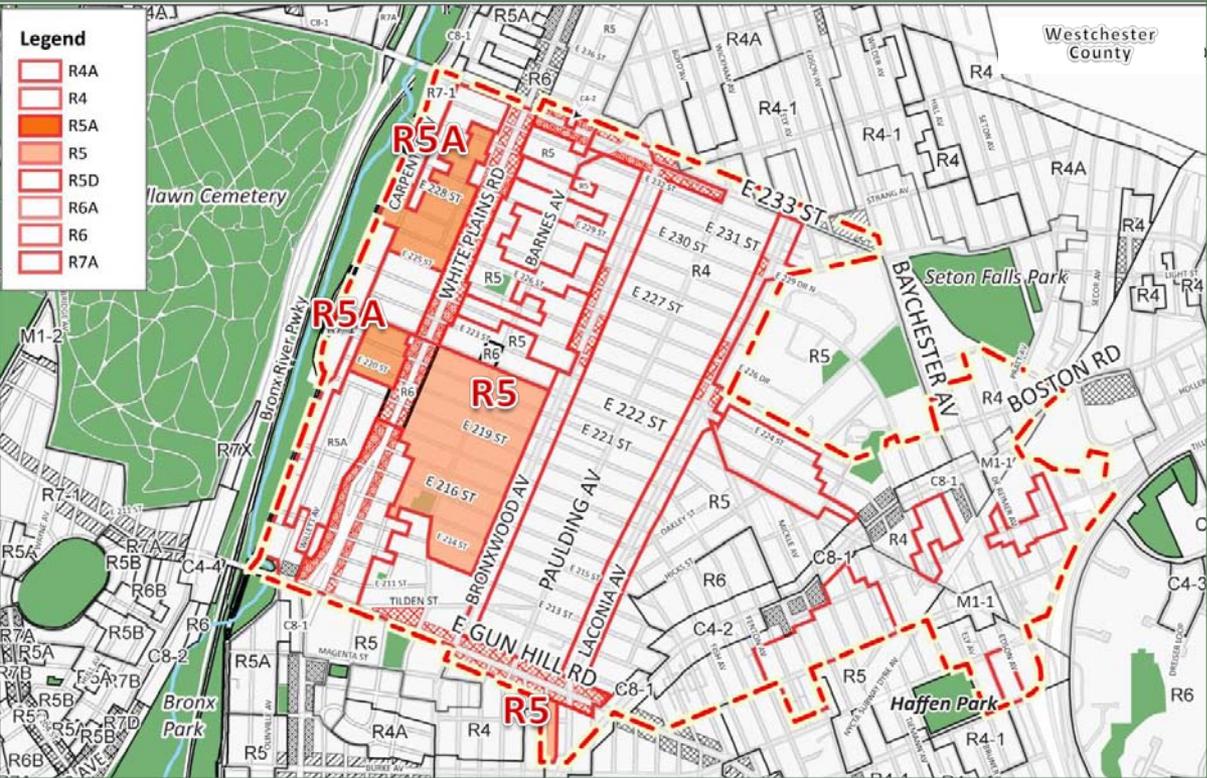


Grace and Hammersley Avenue

- 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

{neighborhood lower density}



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



