



Pelham Parkway/Indian Village Rezoning - **Approved!**

Overview

Update July 19, 2006:

On July 19, 2006, the City Council adopted the Pelham Parkway/Indian Village zoning map changes as proposed (see [CPC report C 060335 ZMX](#)). The zoning changes are now in effect.

The Department of City Planning (DCP) is proposing zoning map changes for 43 full blocks and portions of 32 blocks in the northeastern Bronx neighborhoods of Pelham Parkway and Indian Village in Community District 11. These neighborhoods are characterized by a mixture of single- and two-family homes, built primarily in the early to mid-20th century, as well as some multifamily housing scattered throughout the rezoning area.

The Pelham Parkway and Indian Village neighborhoods are approximately bounded by Pelham Parkway South to the north, Rhinelander, Bronxdale, and Morris Park avenues to the south, Seminole and Stillwell avenues to the east, and Esplanade to the west.

Neighborhood Character and Existing Zoning

Pelham Parkway and Indian Village are low-density neighborhoods, characterized by detached housing (56% of residential lots) and clusters of semi-detached and attached housing (28% and 12% respectively of residential lots). Some apartment buildings can be found along Pelham Parkway and Williamsbridge Road, both major streets. Neighborhood-oriented retail uses are located along Williamsbridge Road and Morris Park Avenue.

Most of this area is currently zoned R3-2 with smaller portions zoned R4 and M1-1. R3-2 and R4 districts permit a variety of housing types including row houses and small apartment buildings that are not reflective of the area's built character. C1-2 and C2-2 commercial overlays are mapped along Williamsbridge Road to provide for local retail and service needs.



Locator Map



Existing Zoning Map

[View a larger image.](#)

Public Review

On February 21, 2006, the Department of City Planning certified the [Uniform Land Use Review Procedure](#) (ULURP) application (C060335 ZMX) for the Pelham Parkway/Indian Village rezoning to begin the formal public review process. The application was sent to Community Board 11 for a 60-day review period. Community Board 11 held a public hearing on the application on March 16, 2006, and approved the application with conditions on March 23, 2006. The Bronx Borough President recommended approval of the application on April 27, 2006. The City Planning Commission held a public hearing on the application on May 10, 2006, and approved the application on June 21, 2006. ([Read the CPC report](#)). On July 19, 2006, the City Council adopted the zoning changes which are now in effect.

For more information on the Pelham Parkway and Indian Village Rezoning, please contact the Bronx Office of the Department of City Planning at (718) 220-8500.

Pelham Parkway/Indian Village Rezoning - **Approved!** Proposed Zoning

The lower-density and contextual zoning districts proposed – R3-1, R4-1 and R4A -- would better reflect the scale and character of the neighborhoods and ensure that future development will fit their context of one- and two-family detached and semi-detached homes. In addition, the new moderate-density contextual district – [R5D](#) - would be mapped to encourage new mixed-use development along six blockfronts on Williamsbridge Road between Pelham Parkway and Rhinelander Avenue. An R6A moderate-density contextual district is also proposed for parts of two blocks just south of Pelham Parkway.



Proposed Zoning Map

[View a larger image](#)

[View tables comparing existing and proposed zoning districts: \[R3-1 & R3-2\]\(#\), \[R4\]\(#\), \[R4A\]\(#\), \[R4-1 & R5D\]\(#\), \[R6A\]\(#\).](#)

R3-1

- An area consisting of seven full blocks is proposed to be rezoned from R4 and R3-2 to R3-1. This area in the southeastern part of the rezoning area is characterized by one- and two-family detached and semi-detached homes.

The proposed R3-1 district would limit new housing to one- and two-family detached and semi-detached homes with a maximum [floor area ratio \(FAR\)](#) of 0.6 and a minimum lot width of 40 feet for detached homes.



Semi-detached homes on Tenbroeck Avenue in the proposed R3-1 district.

R4-1

- Seventeen full blocks and portions of 11 blocks in the western part of the rezoning area are proposed to be rezoned from R3-2 to R4-1.

The proposed R4-1 district would limit new housing to one- and two-family detached and semi-detached homes which predominate in this area. The R4-1 zone has a maximum FAR of 0.9 and requires new detached homes to have a minimum lot width of 25 feet.



Detached and semi-detached homes in the proposed R4-1 district.

R4A

- Nineteen full blocks and portions of 11 blocks in three separate sub-areas east and west of Williamsbridge Road are proposed to be rezoned from R4 and R3-2 to R4A.

The R4A district, which allows only one- and two-family detached homes, would preserve the predominant character of these areas. R4A zoning has a maximum FAR of 0.9 and requires new houses to have a minimum lot width of 30 feet. In R4A districts, the infill zoning provisions of the existing R4 would not be applicable.



Detached home along Pelham Parkway in the proposed R4A district.

