




East Fordham Road Rezoning - **Approved!**

Overview

Update October 9, 2013:

On October 9, 2013 the City Council adopted the East Fordham Road Rezoning. The zoning map and text changes are now in effect.  [View the adopted text.](#)

The Department of City Planning (DCP) proposes a zoning map and zoning text amendment for an approximately 12-block area along East Fordham Road, a major east-west thoroughfare passing through the central Bronx, in the Belmont neighborhood of Community District 6, the Bronx. The rezoning area is generally bounded by East 187th Street to the south, East 191st Street to the North, Southern Boulevard to the east and Bathgate Avenue to the west.

The rezoning was undertaken in response to concerns raised by Community Board 6, local institutions, local elected officials, residents and property owners that the existing zoning does not reflect or support prevailing land use trends in the area or support appropriate development of a major east-west corridor in the Bronx. The Department of City Planning has been working in close consultation with all groups to create a proposal that facilitates new opportunities for growth and development in the area while reinforcing the established commercial character and preserves existing neighborhood character.


East Fordham Road is a major east-west thoroughfare which provides connections to the central Bronx as well as upper Manhattan. The rezoning area is located at the nexus of the neighborhood of Belmont, the Bronx Zoo, the Botanical Garden and Fordham University. In recent years the surrounding area has seen significant investment from both the public and private sectors. In October 2010 and March 2011, respectively the Third Avenue/Tremont and Webster Avenue city-sponsored rezonings were approved by City Council. The Fordham Plaza Redesign began in February 2013.

The rezoning area has seen new development limited to medical facilities, local retail, and facilities supporting Fordham University. Typical buildings are 1-3 stories in height. The existing zoning limits the types of uses permitted today. In addition, it does not leverage the assets of a wide street with good mass transit access or capitalize on recent investments made in the surrounding area.

The proposed rezoning seeks to:


- Create an attractive gateway to the central Bronx
- Establish height limits to unify look and feel of a major corridor
- Protect neighborhood character and ensure predictable future development
- Reinforce existing commercial character
- Stimulate revitalization through private investment
- Incentivize permanently affordable housing



 [View the presentation.](#)




Locator Map

 [View a larger image.](#)



Rezoning Area

 [View a larger image.](#)

East Fordham Road Rezoning - **Approved!** Existing Context and Zoning

Fordham Road is a prominent east-west thoroughfare that serves as the gateway to the Central Bronx. Historically East Fordham Road in the rezoning area was characterized by auto-related uses including car dealerships, gas stations and auto repair shops. The section of East Fordham Road from Bathgate Avenue to Southern Boulevard, which is the focal point of the rezoning study, differs greatly from Fordham Road to the west. East Fordham Road west of the study area is lined with commercial businesses and bustles with activity on a daily basis. In comparison there is a lack of activity at the street level in the rezoning area and while commercial enterprises exist, they are not at the same scale as those to the west. New uses along this section of East Fordham Road have been limited to local retail and medical facilities. This lack of retail continuity along this stretch of the corridor produces a vastly different pedestrian experience making it feel somewhat desolate. Fordham University, the Bronx Zoo and the Botanical Garden are all impacted by these conditions.



Existing Zoning / Land Use Map

[View a larger image.](#)

Belmont is a diverse and vibrant community in the central Bronx, generally surrounded by Fordham University to the north, East Tremont to the south, the Bronx Zoo, Bronx Park and the Bronx Botanical Garden to the east and the Bathgate neighborhood to the west. Belmont is today known as the Little Italy of the Bronx and in the early part of the 20th century was home to a large Italian population and Arthur Avenue; the neighborhood's main commercial area continues to thrive with eateries and markets some of which have been in business for decades.

The area is well served by mass transit. Fordham Plaza located just west of the study area is the multi-modal transit nexus at the heart of the Bronx and is the terminal destination for three local bus routes, three regional bus lines, and New York City's first bus rapid transit line, the Bx12 Select Bus Service and also provides connections to the B, D, 2, 4 and 5 subway lines and the Fordham Metro-North regional rail station. The Fordham Metro North station is the third busiest station system-wide for Metro-North Railroad and has the highest ridership of any station in the Bronx.