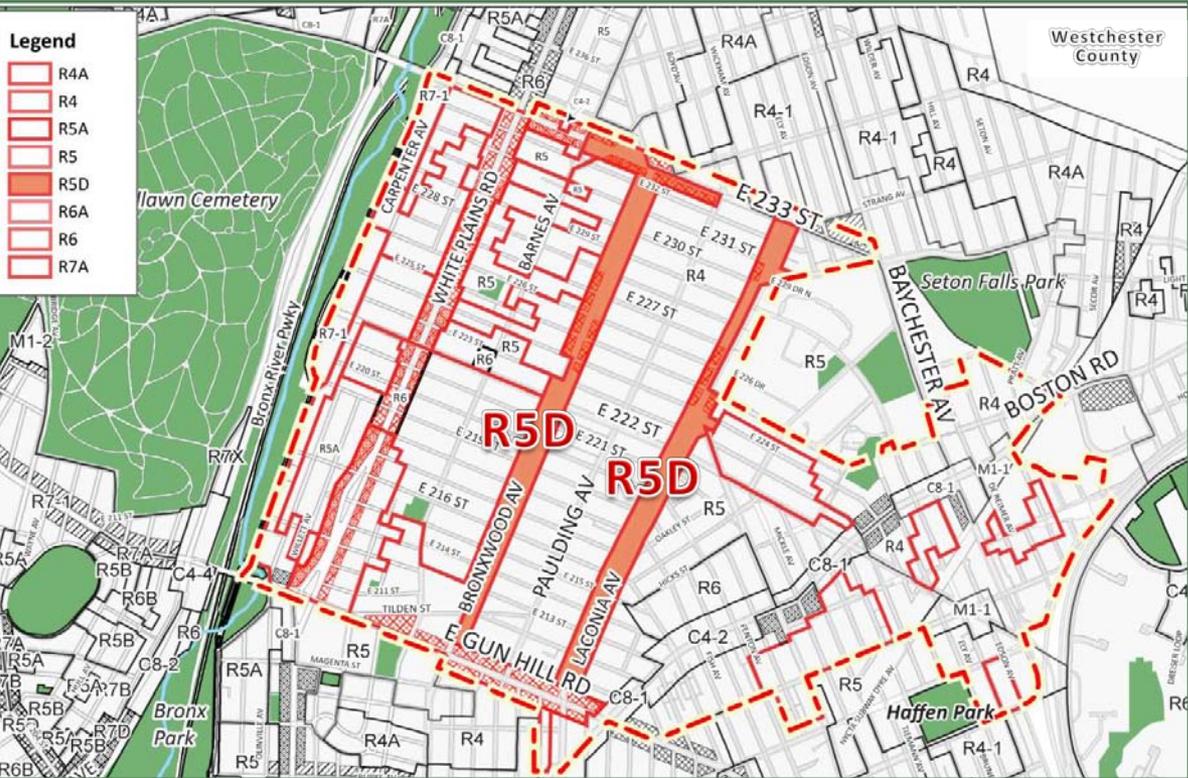
Olinville Avenue, south of 219th

## R5A:

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

# Proposed Zoning – R5D

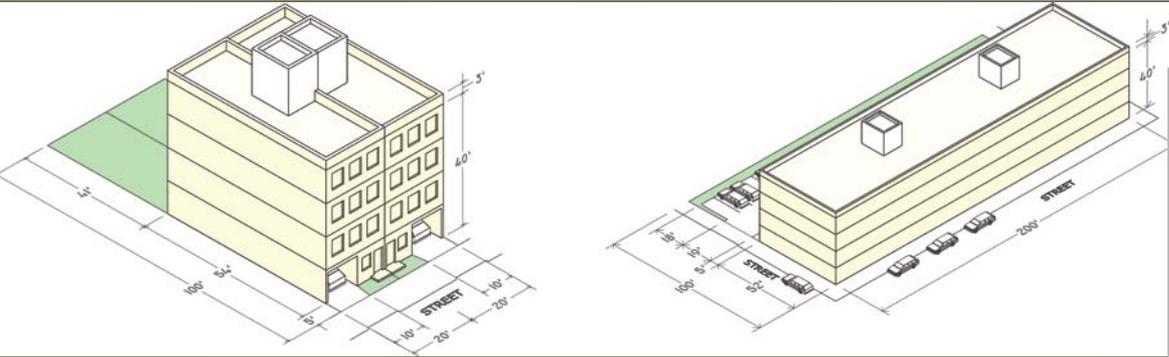
{neighborhood contextual}



Typical R5D – Rockaway Park

