

Webster Avenue/Bedford Park/Norwood Rezoning - **Approved!** Overview

Update March 23, 2011:

On March 23, 2011 the City Council adopted the Webster Avenue/Bedford Park/Norwood Rezoning. The zoning map and text changes are now in effect. [View the adopted text amendment](#)



Webster Avenue, a wide street, looking north from Mosholu Parkway

At the request of Bronx Community Board 7, local institutions and elected officials, the Department of City Planning proposes to amend the Zoning Map on all or portions of 80 blocks in the Bedford Park and Norwood communities in Community District 7, in The Bronx, to allow mid-density housing and retail on Webster Avenue and preserve the existing character of the adjacent residential areas. Portions of two lots in Community District 12 are also part of the rezoning proposal. A related action would also make the [Inclusionary Housing Program](#) applicable in certain zoning districts within the rezoning area to incentivize the development of affordable housing. The rezoning area is generally bound by the Metro-North Harlem Railroad to the southeast, Fordham and East Kingsbridge Road to the southwest, the Grand Concourse and Jerome Avenue to the northwest, and East Gun Hill Road to the northeast. The existing zoning has been in place since 1961 and is outmoded since the elevated train which ran along Webster Avenue was removed in 1973.



[View a larger image](#)



[View a larger image](#)

The proposed actions are intended to achieve two primary objectives:

- To shape Webster Avenue into a vibrant, inviting, and walkable residential and commercial corridor

- To preserve existing low density character in the residential areas of Bedford Park and Norwood, and encourage new development to concentrate on Webster Avenue



The proposed actions would create opportunities for residential development along Webster Avenue. Permissible building heights would only be slightly higher than the tallest existing buildings. Incentives to develop affordable housing will also be introduced through the Inclusionary Housing Program, providing a range of housing options. Ground floor commercial development would be required in most new residential buildings on Webster Avenue, providing retail opportunities and services to both existing residents in the adjacent neighborhoods and residents of new developments along Webster Avenue. Two new commercial districts would be mapped to permit larger scale commercial development to attract jobs and retail uses. New developments under these commercial districts would match the scale of new residential buildings.

The proposed action would also preserve the existing low density character adjacent to Webster Avenue, in the neighborhoods of Bedford Park and Norwood. By applying height limits and contextual requirements, the proposed zoning would shift development incentives from the lower-density neighborhoods to the wide corridor of Webster Avenue.



Larger detached homes such as on E 198th Street are typical of the low-density development found throughout Norwood and Bedford Park



Six-story apartment buildings are common in Norwood and Bedford Park



Webster Avenue, a wide street, is developed with a mixture of low-scale commercial uses and limited residential

Webster Avenue/Bedford Park/Norwood Rezoning - **Approved!** Context & Existing Zoning

Neighborhood Context

Webster Avenue is a major north-south arterial road, originating in the Bronx neighborhood of Melrose and terminating in Woodlawn. The portion of Webster Avenue which passes through Bedford Park and Norwood runs parallel to the Metro North Harlem Railroad line, along the eastern boundary of the neighborhoods. Within the study area, Webster Avenue is classified as a 'wide street', averaging approximately 100 feet in width for this 1.75 mile stretch. The Third Avenue elevated train ran above Webster Avenue from E 194th Street to East Gun Hill Road until the line's demolition in 1973. The area is well served by mass transit, including three Metro-North stations, access to the D, 4 and 2/5 trains, and multiple bus lines including the Select Bus Service along Fordham Road. Major institutions in the area include Fordham University to the east and Montefiore Hospital to the northwest. New York Botanical Garden, the Williamsbridge Oval, Bronx Park and the Mosholu Parkway represent some of the major open spaces in the area. Easy vehicular access is available from Webster Avenue to the Bronx River Parkway and Mosholu Parkway, which bisects the corridor.



Attached homes on Hull Avenue in Norwood



Six-story apartment building on Bainbridge Avenue



Low-scale commercial and auto-related uses at the intersection of Webster Avenue and E Gun Hill Road, looking north.

