



## Harding Park/Clason Point Rezoning - **Approved!**

### Overview

#### Update May 9, 2007:

On May 9, 2007 the City Council adopted the Harding Park/Clason Point zoning map changes as proposed (see [CPC report C.070265 ZMX](#)). The zoning changes are now in effect.

#### Overview

The Department of City Planning proposes to rezone to contextual R4A and R3A zoning districts approximately 34 blocks in three sections of the Soundview peninsula in Bronx Community District 9. The rezoning area encompasses the Harding Park and Clason Point neighborhoods and is generally bounded by Randall Avenue to the north, the East River to the south, the Bronx River to the west and Pugsley's Creek to the east.

The rezoning study was undertaken at the request of the Waterfront Community Garden Association, the Harding Park Homeowners Association, and Community Board 9. The rezoning will support and reinforce the low-density character of this area and ensure that future residential development will be consistent with the existing context of one- and two-family detached homes.



Typical detached homes in the R5 zoning district in Clason Point.



New out-of-character housing on Patterson Avenue.



Unmapped street in Harding Park

Harding Park is a cooperatively owned low- and moderate-income neighborhood located on the western edge of the rezoning area near the Bronx River. Established as a campground in the 1920s, the area was eventually developed with summer cottages. During the housing shortage that followed World War II, the cottages became permanent residences, eventually sheltering over 250 families. Many of the original bungalows remain, as do the unmapped and unnamed streets that were built in the 1920s.

Clason Point is a flat peninsula of land along the eastern and northern edges of the rezoning area. Shorehaven, a [large-scale residential development](#) approved by the City Planning Commission in 1988, is located outside the rezoning area between Harding Park and Clason Point. To date approximately 550 of the 1,183 units planned and portions of a waterfront esplanade and a community center have been developed.

White Plains Road and Soundview Avenue run down the middle of the rezoning area, Sound View Park is located to the west along the Bronx River and Pugsley's Creek Park is located to the east.

## Harding Park/Clason Point Rezoning - **Approved!** Neighborhood Character & Existing Zoning

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### ***Neighborhood Character & Existing Zoning***

The rezoning area is predominantly developed with one- and two-family detached homes (85.0% of residential lots), although a number of semi-detached (7.6% of residential lots) and attached homes (2.6% of residential lots) have been built in recent years. The current R5, R3-2 and C3 zoning districts allow a variety of configurations including row houses and small apartment buildings. Clason Point residents have raised concerns about the subdivision of large lots to allow for semi-detached or attached houses. In addition, older detached one- and two-family frame houses have been replaced with multifamily semi-detached or attached homes.



Existing Zoning Map  
 [View a larger image.](#)



Typical detached homes in the existing R3-2 zoning district in Clason Point.



New out-of-character housing along Husson Street.

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. In the R3-2 district, the maximum FAR is 0.9 including an *attic allowance* and the maximum building height is 35 feet.

Two C3 districts are mapped in the rezoning area; one along the Bronx River and another along Pugsley's Creek. C3 districts permit waterfront-related commercial uses. The maximum commercial FAR is 0.5 and the maximum building height is two stories or 30 feet, whichever is less. Residential development in C3 districts is governed by the R3-2 district regulations.

 [View the Comparative Zoning Chart.](#)

## Harding Park/Clason Point Rezoning - **Approved!** Proposed Zoning

### **Proposed Zoning**

The lower-density contextual zoning districts proposed, R3A and R4A, are appropriate for this area, where there is limited capacity to support a significant increase in new housing. The streets are mostly cul-de-sacs and tend to be much narrower than comparable low-density areas in the rest of the Bronx. Harding Park, a campground-turned-cooperative residential community, is a maze of narrow alley-like unmapped streets ranging from 5 to 15 feet wide. The area has high car ownership, limited parking, and limited access to mass transit (#6 train is located over a mile away from the northern boundary of the study area; two bus lines, BX39 and BX27, run along Soundview Avenue and White Plains Road). The area is also affected by flood plain and drainage issues.



Proposed Zoning Map

 [View a larger image.](#)

### **R4A**

An area of approximately six blocks would be rezoned from R5 to R4A. This area is developed predominately with one- and two-family detached homes on large lots. Under the proposed R4A zoning district, one- and two-family detached homes would continue to be allowed, but the semi-detached, attached and multifamily houses allowed under existing R5 zoning would no longer be permitted. The minimum lot size would be 2,850 square feet and the maximum FAR would be 0.75 (0.9 with an attic allowance). The maximum building height is 35 feet (with a 21-foot perimeter wall) in the proposed R4A district. Infill zoning regulations are not applicable in R4A districts.

 [View photos and a map of the proposed R4A.](#)

### **R3A**

Three subareas consisting of 19 full blocks and six partial blocks are proposed to be rezoned from R3-2 to R3A.

Rezoning from the existing R3-2 zoning to a proposed R3A zoning district would continue to allow one- and two-family detached homes; however, semi-detached, attached and multi-family houses allowed in the existing R3-2 zoning would not be permitted. The minimum lot size in an R3A district is 2,375 square feet. The maximum FAR would remain 0.5 (0.6 with an attic allowance) and the maximum height would remain 35 feet.

#### **Sub Area 1**

An area of approximately nine blocks comprising Harding Park is proposed to be rezoned from R3-2 to R3A, consistent with the Harding Park Home Owners Association bylaws which permit only one-family homes.

 [View photos and a map of the proposed R3A \(Sub Area 1\).](#)

#### **Sub Area: 2 and 3**

An area of approximately 16 blocks in the Clason Point neighborhood would be rezoned from R3-2 to R3A. The predominant character of this neighborhood is one- and two-family detached homes on smaller lots.

 [View photos and a map of the proposed R3A \(Sub Area 2 & 3\).](#)

An area of approximately three blocks along the waterfront is proposed to be rezoned from C3 to R3A. The Department of Parks & Recreation owns almost all the land along the waterfront in the existing C3 districts, and currently there are no commercial uses located in these areas. Rezoning from C3 to the proposed R3A zoning district would limit residential uses to one- and two-family detached homes and no commercial uses would be permitted. Semi-detached, attached and multi-family houses allowed in the existing C3 zoning would not be permitted in the proposed R3A district.

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### Public Review

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#### **Public Review**

On January 8, 2007, the Department of City Planning certified the Clason Point and Harding Park rezoning application (C 070265 ZMX) to begin the formal public review process.

<b>Milestone</b>	<b>Date</b>
Department of City Planning Certification	January 8, 2007
Community Board 9 Review	Expires March 19, 2007
Community Board Recommendation	Approved - February 1, 2007
Borough President Approval	March 5, 2007
City Planning Commission Public Hearing	March 14, 2007
City Planning Commission Approval  <a href="#">Read the CPC Report.</a>	April 11, 2007
City Council Approval	May 9, 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.