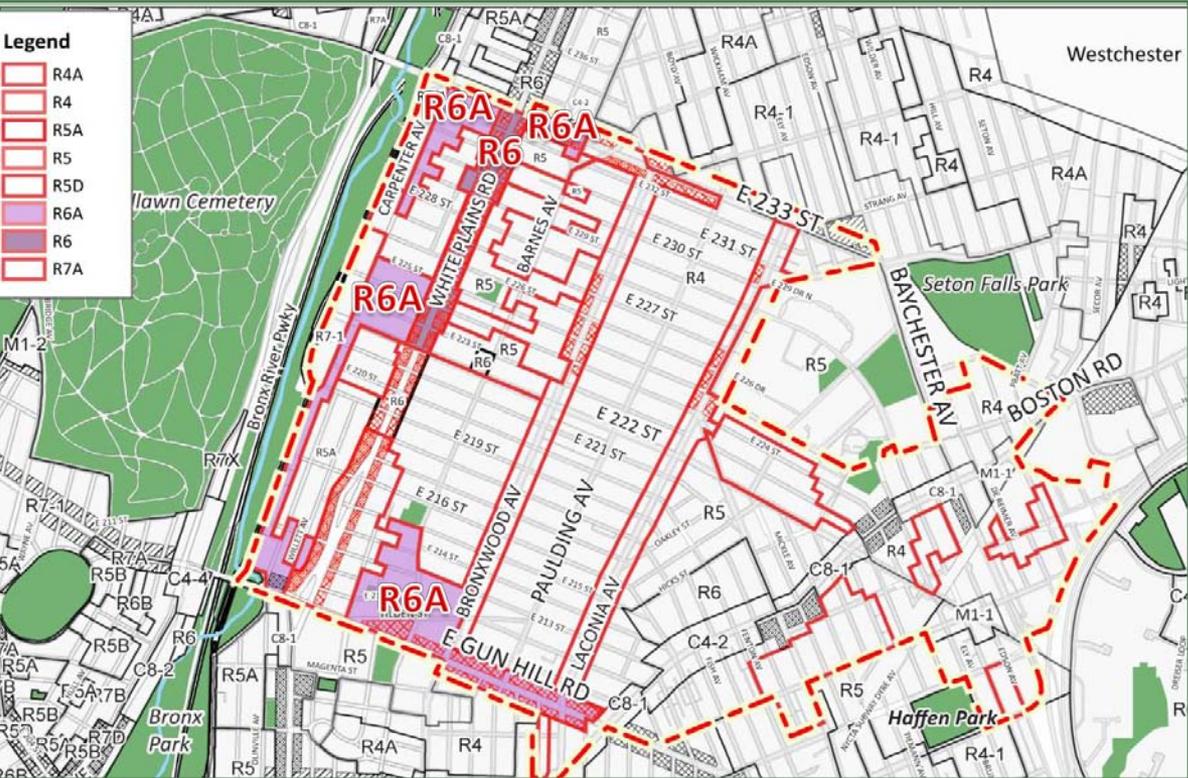


Laconia and 212th street



- 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

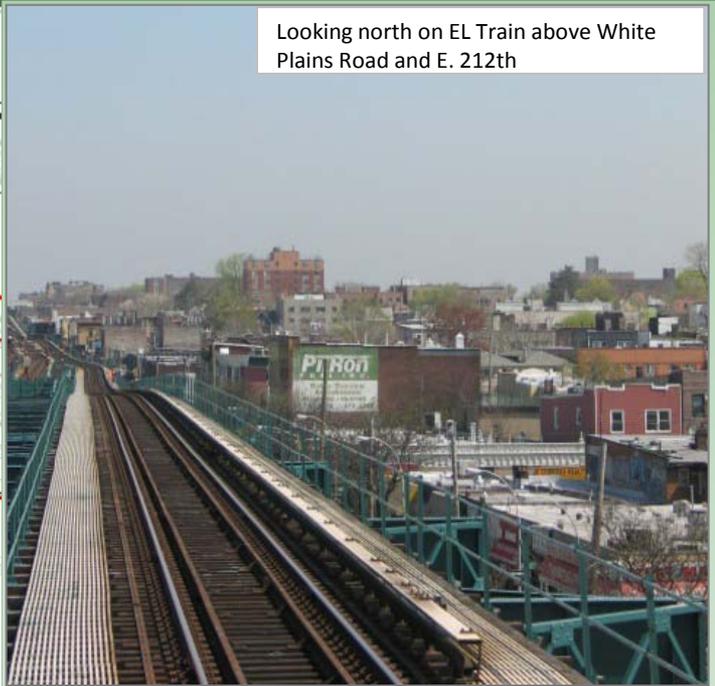
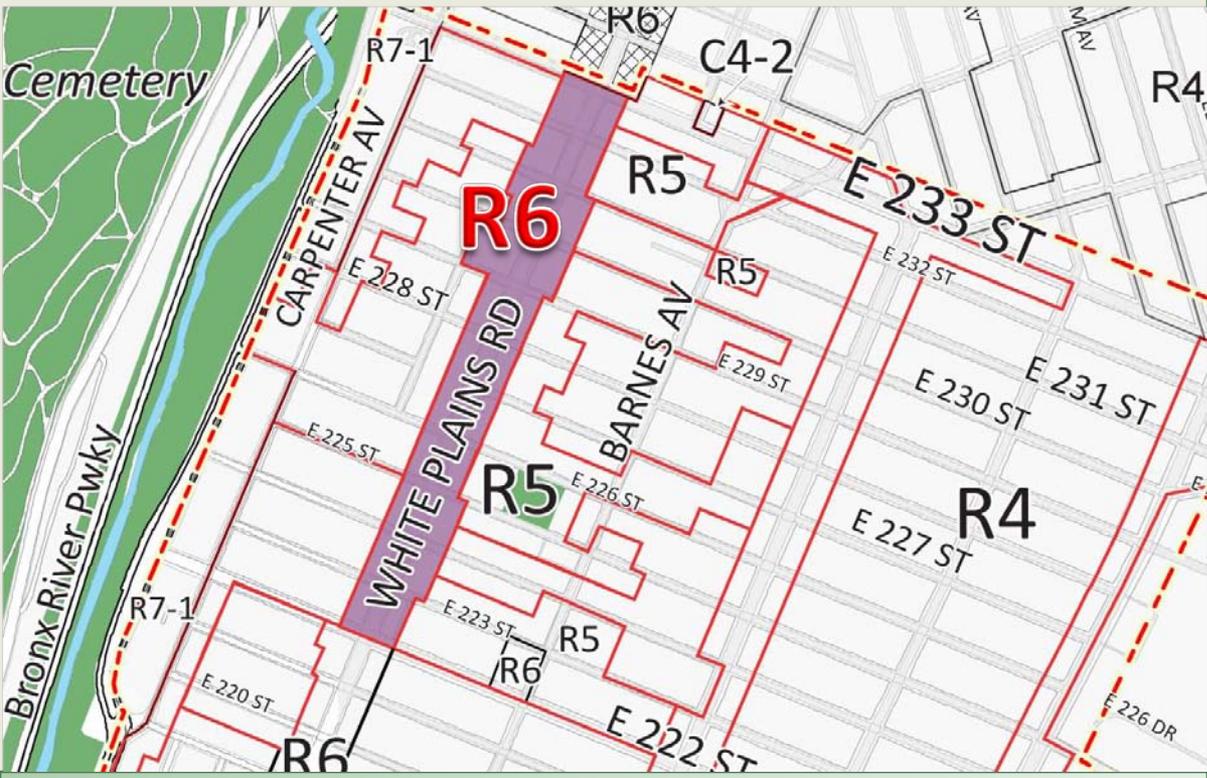
**R6A:**