For the most part, the Webster Avenue corridor is developed with parking lots, gas stations, auto-repair shops, low-scale office uses, a supermarket, several public schools, public utilities and the 52nd Police Precinct house. The corridor has only a limited number of residential buildings, an inconsistent streetscape, and a dearth of regular pedestrian traffic. E 204th Street and East Gun Hill Road are local retail streets. The residential streets of Norwood and Bedford Park are developed with a mixture of 6- and 8-story apartment buildings and pockets of larger detached and attached homes dating from the early part of the 20th century.

Existing Zoning

The study area is predominately zoned with C8-2, R7-1 and R8 districts. The C8-2 district covers much of the Webster Avenue corridor and has contributed significantly to the corridor's existing development character. The neighborhoods of Bedford Park and Norwood are zoned R7-1, a medium-density residential district. Mosholu Parkway is zoned R8, a higher density residential district. Commercial uses in the R7-1 district are permitted where there is a C1-3 or C2-3 [commercial overlay](#). Portions of two blocks in the southern portion of the study area are zoned C4-4. [View the zoning comparison chart.](#)



Land Use and Existing Zoning Map

[View a larger image](#)

C8-2

The C8-2 commercial district permits development with a maximum Floor Area Ratio (FAR) of 2.0 for commercial use and 4.80 for community facilities. Residential uses are not permitted in C8 districts. Characterized as a heavy-commercial district, typical uses include automotive service shops and light industrial facilities. Parking for typical low-volume retail use is 1 space for every 400 square feet of developed commercial space, although lots utilized for automobile-related uses generally reserve more space for temporary auto storage and repair work.

C8 zoning districts are often mapped along elevated train lines, where noise generated by the train and lack of light from the elevated structure itself make the area less desirable for residential uses and more acceptable for

generally noisy heavy-commercial uses. The Third Avenue elevated line formerly ran above Webster Avenue until its demolition in 1973. Despite the dismantling of the EI, no updates were made to the zoning map at the time. The resulting development character can be attributable to C8 zoning that blankets much of the corridor.

R7-1

The majority of Norwood and Bedford Park is zoned R7-1. The R7-1 district permits residential uses with a maximum residential FAR of 3.44 (4.0 when Quality Housing rules are utilized), unless mapped with a commercial overlay. Building heights are determined by the Sky Exposure Plane. Typical R7-1 buildings average 5-6 stories, although building heights can reach as high as 14 stories. Community facilities can be developed with a maximum FAR of 4.80. Buildings within R7-1 districts are required to provide parking for 60% of the dwelling units (50% when Quality Housing rules apply).

R8

Mosholu Parkway is zoned R8. The R8 district permits residential uses with a maximum residential FAR of 6.02 (7.2 when Quality Housing rules are utilized on a wide street), unless mapped with a commercial overlay. Building heights are determined by the Sky Exposure Plane. Typical R8 buildings average 8-12 stories, although building heights can reach as high as 20 stories. Community facilities can be developed with a maximum FAR of 6.5. Buildings within R8 districts are required to provide parking for 40% of the dwelling units even when Quality Housing rules apply.

C1-3 and C2-3 Overlay

C1-3 commercial overlay districts allow for local retail development within a residential district at a maximum FAR of 2.0. C2-3 districts permit a slightly wider range of retail and services with a maximum FAR of 2.0. Commercial uses in overlay districts must always be located below residential uses, and are limited to the first two floors of a mixed-use building. Both C1-3 and C2-3 districts require 1 accessory parking space for every 400 square feet of general retail or service uses.

C4-4

C4-4 districts are major commercial centers located outside of the central business districts. C4-4 districts allow department stores, theaters, and other commercial uses that serve a larger area. The commercial FAR is 3.4. Residential FAR ranges from 0.87 to 3.4. The community facility FAR is 6.5 (equivalent to R7). This district covers only portions of two blocks proximate to E Fordham Rd in the rezoning area.

Although some areas along Webster Avenue are mapped with R7 and R8 residential zoning districts, the preponderance of C8 zoning in the area has been a detriment to residential development. Current conditions include a substantial amount of vacant lots, little residential development, and an inconsistent streetscape. The absence of residential buildings contributes to both lack of density on Webster Avenue and lack of pedestrian traffic. Because Webster Avenue is a wide street, the corridor has a suitable layout to support more of both.