The surrounding area has seen significant improvements and economic investment in recent years. In 2009, a new 14-story commercial/office building was completed at the intersection of Webster Avenue and East Fordham Road just west of the study area. Roadway reconstruction between the Bronx Zoo and the Botanical Garden was completed in 2012. Fordham Plaza began a \$26 million redesign and reconstruction in February 2013. The redesign will significantly improve traffic circulation in and around the plaza and access to mass transit, while creating new space for events and bringing in new retailers and amenities. Fordham Road west of the study area is one of the busiest shopping centers seeing an average of more than 80,000-plus pedestrians walk the corridor between Jerome Avenue and Webster Avenue.



Fordham Road and Valentine Avenue



Fordham Road and Elm Place



Medical Facility East Fordham Road
(Between Belmont & Hughes Avenue)



New Deli (East Fordham Road & Bathgate Avenue)

The study area is predominantly zoned C8-1 concentrated along the frontage of East Fordham Road between Bathgate Avenue and Southern Boulevard. R6 zoning districts are mapped along East 191st Street as well as along Arthur Avenue. C2-3 and C2-4 commercial overlays are mapped on select properties on the north side of East Fordham Road.

[View the zoning comparison chart.](#)

C8-1

The majority of the rezoning area is zoned C8-1. The C8-1 zoning district is located along East Fordham Road between Bathgate Avenue and Southern Boulevard. C8-1 districts are general service districts that allow commercial and community facility uses in Use Groups 4 through 14 and 16. The most prevalent uses in C8 districts are automotive and heavy commercial uses such as auto repair and showrooms, warehouses, gas stations and car washes. Residential uses are not permitted. The maximum commercial *floor area ratio* (FAR) in C8-1 districts is 1.0. The maximum building height is determined by its *sky exposure plane*, which begins 30 feet above the *street line*. Community facilities are permitted at an FAR of 2.4. Off-street parking requirements vary with the use, but generally most uses require one accessory parking space per 300 square feet of commercial space.



Gas Station on East Fordham Road and Arthur Avenue



Drive through restaurant on East Fordham Road between Lorillard Place and Hoffman Street



Surface parking lot on East Fordham Road and Cambreleng Avenue

R6

An R6 district currently encompasses a portion of the study area bounded by Bathgate Avenue and Crotona Avenue north of East Fordham Road and another portion along Arthur Avenue between East Fordham Road and East 187th Street. R6 is a height factor district where residential and community facility uses are regulated by a sky exposure plane. R6 district results in developments usually between three and twelve stories. Residential FAR ranges from 0.78 to 2.43, with the higher ratio applicable to buildings that provide more open space. Community facility FAR is 4.8 and the parking requirement is set at 70% of dwelling units. Residential development under the [Quality Housing Program](#) within an R6 District has a maximum FAR of 2.2 on [narrow streets](#) (defined as less than 75 feet wide) with a 55-foot building height limit and a maximum of 3.0 FAR on [wide streets](#) (defined as 75 feet wide or greater) with a height limit of 70 feet. Off-street parking is required for 70% of the dwelling units. This requirement is lowered to 50% of the units if the lot area is less than 10,000 square feet or if Quality Housing provisions are used. If fewer than five spaces are required, then the off-street parking requirement is waived.



Row houses on Hoffman Street



Multi-family walk-up on Bathgate Avenue

Commercial Overlays

C2-3 and C2-4 commercial overlay districts are mapped along the north side of East Fordham Road from Hughes Avenue to Crotona Boulevard. C2- districts are mapped within residential districts and serve the local retail needs (e.g., grocery stores, restaurants) of the surrounding residential neighborhood. C2- districts permit Use Groups 1 through 9 and 14.