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



E. 214<sup>th</sup> between Holland and Barnes Avenues

# Proposed Zoning – R6 Flexibility along White Plains Road; EL Train



Looking north on EL Train above White Plains Road and E. 212th

## R6: Height Factor

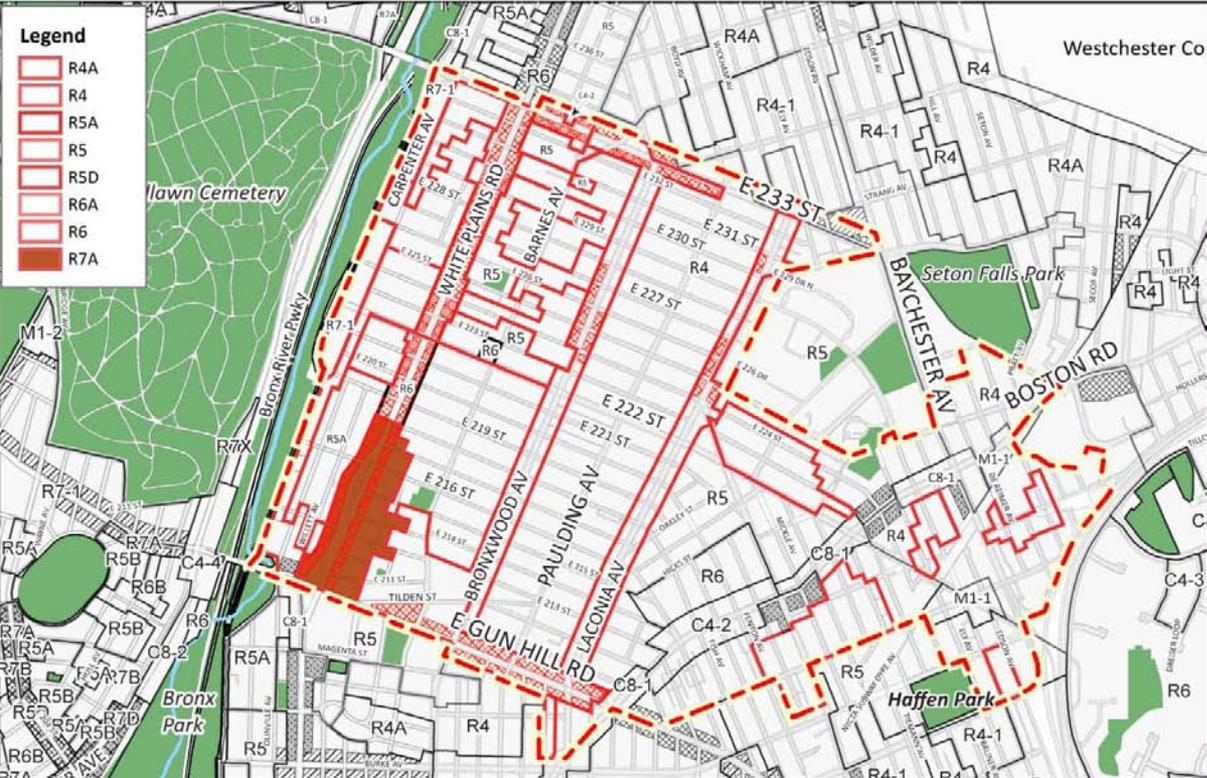
- Portion of WPR is 100' wide; lot lines roughly 20'-30' from "EL"
- Sky exposure plane and open space ratio determine building envelope
- Flexibility for development near Elevated Train
  - Potential to setback farther than in contextual district