Webster Avenue/Bedford Park/Norwood Rezoning - **Approved!** Proposed Zoning

The rezoning proposal has two sections: Webster Avenue and the surrounding residential streets of Norwood and Bedford Park. The proposed zoning map changes are tailored to address the goals of each section. The first section is the Webster Avenue Corridor from the East 193rd Street intersection to an area just north of the East 211th Street mapped centerline, located approximately 650 ft north of the East Gun Hill Road intersection. The proposed zoning map and text changes would help transform the wide corridor from a low-scale commercial district to a mid-density mixed residential/commercial district, featuring housing that serves a mix of household incomes.



Proposed Zoning Map

[View a larger image](#)

The second section includes those areas of Bedford Park and Norwood within approximately ¼ mile of Webster Avenue, and currently zoned R7-1 and R8. The proposed zoning map changes would better match the existing built character of pockets of lower density residential development within these neighborhoods, thereby reducing the incentive to replace such housing with larger-scale, higher-density development. Height limits would be established throughout Bedford Park and Norwood.

Webster Avenue Corridor

R7D/C2-4 (from C8-2, R7-1, R7-1/C1-3 and R7-1/C2-3)

The proposed R7D/C2-4 includes all or portions of 13 blocks generally located along the west side of Webster Avenue, north of East 193rd Street and south of East 205th St, and portions of 5 blocks generally located along the east side of Webster Avenue, north of Bedford Park Boulevard and south of East 205th Street. The [Inclusionary Housing Program](#) would be applied to incentivize affordable housing.

Under the Inclusionary Housing Program, the maximum base residential Floor Area Ratios (FAR) in the R7D would be 4.2; however, developments utilizing the Inclusionary Housing Program bonus could achieve a maximum FAR of 5.6. The R7D/C2-4 district permits commercial and community facility development with a maximum FAR of 2.00 and 4.20 respectively. New development must be built within a contextual envelope, requiring a 60 to 85 ft street wall before a required setback and having a maximum building height of 100 ft. Active ground floor uses must be developed in the R7D where a commercial overlay district is mapped.

C4-5D (from C8-2)

The proposed C4-5D includes a portion of one block located along the west side of Webster Avenue, north of the East 195th Street intersection and south of Bedford Park Boulevard. The area is within easy walking distance of the Fordham Road commercial corridor and two Metro North stations. Deeper lots in the area would facilitate commercial uses that would require a larger floor plate. The Inclusionary Housing Program would be applied to incentivize affordable housing.

Under the Inclusionary Housing Program, the maximum base residential FAR in the C4-5D would be 4.2; however, developments utilizing the Inclusionary Housing Program bonus could achieve a maximum FAR of 5.6. The C4-5D district permits commercial and community facility development at a maximum FAR of 4.20 for each. New development must be built within a contextual envelope, requiring a 60 to 85 ft street wall before an allowable setback and having a maximum building height of 100 ft. Active ground floor uses and street trees are required.

C4-4 (from C8-2)

The proposed C4-4 includes portions of four blocks generally located along Webster Avenue, north of East 210th Street and south of East 211th Street including the intersection at East Gun Hill Road.

The C4-4 district permits commercial development at a maximum FAR of 4.00. Residential and community facility development is also permitted at a maximum FAR of 4.00 (under Quality Housing rules) and 6.50, respectively. Building heights are determined by the Sky Exposure Plane.

R7B (from C8-2)

R7B would be mapped on a portion of one block generally located along the west side of Webster Avenue, south of East Gun Hill Road. The existing zoning within this area is C8-2. The proposed R7B district would allow new residential development along the corridor. The R7B district would allow new residential development with a maximum FAR of 3.0 and community facility development with a maximum FAR of 3.0. New development must be built within a contextual envelope, requiring a 40 to 60 foot street wall before an allowable setback and having a maximum building height of 75 feet.

Bedford Park and Norwood

R4A, R5A, R5B, R5D/C1-4, R6B, R7A, R7A/C1-4, R7A/C2-4, R7B, R7B/C1-3, R7B/C1-4, R7B/C2-4 (from R7-1, R7-1/C1-3, R8 and C4-4)

The proposed contextual zoning changes in the Bedford Park neighborhood cover portions of 41 blocks generally located northwest of Webster Avenue, northeast of Fordham Road, southeast of Valentine Avenue, and southwest of East 202nd Street. The proposed contextual zoning changes in the Norwood neighborhood cover portions of 28 blocks generally located northwest of Webster Avenue, east of Mosholu Parkway North and Rochambeau Avenue, and south of East Gun Hill Road. The proposed changes would better match the zoning to the existing built character of the area.