The maximum commercial FAR permitted is 2.0. When mapped within an R6 zoning district commercial uses are limited to one or two floors and must always be located below residential uses. C2-3 districts require one accessory parking space per 400 square feet of commercial floor space. C2-4 districts require one parking space per 1,000 square feet of floor area.



Local Retail along Arthur Avenue and East 189th Street

East Fordham Road Rezoning - **Approved!** Proposed Zoning

The proposed actions would affect approximately 154 lots on 12 blocks. The proposed rezoning would replace all or portions of C8-1, R6, R6/C2-3 and R6/C2-4 zoning districts with C4-5D, R6 and R6B zoning districts. This will facilitate new opportunities for commercial and community facility development. It will also create a consistent street wall and building form which is currently lacking. The proposal would designate the C4-5D with the Inclusionary Housing Program incentivizing permanently affordable housing. The proposed zoning would also map an R6B zoning district along East 191st Street. This contextual district would protect neighborhood character and provide predictability for future development reflecting the built context of the area. An R6 zoning district would be mapped between Cambreleng Avenue and Crotona Avenue to reflect the residential character of the area. Lastly new commercial overlays are proposed along Arthur Avenue north of East 187th Street to reinforce the existing commercial character and create retail continuity along Arthur Avenue between the commercial core of Belmont and East Fordham Road.



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

[View the adopted zoning text](#) - adopted on October 9, 2013.

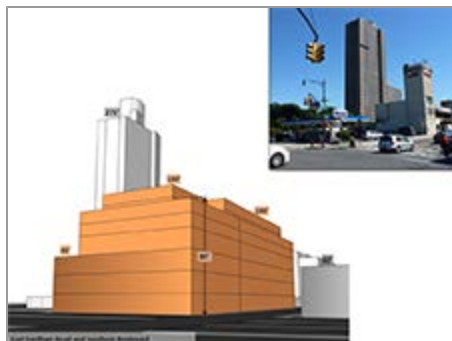
[View the zoning comparison chart.](#)

Proposed C4-5D

Existing C8-1, R6, R6/C2-3, R6/C2-4

C4-5D is proposed for 12 partial blocks along East Fordham Road between Bathgate Avenue and Southern Boulevard. East Fordham Road is a wide street that is well served by mass transit making this an appropriate location for increased bulk and density. The C4-5D will provide opportunities for additional commercial and community facility development and provide new opportunities for housing development including affordable housing. Additional requirements will unify this stretch of the corridor and significantly enhance the streetscape.

C4-5D is a medium density commercial district with a base FAR of up to 4.2 for all permitted uses. The C4-5D would be subject to the provisions of the Inclusionary Housing Program, where developers could receive a 33% floor area bonus, allowing a total of up to 5.6 FAR, if 20% of the floor area is developed as affordable housing. New structures in C4-5D districts are required to line up with adjacent structures to maintain the street wall. Above a base height of 60 to 85 feet, the building must set back to a depth of 10 feet on a wide street and 15 feet on a narrow street before rising to its maximum height of 100 feet. Active ground floor uses are required, and fifty percent of the building frontage on the ground floor between a height of 2 and 12 feet above curb level is required to be glazed with transparent materials that will enhance the pedestrian experience



Proposed C4-5D: East Fordham Road and Southern Boulevard - [View a larger image.](#)



Proposed C4-5D: East Fordham Road and Lorillard Place - [View a larger image.](#)

Proposed R6B

Existing R6

An R6B district is proposed for 4 partial blocks along East 191st Street between Bathgate Avenue and Belmont Avenue. This area is characterized by 2-3 story row houses and small apartment buildings.

R6B zoning districts allow a maximum FAR of 2.0 for all permitted uses and limits street wall heights to 40 feet and overall building heights to 50 feet. New development in the proposed R6B district would be required to line up with adjacent structures to maintain the existing street wall characteristics. New multifamily residences in R6B districts must provide one off-street parking space for 50 percent of the dwelling units. This parking requirement is waived if five or fewer spaces are required. Non-residential parking requirements of one space per 1,000 square feet of commercial area are waived when fewer than 25 spaces are required. The proposed R6B would reflect the existing built context in this location and ensure that future development is appropriately scaled.