E. 220th Street and White Plains Road

# Proposed Zoning – R7A

{growth opportunities}



Typical R7A– Harlem



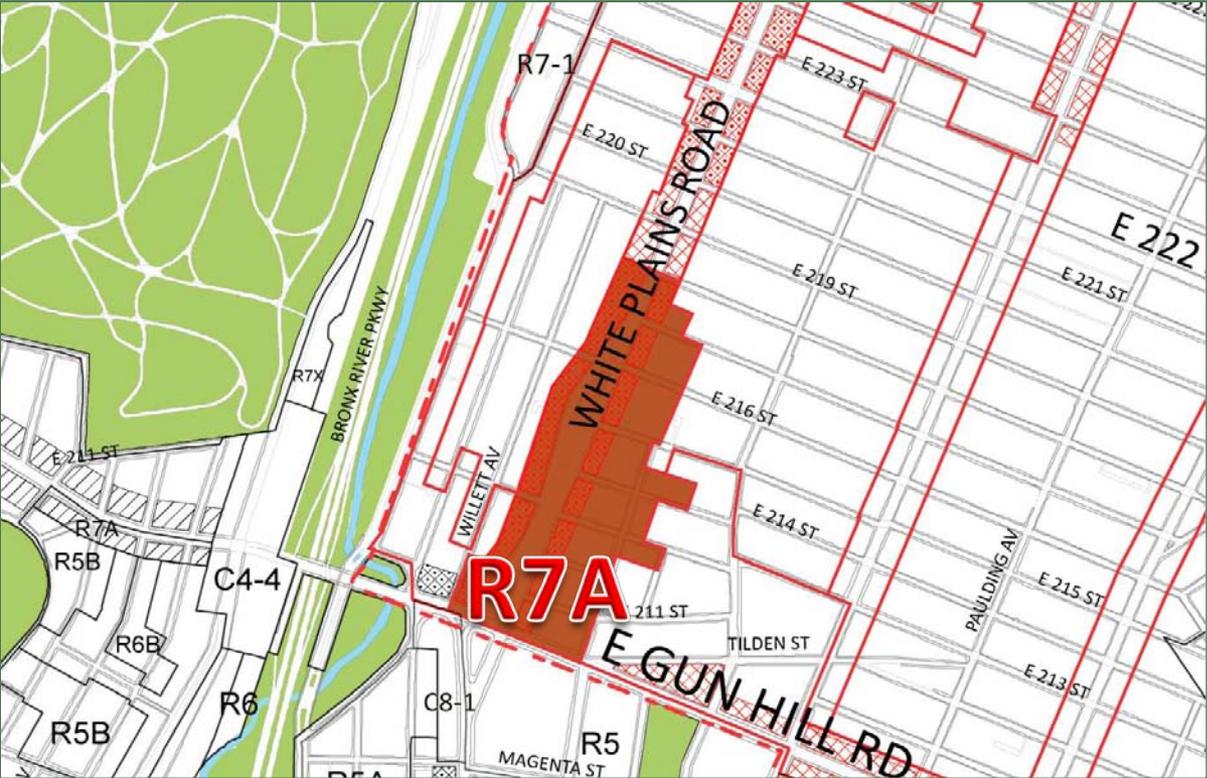
Typical R7A– Washington and E. Tremont Avenues

- R7A:**
- All residential housing types
  - 4.00 Maximum FAR
  - Max Base/Building Height: 65/80 feet
  - Lot Coverage: 65-80%



