



Village of Baychester Rezoning - **Approved!**

Overview

Update February 15, 2006:

On February 15, 2006 the City Council adopted the Village of Baychester Rezoning. The zoning map amendments are now in effect.

In August 2005, the Department of City Planning proposed rezoning five full blocks and portions of one block in the Village of Baychester neighborhood within Community District 10, the Bronx. The proposed rezoning was intended to support and reinforce the low-density character of the neighborhood to help ensure that future residential development would be consistent in scale and context with existing detached homes.



Detached homes on Boller Avenue

Background

The Department of City Planning proposed amendments to the Zoning Map in order to ensure that future residential buildings would not be out-of-character with traditional low-density development patterns of the Village of Baychester. The area affected by the proposed action is generally bounded by the Hutchinson River Parkway East to the north and west, Hunter Avenue to the east, and Bassett Avenue to the south. It is located just south of Co-op City, a large high rise development built in the 1960's. Pelham Bay Park is located to the east and at 2,765-acres it is the city's largest park. Prior to the 2005 rezoning proposal, the area was zoned R3-2 with half of one block zoned R6.

The Village of Baychester neighborhood is primarily residentially developed with a large number of vacant lots. At the time of rezoning, sixty-five percent of the homes in the area were one- and two-family, detached structures; nineteen percent of the residentially developed lots were occupied by multi-family housing, ten percent by attached housing, and five percent by semi-detached housing. Thirty percent of the lots were either vacant or used for parking, mostly as accessory parking for a single or two-family home. The community expressed concern that the vacant lots would be developed with out-of-character multi-family attached housing or apartment buildings.

The R3-2 and R6 zoning districts allow for a variety of housing types including semi-detached, attached housing and small apartment buildings in the R3-2 district and apartment buildings typically between 3 and 12 stories in the R6 district. Such development was not reflective of the predominant character of one- and two-family detached homes. The mismatch between the built character of the area and building type permitted by the existing zoning created an incentive to replace sound detached homes with rows of attached housing.

The Village of Baychester rezoning was a follow-up to the Throgs Neck Area Rezoning and Text Amendments approved by the City Planning Commission on August 25, 2004 (N 040479 ZMX, N 040480 ZRX, N 040481 ZRY, and N 040482 ZRX; CPC Calendar #8) and by the City Council on September 28, 2004 (CC Resolution #611). This rezoning study was undertaken at the request of Bronx Community Board 10 and local civic organizations to extend the protection of contextual zoning and the Lower Density Growth Management regulations to the area.

Village of Baychester Rezoning - **Approved!** Existing Context & Zoning

R3-2 District

The Village of Baychester neighborhood is primarily developed with detached homes and newer multi-family homes, and at the time of the 2005 rezoning was generally zoned R3-2 within a Lower Density Growth Management Area (LDGMA). The R3-2 district was generally bounded by the Hutchinson River Parkway East to the north, Boller and Hunter avenues to the east, the New York – New Haven and Hartford Rail Road Right-of-Way to the south, and the Bruckner Expressway to the west. Residential and community facility uses are permitted in R3-2 zoning districts (Use Groups 1 – 4). Detached, semi-detached and attached housing is permitted with a maximum FAR of 0.5 with an attic allowance of up to 0.1 FAR. The maximum building height is 35 feet (with a 26-foot perimeter wall), and the parking requirement is 105 parking spaces for each dwelling unit.

R6 District

A portion of one block, generally bounded by Hunter Avenue to the north and east, Stillwell Avenue to the south, and Boller Avenue to the west was zoned R6. Residential and community facility uses are permitted in R6 zoning districts (Use Groups 1 – 4), with no height limit and a maximum floor area ratio (FAR) of 2.43 for residential uses and 4.8 for community facility uses.

Village of Baychester Rezoning - **Approved!** Proposed Zoning

In order to preserve the predominant one- and two-family detached character, five full blocks were proposed to be rezoned from R3-2 to R3A. The proposed R3A zoning would preserve the existing low density detached neighborhood character of this area. This area is generally bounded by the Hutchinson River Parkway Extension to the north, Boller Avenue to the east, the New Haven & Hartford Rail Road Right-of-Way to the south and Bruckner Expressway to the west. A portion of one block, generally bounded by Hunter Avenue to the north and east, Stillwell Avenue to the south, and Boller Avenue was rezoned to R3A.

The proposed R3A district within a Lower Density Growth Management Area (LDGMA) permits only detached single- and two-family residences. Under the proposed R3A zoning, the maximum FAR is 0.5 with an attic allowance of 0.1. The minimum lot size would be 2,375 square feet for detached one-family homes and to 3,135 square feet for detached two-family homes. The minimum lot width would be 25 feet for one-family homes and 33 feet for two-family homes and the minimum front yard would be 10 feet. The maximum height is 35 feet, with a maximum perimeter wall height of 26 feet. Parking requirements are 1.5 parking spaces per dwelling unit.




Proposed Zoning Map - Approved February 2006 - [View a larger image.](#)


Village of Baychester Rezoning - **Approved!**

Public Review

On September 12th, 2005 the Department of City Planning certified the [Uniform Land Use Review \(ULURP\)](#) application (C 060108 ZMX) for the Village of Baychester rezoning to begin the formal public review process.

<i>Milestones</i>	<i>Target Dates</i>
Department of City Planning Certification	September 12, 2005
Community Board 10 Approval	October 11, 2005
Bronx Borough President Approval (with a recommendation)	November 2, 2005
City Planning Commission Approval ( Read the CPC Report)	August 19, 2009
City Council Approval	February 15, 2006

Related Notes

-  Items accompanied by this symbol require the [free Adobe Acrobat Reader](#).