



Brush Avenue Rezoning - **Approved!**

Overview

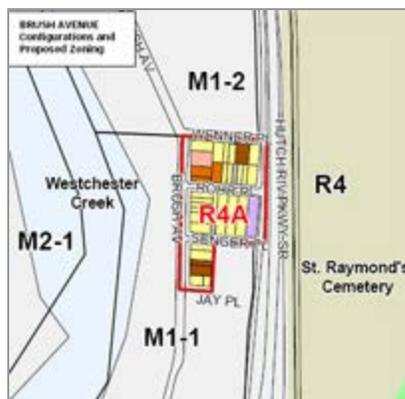
On September 28, 2004 the New York City Council approved the [Throgs Neck Area Rezoning](#) and Related Text Amendments (C 040479 ZMX, N 040480 ZRX, N 040481 ZRY and N 040482 ZRX - Read the [CPC Reports](#)). This comprehensive zoning plan proposed by the Department of City Planning rezoned most of the eastern Bronx neighborhoods in Community District 10. More than 240 blocks were rezoned to zoning districts that better fit the existing neighborhood context of one- and two-family detached homes. The Throgs Neck zoning amendments created a new waterfront zoning district (C3A) which filled the need for a zoning district that permits both marine uses and contextual residential buildings. It also designated Bronx Community District 10 a [Lower Density Growth Management Area \(LDGMA\)](#). Among other provisions, LDGMA regulations increase off-street parking requirements for new development and reduce the maximum height of new buildings in floodplain areas.



Homes on Brush Avenue

Responding to requests from the community board and a local civic group, the Ferry Point Civic Association, the Department of City Planning is proposing to rezone a three-block area between Ferry Point Park and the Hutchinson River Parkway from R4 to R4A. The proposed rezoning would also extend LDGMA protections to this low-density enclave of detached homes. As in Throgs Neck, in the Brush Avenue rezoning area, there is a mismatch between the built character of the area and the building type permitted by the existing zoning. This creates an incentive to build out-of-character attached and multifamily homes, which recently have been developed on underutilized lots in this neighborhood.

Proposed Rezoning



Configurations and Proposed Zoning

[\[Click for a larger view\]](#)

Three full blocks bounded by Wenner Place to the north, Jay Place to the south, the Hutchinson River Parkway to the east and Brush Avenue to the west are proposed to be rezoned from R4 to R4A. R4 districts permit all types of housing, including multifamily attached buildings, with a maximum [floor area ratio \(FAR\)](#) of 0.9. An R4A district would limit development to one- and two-family detached housing with the same maximum FAR of 0.9.

Since Bronx Community District 10 is within a Lower Density Growth Management Area, the minimum lot area would be 2,850 square feet for a one-family house and 3,135 square feet for a two-family house; the minimum lot width would be 30 feet for a one-family home and 33 feet for a two-family home. Two off-street parking spaces would be required for a single-family house and three spaces required for a two-family building.

Zoning Comparison

	Existing R4 District	Proposed R4A in Lower Density Growth Management
Housing Type	Low-Density Multifamily All housing types	Low-Density One- and Two-Family Detached
Floor Area Ratio	0.75 (+ 0.15 attic allowance)	0.75 (+ 0.15 attic allowance)
Minimum Lot Area	3,800 SF Detached 1,700 SF other	2,850 SF One-Family Detached 3,135 SF Two-Family Detached or Zero Lot Line
Front Yard	18' minimum or 10' exactly	10' minimum
Parking	1 per dwelling	1.5 per dwelling (round up: 2 for a single dwelling)

Public Review

On September 12, 2005, the Department of City Planning certified the ULURP application (C 060109 ZMX) for the proposed zoning map amendment, beginning the formal public review process. The application was sent to Community Board 10 for a 60-day review period. On October 11, CB 10 voted in favor of the application. The Bronx Borough President held a public hearing on October 27th and recommended approval of this application on November 2nd. The City Planning Commission held a public hearing on the application on December 7, 2005, and approved the application on January 11, 2006. ([Read the CPC Report.](#)) On February 15, 2006, 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.

Related Notes

-  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.