Carpenter Avenue and E. 230<sup>th</sup> Street

# Proposed Zoning – R7A

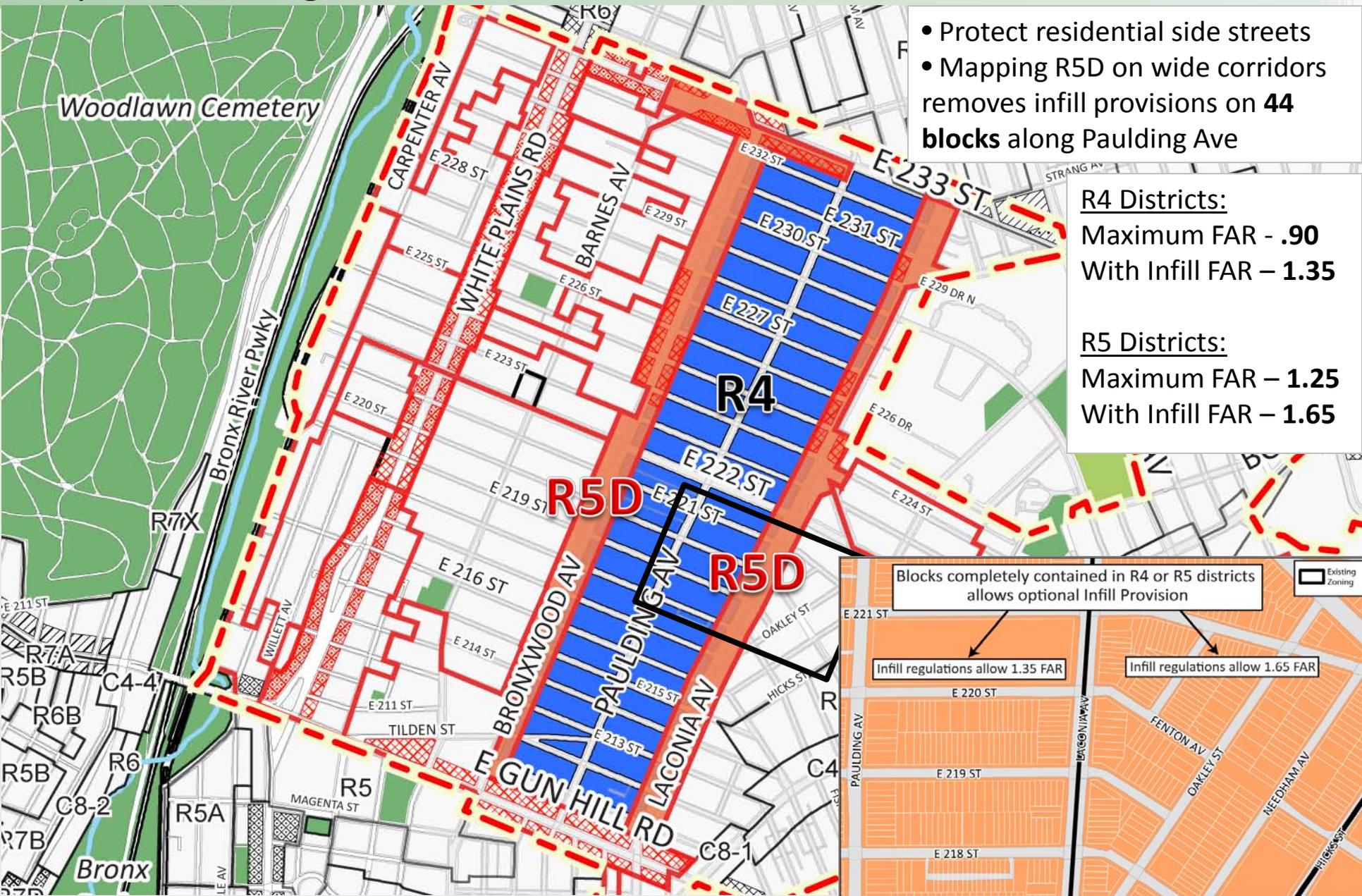


## R7A: Contextual District

- Portion of WPR is >100' wide; lots roughly 50'-60' from "EL"
- Consistent street wall necessary
  - Framing street; human scale; safe enclosure



# 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**

Blocks completely contained in R4 or R5 districts allows optional Infill Provision