East 191st Street and Hughes Avenue

Proposed R6

Existing C8-1

An R6 district is proposed for a partial block on East 189th Street between Cambreleng Avenue and Beaumont Avenue. This area is characterized by a mix of 4-6 story apartment buildings and row houses.

R6 is a height factor district where residential and community facility uses are regulated by the sky exposure plane. R6 districts typically result in developments between three and twelve stories. Residential FAR ranges from 0.78 to 2.43, with the higher ratio applicable to buildings that provide more open space. Community facility FAR is 4.8. Residential development under the Quality Housing Program within an R6 District has a maximum FAR of 2.2 on narrow streets (defined as less than 75 feet wide) with a 55-foot building height limit and a maximum of 3.0 FAR on wide streets (defined as 75 feet wide or greater) with a height limit of 70 feet. Off-street parking is required for 70% of the dwelling units. This requirement is lowered to 50% of the units if the lot area is less than 10,000 square feet or if Quality Housing provisions are used. If fewer than five spaces are required, then the off-street parking requirement is waived.



Apartment buildings on Beaumont Avenue & East 189th Street

Commercial Overlays

The proposed rezoning would map new C2-4 overlays along Arthur Avenue from East 187th Street to East Fordham Road. C2-4 overlays allow Use Groups 1-9 and 14 which include uses such as grocery stores, restaurants, repair shops and funeral parlors. It would require one accessory space per 1,000 square feet for all types of commercial uses and are waived when the total number of spaces required is less than 40.

Currently no commercial overlays are mapped along Arthur Avenue from East 187th Street to East Fordham Road. The commercial properties south of East 187th Street have a commercial overlay which allows these businesses to expand and modernize within the maximum permitted commercial FAR. New C2-4 overlays are proposed to reflect the existing commercial character and to facilitate expansion of existing commercial properties where appropriate.



Multi-family Building with ground floor retail Arthur Avenue & East 189th Street

Proposed Zoning Text Amendments - Inclusionary Housing Program

The Inclusionary Housing Program (IHP) would be made applicable to the entire proposed C4-5D zoning district to encourage and to establish incentives for the creation and preservation of affordable housing in conjunction with new development.

In the proposed C4-5D where the IHP would be applicable, new residential developments that provide on- or off-

site housing that will remain permanently affordable for low- and moderate-income families would receive increased floor area. The IHP provides 33% bonus in exchange for 20% of floor area set aside as affordable units. The additional floor area must be accommodated within the bulk regulations of the underlying zoning district. Affordable units could be financed through city, state, and federal affordable housing subsidy programs. Within the proposed rezoning area, portions of approximately five blocks would be subject to the IHP.

The affordable housing requirement of the Inclusionary Housing zoning bonus could be met through the development of affordable units, on-site, or off-site either through new construction or preservation of existing affordable units. Off-site affordable units must be located within the same community district, within a half-mile of the bonused development or anywhere within Community District 6. The availability of on-site and off-site options provides maximum flexibility to ensure the broadest possible utilization of the program under various market conditions.

East Fordham Road Rezoning - **Approved!**


Public Review

On May 20, 2013 the Department of City Planning certified Uniform Land Use Review (ULURP) application (C 130273 ZMX) for the East Fordham Road Rezoning and referred the related non-ULURP text amendment (N 130274 ZRX) to begin the formal public review process.

Milestones	Target Dates
Department of City Planning Certification	May 20, 2013 - View Presentation
Community Board 6 Public Hearing	June 12, 2013
Community Board 6 Approval	June 14, 2013
Bronx Borough President Public Hearing	July 2, 2013
Bronx Borough President Public Approval	July 15, 2013
City Planning Commission Public Hearing	July 24, 2013
City Planning Commission Approval (Read the CPC Reports)	September 11, 2013
City Council Approval	October 9, 2013

For information or questions about the proposal, please contact the Bronx Borough Office at (718) 220-8500.

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.