



Park Stratton Rezoning - **Approved!**

Update May 9, 2007:

On May 9, 2007 the City Council adopted the Park Stratton zoning map changes as proposed (see [CPC report C 070264 ZMX](#)). The zoning changes are now in effect.

Overview

The Department of City Planning (DCP) is proposing zoning map changes for eight full blocks and portions of five blocks in the southeastern Bronx neighborhood of Park Stratton in Community District 9. This neighborhood is characterized by a mixture of one- and two-family homes with side yards, as well as multiple dwellings scattered throughout the rezoning area.

The Park Stratton neighborhood is generally bounded by Bronx River and East Tremont avenues to the north, Beach Avenue to the east, the service road of the Cross Bronx Expressway to the south, and Noble Avenue to the west. Parkchester is a few blocks to the east and Noble Park is located on its western boundary. The nearest subway is the East 180th Street stop of the #2 and #5 lines. The area is serviced by the BX 40 and BX 42 buses, which travel along East Tremont Avenue and the BX 44 bus, which travels along the service road of the Cross Bronx Expressway.

The proposed rezoning was undertaken at the request of the Rosedale Homeowners Association, Community Board 9, and the local Councilmember. The community is concerned about the potential impacts of new attached and multifamily developments, their height and scale, and their lack of side yards.



One- and two-family homes along Rosedale Avenue



Out-of-character development along Beach Avenue

Neighborhood Character and Existing Zoning

Park Stratton is a low- to medium-density neighborhood, characterized by detached housing (67% of residential lots), semi-detached (15%), and attached and multifamily housing (18%). Neighborhood-oriented retail uses are located along Beach Avenue and Archer Street.

The area is currently zoned **R6**, a medium-density residential district that allows all housing types. It has a maximum floor area ratio (FAR) of 2.43. The height of buildings in R6 districts is governed by a sky exposure plane and does not have a fixed limit. The parking requirement is one space per dwelling unit or 70% of total dwelling units if group parking is provided.

Two commercial districts provide local shopping. A C1-2 commercial overlay is mapped along two block fronts of Beach Avenue, the eastern boundary of the rezoning area, while a C2-2 commercial overlay is mapped along the northern boundary of the rezoning area (Bronx River and East Tremont avenues). C2 overlays permit a slighter wider array of local retail services than C1 overlays.

[View the Zoning Comparison Chart.](#)



Building Configuration & Existing Zoning -- [View a larger image.](#)



One- & two-family detached homes along St. Lawrence Avenue



Multifamily homes along Commonwealth Avenue

Proposed Zoning

R5

The proposed R5 district would continue to permit both attached and detached homes. However the maximum FAR would be 1.25, lower than the existing R6 maximum, and the maximum building height would be limited to 40 feet. (New developments in [predominantly built-up areas](#) can apply infill zoning provisions with a maximum FAR of 1.65 and a height limit of 33 feet.) Unlike the existing R6 district, which does not require side yards for attached or multifamily buildings, the proposed R5 district requires that one- and two-family detached houses have two side yards with a minimum total width of 13 feet (minimum 5' each) and that semi-detached homes have one side yard, at least eight feet wide. Parking requirements for new residential development would be somewhat higher: one space per dwelling unit or 85% of total dwelling units if group parking is provided, compared to 70% of units in R6 districts.

Commercial Overlay Changes

Commercial overlays on two block fronts along Bronx River and East Tremont avenues (between Rosedale and St. Lawrence avenues) are proposed to be changed from C2-2 to C2-4. The proposed change would reduce off-street parking requirements (generally from one space per 300 square feet of commercial space to one space per 1,000 square feet). The depths of the overlays would also be reduced from 150 feet to 100 feet to prevent encroachment of commercial uses onto residential blocks.

In addition, a C1-2 commercial overlay along two block fronts of Beach Avenue between Archer Street and Guion Place is proposed to be extended approximately 25 feet to include an existing non-conforming commercial use.



Building Configuration & Proposed Zoning -- [View a larger image.](#)



Commercial and residential uses along East Tremont Avenue in proposed R5/C2-4 district



Existing C1-2 commercial overlay extension to include a legal non-conforming use.

Public Review

On January 8, 2007, the Department of City Planning certified the Uniform Land Use Review Procedure (ULURP) application (C 070264 ZMX) for the Park Stratton rezoning to begin the formal public review process.

Milestone	Date
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 Read the CPC Report.	April 11, 2007
City Council Approval	May 9, 2007

For more information on the Park Stratton Rezoning, please 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.