Infill regulations allow 1.35 FAR

Infill regulations allow 1.65 FAR

Existing Zoning

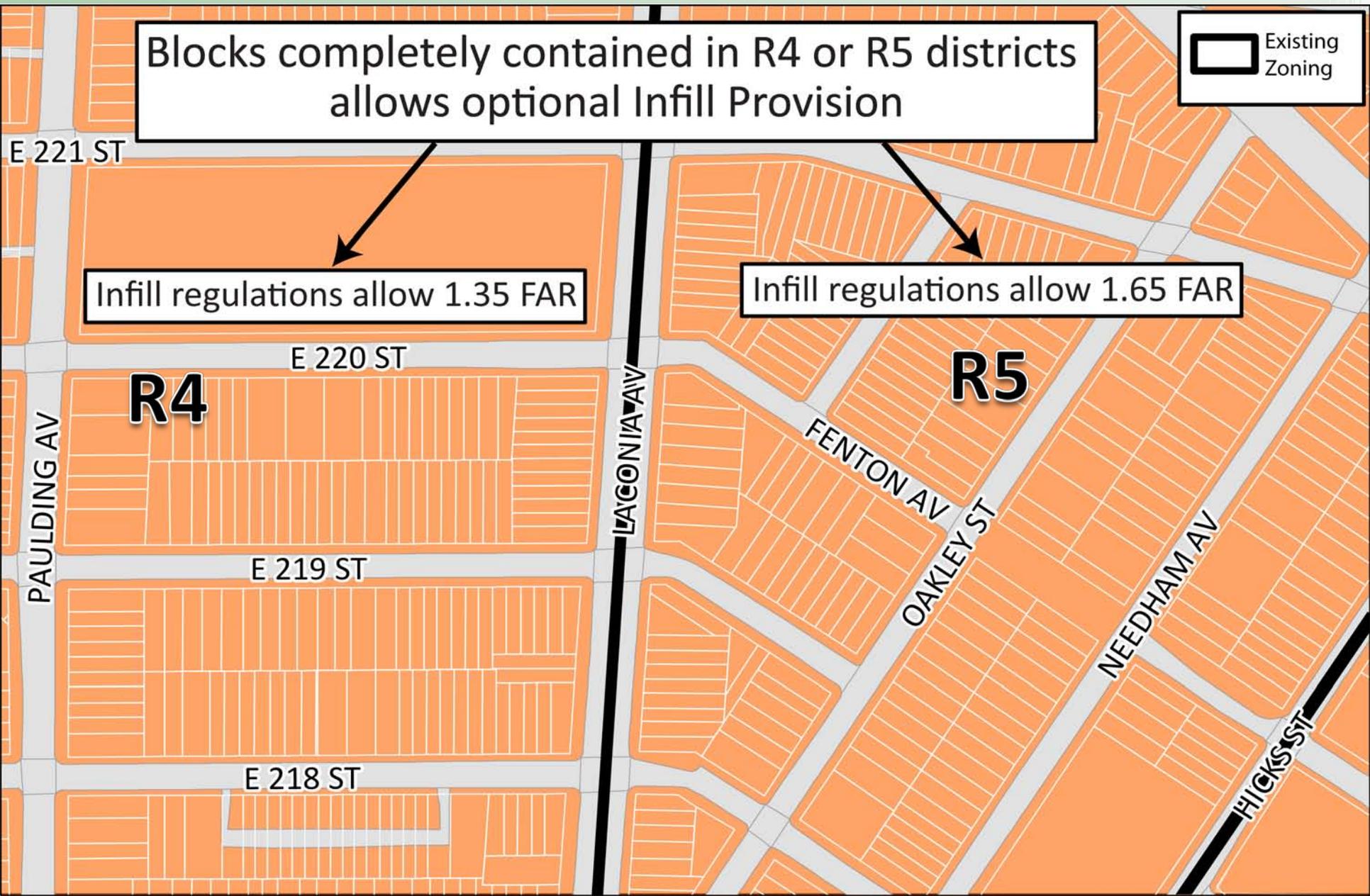
# Proposed Zoning: Remove Infill FAR – Existing Zoning

Blocks completely contained in R4 or R5 districts allows optional Infill Provision



Infill regulations allow 1.35 FAR

Infill regulations allow 1.65 FAR



# Proposed Zoning: Remove Infill FAR – Proposed Zoning

Blocks split by proposed zoning districts  
Infill Provision removed from all lots

