



## Woodlawn Rezoning - Approved!

The Department of City Planning proposes to rezone 19 full blocks and portions of 24 blocks in the northern Bronx neighborhood of Woodlawn in Community District 12. The Woodlawn neighborhood is bounded by Van Cortlandt Park to the west, Woodlawn Cemetery to the south, Webster Avenue to the east and the New York – Yonkers City Line to the north.

### Background

In 1996, much of the Woodlawn study area was rezoned to promote development compatible with existing development patterns. Among other changes, most of the largely lower-density residential blocks were rezoned from R5 and R7-1, districts that permit all types of housing, to R4-1, which permits only one- and two-family detached and semi-detached residences. In addition, 13 blockfronts along Katonah Avenue, the main commercial strip bisecting the neighborhood, were rezoned from R5 to R5B with a C1-3 commercial overlay to encourage row house and buildings with ground-floor commercial uses.

Recently, there has been renewed pressure to redevelop vacant or underutilized lots in this area with semi-detached housing that does not fit the surrounding neighborhood context. Eighty percent (80%) of residential lots are developed with detached housing



Typical R4A detached homes



Out-of-context semi-detached housing

### Proposed Zoning

#### R4-1 to R4A

Fourteen full blocks and portions of 22 blocks are proposed to be rezoned from R4-1 to R4A. On blocks that are primarily developed with detached homes (82% of residential lots), new development would be limited to one- and two-family detached housing with a maximum floor area ratio (FAR) of 0.9, a minimum lot area of 2,850 and a minimum lot width of 30 feet, which is characteristic of most buildings in this area.

#### R5 to R4A

Two full blocks and portions of two other blocks bounded by Van Cortlandt Park East, East 235th Street, Napier Avenue and East 236th and a line 100' west of Oneida Avenue are proposed to be rezoned from R5 to R4A. Three-quarters of the lots in this area are developed with one- and two family detached housing, while the existing zoning permits all types of housing including semi-detached, row houses and small apartment buildings. This proposal would limit development to single- and two-family detached housing with an FAR of 0.9.

#### R4-1 to R5B

All or portions of 31 lots located just west of Katonah Avenue along 237th and 238th streets are proposed to be rezoned from R4-1 to R5B, extending the existing R5B district to a small area developed primarily with multifamily and attached housing. The existing R4-1 district permits only detached and semi-detached single- and two-family homes. The proposed R5B district permits detached, semi-detached houses, rowhouses and small apartment buildings, with an FAR of 1.35 and a height limit of 33 feet, which is more reflective of the buildings in this area.



Woodlawn Building Configuration & Existing Zoning

[View a larger image.](#)



Woodlawn Building Configuration & Proposed Zoning

[View a larger image.](#)

**Public Review**

On September 12, 2005, the Department of City Planning certified the ULURP application (C 060110 ZMX) for the proposed zoning map amendments, beginning the formal public review process. The application was sent to Community Board 12 for a 60-day review period. On October 27, CB 12 voted in favor of the application. The Bronx Borough President recommended approval of the application November 28, 2005. 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

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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.