



## Morris Park Rezoning - **Approved!**

The Department of City Planning (DCP) is proposing zoning map amendments for 12 full blocks and portions of 24 blocks in the Morris Park neighborhood of Bronx Community District 11. The rezoning will support and reinforce the low-density character of the neighborhood and ensure that future residential development will be consistent in scale and context with existing detached and semi-detached homes.

### **Background**

The Morris Park neighborhood began to be developed at the turn of the 20th century and homebuilding accelerated with construction of a streetcar line in 1910 along Morris Park Avenue. Construction continued well after World War II, as the extension of local highways made the neighborhood more accessible. Most of the neighborhood is developed with single- and two-family detached homes and semi-detached housing. Small and medium-sized apartment buildings can be found along Morris Park Avenue, which is also the neighborhood's main commercial corridor, and along Williamsbridge Road.

### **Existing Zoning**

The area proposed for rezoning is generally bounded by Rhinelander, Bronxdale, Sacket and Hering avenues. The entire area is presently zoned R4 which allows multifamily, attached, and semi-detached buildings. The maximum floor area ratio (FAR) is 0.75 with an attic allowance of up to 20%, and the maximum building height is 35 feet with a perimeter wall no higher than 25 feet. One off-street parking space is required for each dwelling unit. A commercial overlay, C1-2, is mapped along Morris Park Avenue.

### **Proposed Zoning**



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



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

### **R4 to R4A**

Eleven full blocks and portions of 19 blocks north and south of Morris Park Avenue are proposed to be rezoned from R4 to R4A. Reflecting the predominant character of these blocks, the proposed R4A district permits only detached single- and two-family residences. The maximum permitted FAR of 0.75 plus attic allowance and maximum building height of 35 feet are the same as the existing R4 district, as is the parking requirement of one off-street space per unit. The perimeter wall in R4A districts, however, may rise no higher than 21 feet, in keeping with the area's two-story homes with attics beneath pitched roofs.



Typical detached housing in the proposed R4A in Morris Park.

### **R4 to R4-1**

One full block and portions of five blocks generally bounded by Morris Park Avenue to the north, Pierce Avenue to the south, Bronxdale Avenue to the west and Radcliff Avenue to the east would be rezoned from R4 to R4-1. The proposed R4-1 district permits detached and semi-detached single- and two-family homes. The maximum FAR is 0.75 plus an attic allowance, the maximum building height is 35 feet with a

perimeter wall limit of 25 feet, and the parking requirement is one off-street space per unit.



Typical detached and semi-detached in the proposed R4-1 in Morris Park,

### **Commercial Overlays**

C1-2 commercial overlays mapped to a depth of 150 feet along 12 Morris Park Avenue blockfronts between Haight and Bogart avenues would be replaced with a C1-4 designation mapped to a depth of 100 feet from the street line to prevent commercial uses from encroaching onto residential mid-blocks. The C1-2 and C1-4 commercial overlays permit the same range of local retail and personal service shops needed in residential neighborhoods and both have a maximum commercial FAR of 1.0 in the underlying R4 residential zoning district. The only major difference is the amount of off-street parking required. The parking requirement would be reduced from one parking space for every 300 square feet of commercial space under the existing C1-2 overlay to one space per 1,000 square feet under the proposed C1-4 commercial overlay.



Existing retail uses along Morris Park Avenue.


### **Public Review**

On June 20, 2005, the Department of City Planning certified the ULURP application for the proposed zoning map amendments (C 050442 ZMX). On July 25, 2005 CB 11 voted unanimously to approve the application. The Bronx Borough President recommended approval of the application on August 29, 2005. The City Planning Commission held a public hearing on the application on September 14, 2005, and approved the application on September 26, 2005. ([Read the CPC report](#)). On October 11, 2005, 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.