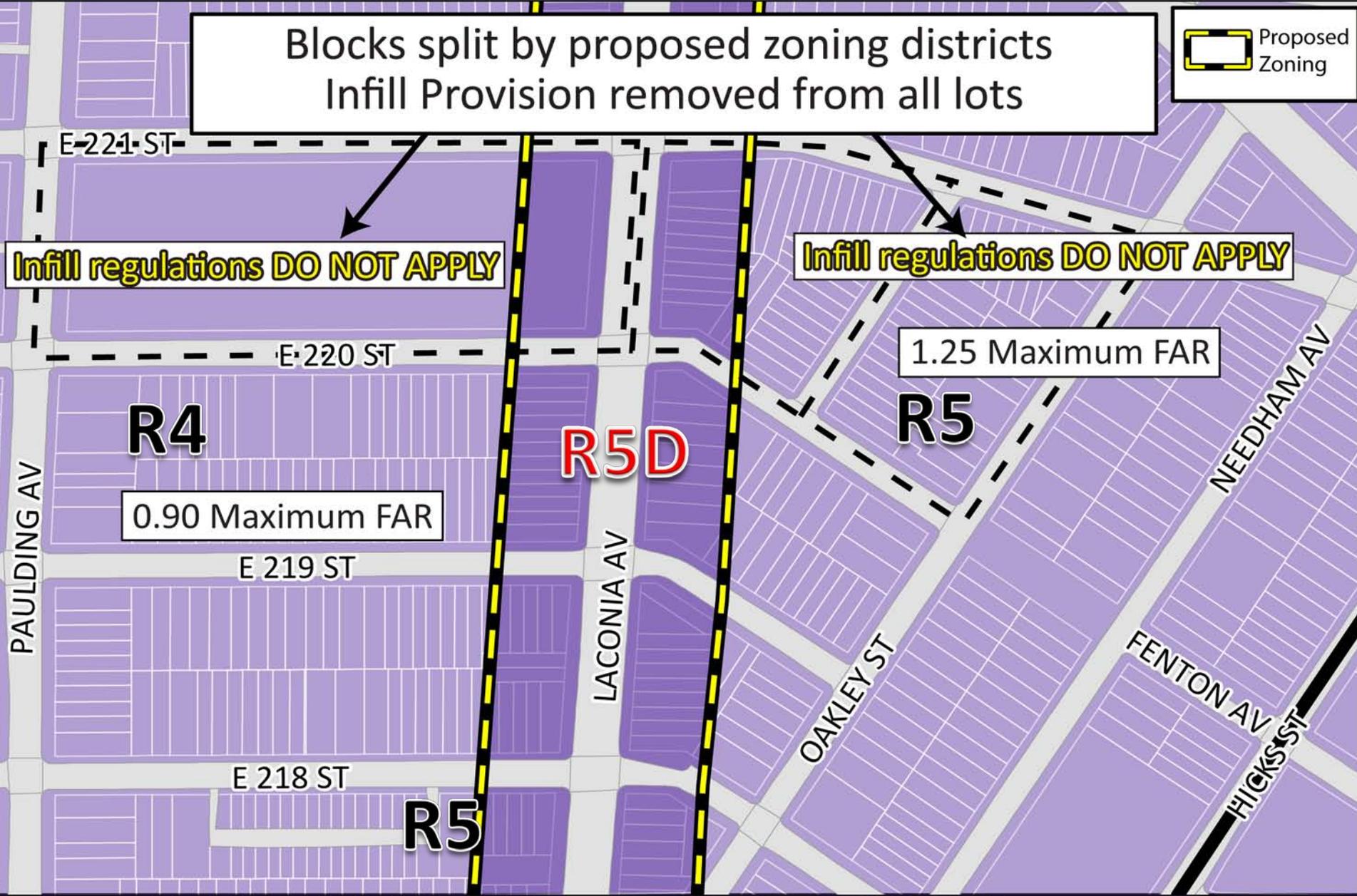


Infill regulations DO NOT APPLY

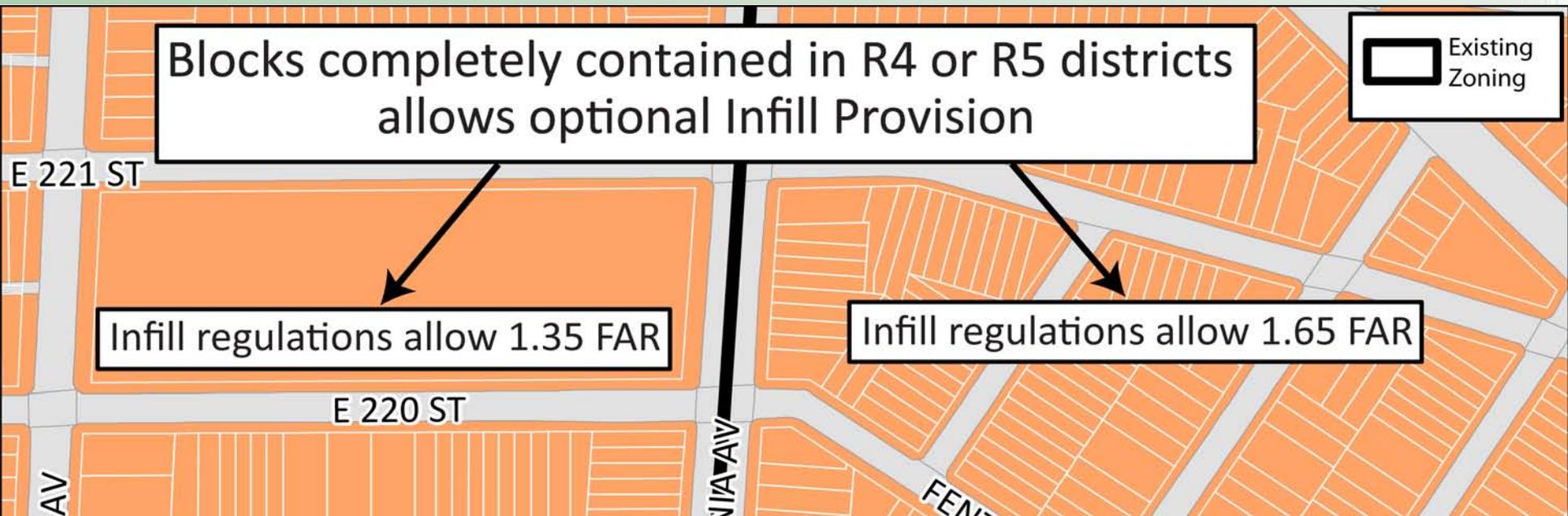
Infill regulations DO NOT APPLY

1.25 Maximum FAR

0.90 Maximum FAR



# Proposed Zoning: Remove Infill FAR – Existing vs. Proposed Zoning



# 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



## ***Protect and promote distinct areas within the Williamsbridge and Baychester neighborhoods***

- Neighborhood lower density and contextual rezonings in Williamsbridge and Baychester will preserve the existing scale and shift new development to main streets
- Shape White Plains Road, East Gun Hill Road, and East 233<sup>rd</sup> Streets into vibrant, inviting, and walkable residential and commercial corridors.



Gun Hill Road



# Williamsbridge/Baychester Rezoning

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