R4A is proposed for parts of two blocks. The proposed R4A district only permits detached single- and two-family residences. The maximum permitted residential FAR is 0.75 (0.9 with the attic allowance). The maximum community facility FAR is 2.0. The minimum lot size would be 2,850 square feet, minimum lot width would be 30 feet and the front yard requirement would be 10 feet, but must be as deep as an adjacent yard. Two side yards totaling 10 feet would be required. The maximum building height would be 35 feet with a maximum 21 foot perimeter wall. One off-street parking space is required for each dwelling unit.



Low-density detached residential development on Marion Avenue in Bedford Park in the proposed R4A area

R5A is proposed for parts of 15 blocks. The proposed R5A district permits detached single- and two-family residences only. The maximum residential FAR would be 1.10 with a 300 square-foot floor area bonus for a detached garage. The maximum community facility FAR is 2.0. The minimum lot size would be 2,850 square feet. The minimum lot width would be 25 feet for a one-family and 30 feet for a two-family home. Front yards must be at least 10 feet deep and be as deep as an adjacent front yard. Two side yards with a total of 10 feet would be required. Maximum building height would be 35 feet with a 25 foot maximum perimeter wall. One off-street parking space is required for each dwelling unit.



Detached homes on Bainbridge Avenue in a proposed R5A area

R5B is proposed for parts of 24 blocks. R5B allows all housing types. The maximum residential FAR is 1.35, and buildings are limited to 33 feet in height, with a 30 foot maximum perimeter wall. Front wall lineup is required. Parking must be provided for 66% of dwelling units. Front yard parking is prohibited, thereby protecting the planted front yards that are typical in the proposed R5B districts.



Attached homes on Perry Avenue in a proposed R5B area

R5D/C1-4 is proposed for parts of eight blocks generally located along East 204th Street, west of Webster Avenue and east of Bainbridge Avenue, and parts of two blocks generally located along the west side of Bainbridge Avenue, north of East 204th Street and south of East 207th Street. The proposed district would preserve the unique lower-scale character of the 204th

Street/Bainbridge Avenue commercial corridor.

The R5D/C1-4 district requires that development adhere to contextual regulations. The R5D/C1-4 district permits development with a maximum residential FAR of 2.0, commercial FAR of 1.0, and community facility FAR of 2.0. The maximum allowable building height is 40 feet. The C1-4 overlay district requires the provision of one parking space per 1,000 square feet of general retail and service uses.



E 204th Street is a local commercial shopping street; proposed R5D/C1-4

R6B is proposed for parts of 11 blocks. R6B is a typical row house district that includes height limits and street wall lineup provisions to ensure that new buildings are consistent with the scale of the existing built context. R6B permits residential and community facility uses to a maximum FAR of 2.0. Building base heights must be between 30 and 40 feet, with a 50 foot maximum building height after a setback (10 feet on a wide street, 15 feet on a narrow street). New development in the proposed R6B district would be required to line up with adjacent structures to maintain the continuous street wall character. New multifamily residences must provide one off-street parking space for 50% of dwelling units, which may be waived if 5 or fewer spaces would be required.



Attached homes on Briggs Avenue in a proposed R6B

R7B is proposed for parts of 41 blocks throughout Norwood and Bedford Park. R7B permits residential and community facility uses with a maximum FAR of 3.0. Base heights are required to be between 40 and 60 feet, and the maximum building height is 75 feet after a setback from the street. This typically produces six- to seven-story buildings. One parking space is required for 50% of residential units.



Four and Five story apartment buildings on 194th street in the proposed R7B district

R7A is proposed for parts of 26 blocks throughout Norwood and Bedford Park. R7A permits residential and community facility uses with a maximum FAR of 4.0. Base heights are required to be between 40 and 65 feet, and the maximum building height is 80 feet after a setback from the street. This typically produces six- to eight-story buildings. New buildings in R7Adistricts must be located no closer to the street than a neighboring building. One parking space is required for 50% of new residential units.



