

# THROGS NECK AREA REZONING AND RELATED TEXT AMENDMENTS



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## STUDY AREA



## ISSUES

### Inappropriate development

*Large townhouses taking the place of single & 2-family homes*



### Lack of parking

*Proliferation of 2-car families and increased density of housing*



### Building heights

*Regulations permit higher buildings in floodplain areas*



### Inappropriate waterfront development

*Large townhouses on the waterfront block waterfront views and wall off the waterfront*

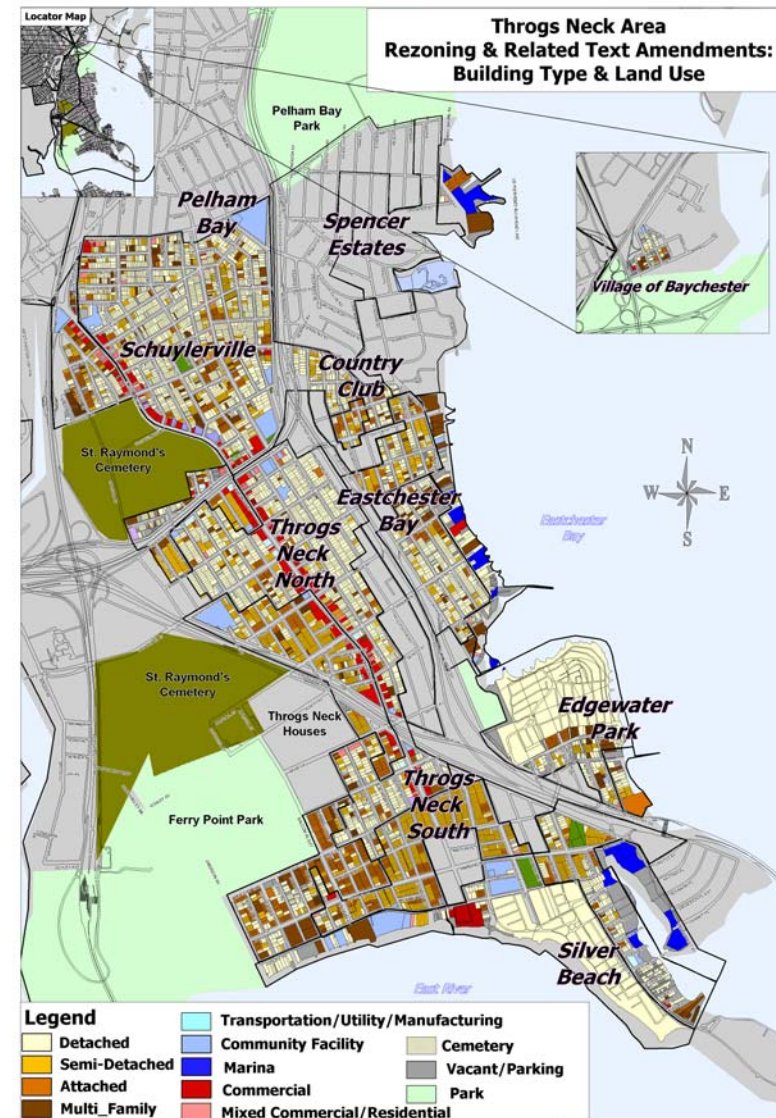




# PLANNING PRINCIPLES



- Lot-by-lot analysis of existing buildings
  - Building types
  - Density, height & bulk
- Find zoning districts that most closely match existing conditions
- Find solutions to parking, building height, and waterfront issues

