

Westchester Square Rezoning - **Approved!**

Overview

The Department of City Planning (DCP) is proposing to rezone 17 full blocks and portions of 19 blocks in the northeastern Bronx neighborhood of Westchester Square in Community District 10. Additionally, DCP proposes to modify commercial overlay districts throughout the neighborhood.

Most of the rezoning area is located north of Westchester Avenue, generally bounded by East Tremont Avenue and Castle Hill Avenue. The remaining portion is located south of Westchester Avenue, generally bounded by Seabury, Zerega and Waterbury avenues.

Neighborhood Character and Existing Zoning

Westchester Square, the first European settlement in what is now the Bronx, was founded in 1654 by English settlers from Connecticut. Among them were sea captains and crewman who lived and worked in the area as it developed into a river port along Westchester Creek. The role of Westchester Square as an important commercial hub grew with the arrival of the subway in the early twentieth century.

Westchester Square is characterized by low and mid-density residential development comprised of large one- and two-family detached homes on the inner blocks of the rezoning area and apartments buildings along the wider avenues. Detached homes constitute approximately 81% of the area's housing stock; and 6% of the residential structures are semi-detached. Attached and multi-family housing comprise roughly 3% and 10% of the housing respectively.

The Westchester Square rezoning area is generally zoned R6, except for a small residential area south of Westchester Avenue that is zoned M1-1. Although the neighborhood consists primarily of large detached housing, R6 zoning also permits semi-detached, attached, and apartment buildings. The maximum [floor area ratio \(FAR\)](#) in R6 districts is 2.43. Building height is regulated by sky exposure plane and setback requirements. Parking, if grouped, is required for 70% of the dwelling units. (View the [zoning comparison table](#)).

East Tremont, Westchester and Castlehill avenues are the local commercial corridors of the Westchester Square neighborhood and are currently zoned R6 with C1-2 and C2-2 commercial overlays.

Westchester Square is located west of the [Throgs Neck Area](#), which was rezoned in September of 2004 to contextual or low-density zoning districts when it was also designated a Lower Density Growth Management Area (LDGMA). It is the concern of the Westchester Square community that with this new zoning in place, future out-of-scale development might move westward into Westchester Square. The mismatch between the built form of the neighborhood and existing zoning creates an incentive to replace sound detached homes with rows of attached housing or out-of-scale multifamily apartment buildings.

Public Review

On October 17, 2005, the Department of City Planning certified the [Uniform Land Use Review Procedure](#) (ULURP) application (C 060180 ZMX) for the Westchester Square rezoning to begin the formal public review process. The application was sent to Community Board 10 for a 60-day review period. On November 17, 2005, CB 10 voted in favor of the application. The Bronx Borough President held its public hearing on December 15, 2005. The City Planning Commission held a public hearing on the application on January 11, 2006, and approved the application on February 8, 2006. ([Read the CPC report](#).) On March 22, 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.



New out-of-character multi-family construction on Glebe Avenue



Existing Zoning & Configurations

[View a larger image](#).

Westchester Square Rezoning - **Approved!** Proposed Zoning

The proposed *contextual zoning* districts would better reflect the scale and character of the Westchester Square neighborhood and ensure that future development fits the prevailing neighborhood context of mid-density residential development. The proposed rezoning would preserve the context of large detached single- and two-family homes in the inner blocks and apartment buildings along wider avenues.

Sixteen full blocks and portions of 16 others north of Westchester Avenue would be rezoned from R6 to R5A, a new zoning district proposed for the [Olinville Rezoning](#) in Bronx Community District 12. One full block and portions of three blocks south of Westchester Avenue would be rezoned from R6 and M1-1 to R4A. In addition, DCP proposes to rezone 22 commercial overlays to reduce parking requirements on shopping streets close to transit, eliminate one entire commercial overlay and part of another, and add one new commercial overlay. The depth of existing 150-foot commercial overlays would be reduced to 100 feet.



Proposed Zoning & Configurations

[View a larger image.](#)

R6 to R5A

- Sixteen full blocks and portions of 16 blocks generally bounded by Maclay Avenue to the north, East Tremont Avenue and Benson Street to the east, Tratman and Frisby avenues to the south, and Castle Hill Avenue to the west are proposed to be rezoned to R5A.

To preserve the existing character of large, single- and two-family detached homes, new development would be limited to one- and two-family detached homes with a minimum lot size of 2,850 square feet; a minimum lot width of 30 feet; an FAR of 1.1 (with a 300 square-foot increase for providing a detached garage in the rear yard); a minimum front and side yard requirement of 10 feet (or for front yards, as deep as the adjacent yard); a maximum height of 35 feet (with a 25-foot perimeter wall maximum); and an increased parking requirement of one parking space per dwelling unit.



Large detached homes on Glebe Avenue in the proposed R5A

R6 to R4A

- DCP proposes to rezone to R4A one full block and portions of two blocks south of Westchester Avenue approximately bounded by Hershell Avenue, Harlsey Street, and Zerega Avenue.

To preserve the residential character of detached one- and two-family homes, new development would be limited to one- and two-family detached homes with a minimum lot size of 2,850 square feet for one-family detached homes and 3,135 square feet for two-family detached homes; a minimum lot width of 30 feet for one-family detached homes and 33 feet for two-family detached homes; a FAR of 0.75 (+ 0.15 attic allowance); a minimum front and side yard requirement of 10; a maximum height of 35 feet with a 26 foot perimeter wall; and an increased parking requirement of 1.5 parking spaces per dwelling unit. The R4A district will be subject to the Lower Density Growth Management Area (LDGMA) regulations which, among other provisions, increase off-street parking requirements for new development, reduce the maximum height of new buildings in the floodplain areas and establish a 20-foot side yard on corner lots.



Large detached homes at Hershell Street and Butler Place in the proposed R4A

M1-1 to R4A

- Although this area is zoned for manufacturing, this is clearly a residential neighborhood. All but one lot proposed for rezoning is developed with a residential use. Portions of two blocks south of Westchester Avenue generally

bound by Seabury, Waterbury, Zerega and Westchester avenues would be rezoned. The proposed rezoning would limit new development to one- and two-family detached homes as described above.


Commercial Overlays

- Five C1-2 commercial overlays on the eastern side of Castle Hill Avenue, on Westchester Avenue and on the southern side of East Tremont Avenue would be changed to C1-4. Three of these commercial overlays located on Castle Hill Avenue between Manning Street and Westchester Avenue would be reduced in depth from 150 feet to 100 feet to prevent commercial intrusion into the 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. 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.
- Seventeen C2-2 commercial overlays located on East Tremont, Westchester Avenue and Castle Hill avenues would be changed to C2-4 overlays. Four on East Tremont Avenue would be reduced in depth from 150 feet to 100 feet. The C2-2 and C2-4 commercial overlays permit the same range of local retail and personal service shops needed in residential neighborhoods. The parking requirement would be reduced from one parking space for every 300 square feet of commercial space under the existing C2-2 overlay to one space per 1,000 square feet under the proposed C2-4 commercial overlay.
- A C2-4 commercial overlay would be added along Castlehill Avenue between Manning Street and St. Raymond Avenue to include an existing funeral home and its parking lot, which occupies the entire blockfront along Castle Hill Avenue.
- A portion of one C2-2 commercial overlay on Zerega Avenue between Westchester Avenue and the prolongation of Tratman Avenue and one entire C2-2 commercial overlay on Westchester Avenue approximately between Seabury Avenue and Herschell Street would be eliminated where commercial uses do not currently exist and are not likely to be developed.



Multi-family buildings and commercial uses along the elevated subway line on Westchester Avenue and Doris Street

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.