R4

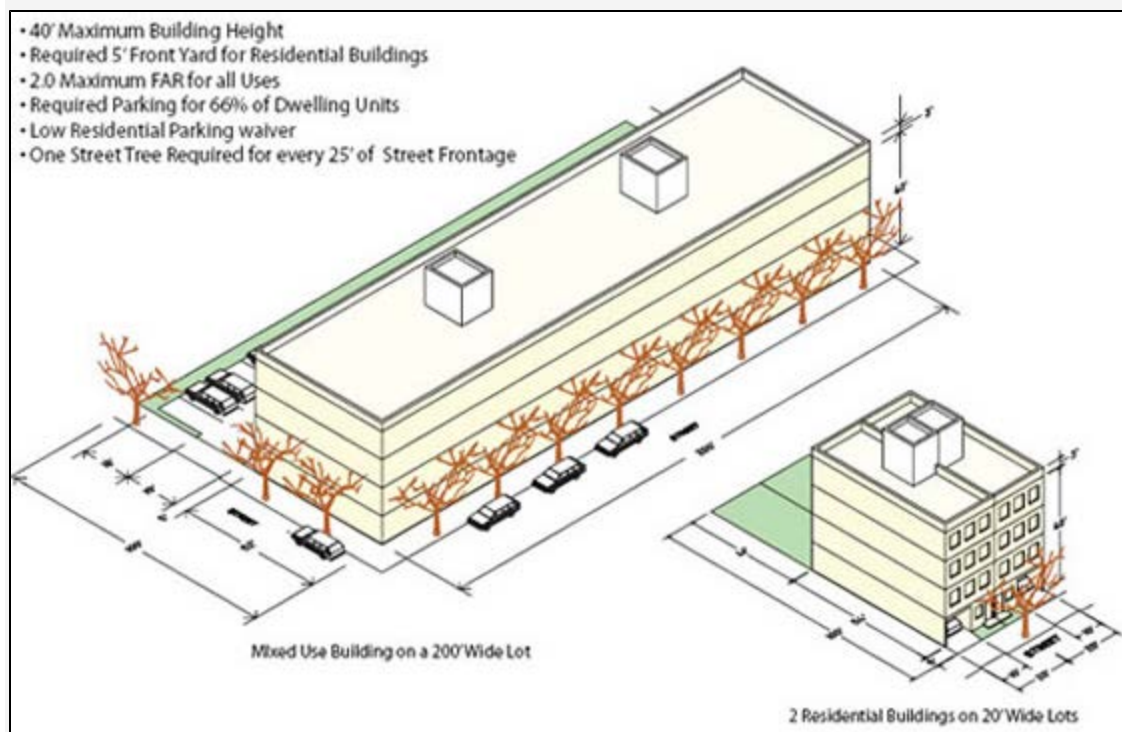
- A portion of one block located on the corner of Rhinelander Avenue and Williamsbridge Road would be rezoned from R3-2 to R4 to match the zoning district on the remainder of the block.

R5D

- Six blockfronts located along Williamsbridge Road between Pelham Parkway and Rhinelander Avenue would be rezoned from R3-2 to R5D to encourage development of new low-rise multifamily buildings. This wide street is an appropriate location for the four-story residential development facilitated by R5D zoning.

R5D is a new zoning district also proposed for the [Jamaica Hill / Hillcrest neighborhoods](#) in Queens Community District 8.

All housing types would continue to be permitted under the proposed R5D district but at a higher density. The maximum FAR would increase from 0.6 in the existing R3-2 to 2.0 in the proposed R5D district. The maximum height of all building types would be set at 40 feet and parking would be required for 66 percent of dwelling units if the parking is grouped. Front yards at least five feet deep would be required, compared to a 15-foot minimum depth in R3-2 districts.



Typical R5D Development

R6A

- Portions of two blocks along Pelham Parkway South generally between Eastchester Road and Basset Avenue would be rezoned from R4 and M1-1 to R6A. The area presently zoned R4 contains five six-story residential buildings which are better matched by the proposed R6A zoning district. The area now zoned for manufacturing, which contains a small horse stable and is otherwise vacant or underbuilt, offers an opportunity for new residential development in keeping with most buildings along Pelham Parkway.

The proposed R6A district is a contextual district that allows apartment buildings with a maximum height of 70 feet. The maximum FAR is 3.0 for both residential and community facility uses, and parking must be provided for 50 percent of the dwelling units. The [Quality Housing program](#) is mandatory under R6A zoning.



Six-story apartment buildings along Pelham Parkway in the proposed R6A district.

Commercial Overlays


- C1-2 and C2-1 commercial overlays along Williamsbridge Road would be changed to C1-4 and C2-4 overlays, respectively, to reduce parking requirements. And a C1-2 overlay would be extended to one lot at the corner of Rhinelander Avenue which is to be rezoned to R4A.

The proposed reduction in parking requirements would not affect existing commercial establishments and would help facilitate development of needed neighborhood retail establishments. For example, a food store with 2,000 square feet or more of floor area would be required to provide one parking space per 1,000 square feet of floor area in the C1-4 and C2-4 districts, compared to one space per 200 square feet in C1-2 and C2-2 districts.



One-story commercial uses along Williamsbridge Road in the proposed R5D district.

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.