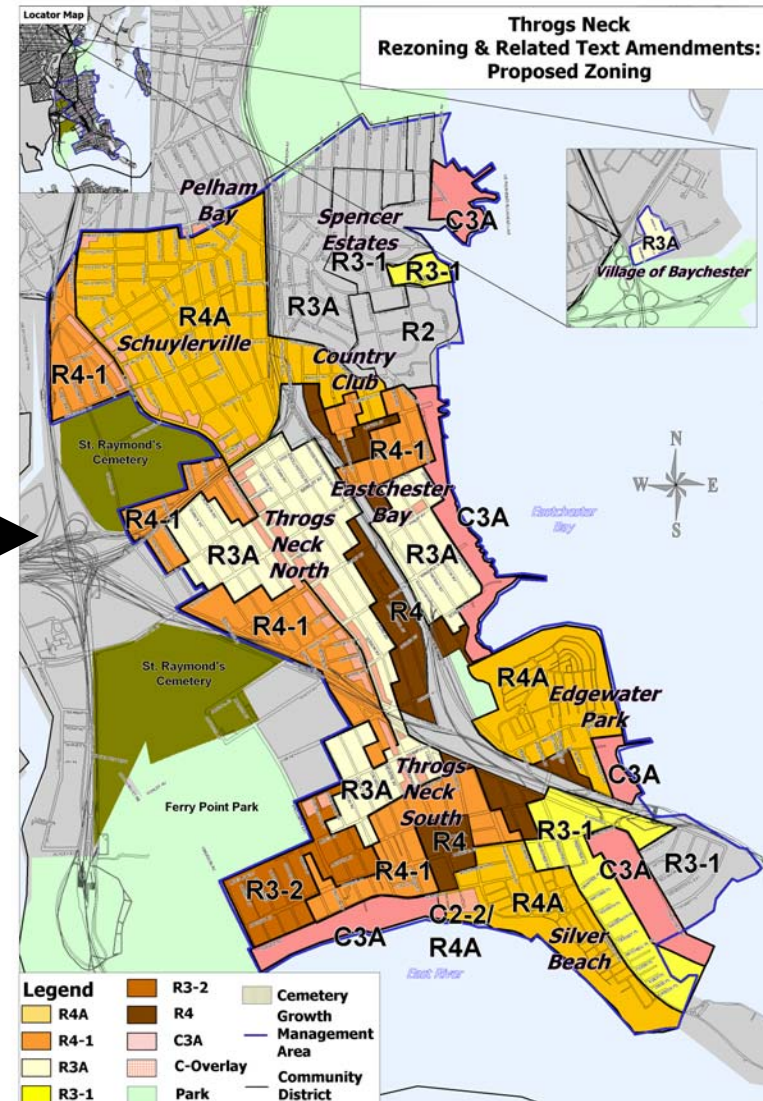
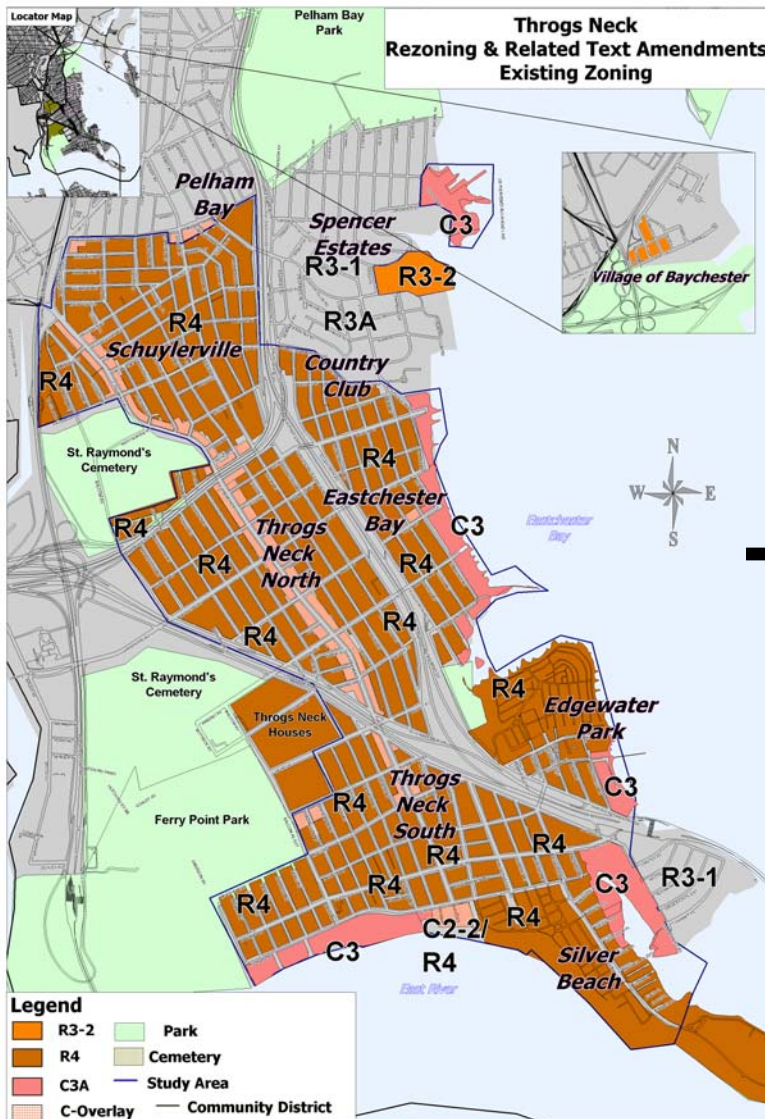