Six-story apartment building on East Mosholu Parkway in the proposed R7A

Commercial Overlays - C1-4 and C2-4 (from R7-1/C1-3, R7-1/C1-4 and R8/C2-3)

The existing commercial overlay would be changed from C1-3 to C1-4 for portions of three blocks, generally located at the intersection of Bedford Park Boulevard and Decatur Avenue, and portions of two blocks generally located on the east side of Bainbridge Avenue, north of East 204th Street and south of East 207th Street. These zoning changes would not result in a change to permissible uses.


The existing commercial overlay would be changed from C1-3 to C2-4 on portions of two blocks, generally located on east 193rd Street, west of Decatur Avenue and east of Marion Avenue, and portions of two blocks, generally located along Bainbridge Avenue, north of East 207th Street and south of Van Cortlandt Avenue East. This

change would allow a slightly wider range of local commercial uses than are currently permitted and would prevent commercial uses from encroaching on residential side streets.

The existing commercial overlay would be changed from C2-3 to C2-4 on portion of a block generally located along Webster Avenue, north of E 201st street, south of Mosholu Parkway and east of Decatur Ave. The underlying R8 zoning would remain on this block. The change in the commercial overlay would ensure consistency in the commercial uses and the associated parking requirements along Webster Ave.

The depth of the commercial overlays (C1-3, C1-4, and C2-4) is proposed to be reduced to 100' to match the depth of existing commercial uses and reduce the encroachment of commercial uses on residential streets. Both the C1-4 and C2-4 overlay districts require the provision of one parking space per 1,000 square feet of general retail or service uses.


Proposed Zoning Text Amendment

The proposed zoning text amendment would apply the Inclusionary Housing program within the R7D and C4-5D districts along Webster Avenue in Bronx Community District 7 to establish incentives for the creation and preservation of affordable housing in conjunction with new development. For residential development without an affordable housing component, the maximum FAR would be limited to a base FAR of 4.2. Under the Inclusionary Housing program, a development providing affordable housing is eligible for a floor area bonus within the underlying contextual height and bulk regulations. Developments could qualify for a maximum FAR of 5.6 by providing 20 percent of the residential floor area in the development as permanently affordable housing for income-limited households. Affordable units can be provided either on-site or off-site. Off-site affordable units must be located within Community District 7 or within a half-mile of the site receiving the floor-area bonus. Other city, state and federal housing finance programs may be used to provide further assistance in creation of affordable units. The combination of a zoning bonus with housing programs would establish a powerful incentive for the development and preservation of affordable housing in Bedford Park and Norwood.  [View the adopted text amendment](#)

Webster Avenue/Bedford Park/Norwood Rezoning - **Approved!**

Public Review

Public outreach and community involvement prior to review of applications pursuant to the Uniform Land Use Review Procedure (ULURP) were important components in the development of the rezoning proposal. The Department of City Planning has conducted numerous outreach meetings with Community Board 7, Community Board 12, elected officials, and affected property and business owners. Public outreach will continue through the environmental review and ULURP process.


On February 4, 2011, the New York City Department of City Planning, on behalf of the City Planning Commission as lead agency, issued a  [Notice of Completion of the Final Environmental Impact Statement](#) (FEIS) for Webster Avenue Rezoning.

The Webster Avenue/Bedford Park/Norwood rezoning proposal began the formal review on September 27, 2010 with the Department of City Planning's Certification of the [Uniform Land Use Review \(ULURP\)](#) application (C 110085 ZMX and text amendment N 110086 ZRX). The rezoning proposal was approved by the City Planning Commission on February 16th 2011.

<i>Milestones</i>	<i>Target Dates</i>
Department of City Planning Certification	September 27, 2010 - View the presentation .
Community Board 12 Approval Community Board 7 Approval	October 28, 2010 November 16, 2010
Bronx Borough President Approval Borough Board Approval	January 4, 2011 December 16, 2010
City Planning Commission Hearing	January 5, 2011
City Planning Commission Approval (Read the CPC Reports)	February 16, 2011
City Council Approval	March 23, 2011

For more information about this proposal please contact the Department of City Planning's Bronx 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.