# PROPOSED ACTIONS

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- Rezone to contextual or lower density zoning districts where appropriate
- Create new C3A waterfront zoning district
- Ensure all waterfront developments follow waterfront rules
- Add Bronx CD 10 to Lower Density Growth Management (LDGM) Areas
  - Increase parking requirements
  - Reduce building heights in floodplain areas

# REZONE TO APPROPRIATE ZONING DISTRICTS





# NEW C3A WATERFRONT ZONING DISTRICT

New York City  
Department of  
City Planning  
Bronx Office



## **C3A would allow all marine related uses currently allowed in the C3**

- **Marinas**
- **Boat repair shops**
- **Beach clubs**
- **Concession stands**

## **Residential uses would be governed by R3A bulk regulations**

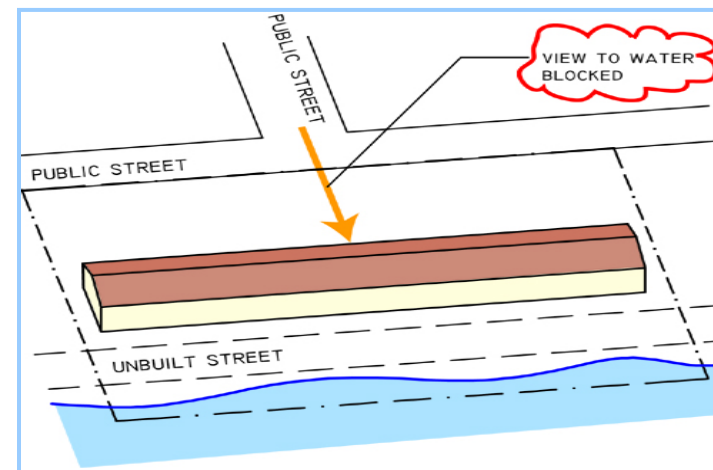
- **Detached building form**
- **FAR = 0.5 + attic bonus**
- **8 foot minimum side yard**

# ENSURE WATERFRONT DEVELOPMENTS FOLLOW WATERFRONT RULES



## EXISTING

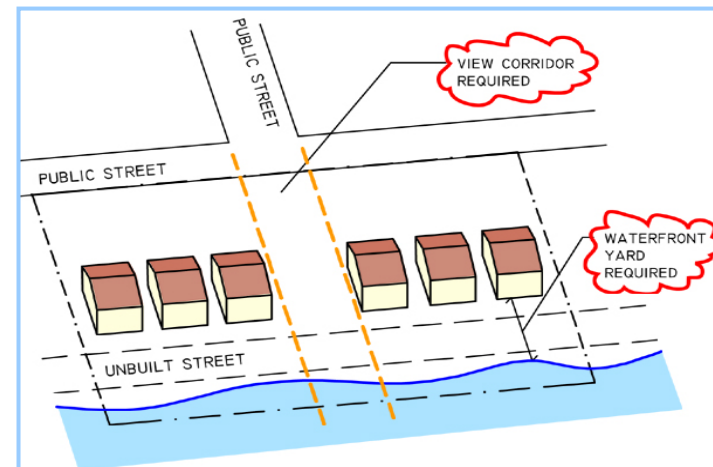
- All waterfront developments should comply with waterfront rules for views and waterfront yards
- Today, a development on the water does NOT need to comply with waterfront rules if there is an unbuilt (but mapped) street between the development and the water



Waterfront development does not comply with waterfront rules

## PROPOSED

All developments on the water must comply with waterfront rules



Waterfront development complies with waterfront rules

# LDGM PROVISIONS: INCREASE PARKING REQUIREMENTS

## EXISTING

1 parking space required per unit

## PROPOSED

- 1 family home requires 2 spaces
- 2 family home requires 3 spaces

*To accommodate additional spaces,  
increase minimum lot width for  
2-family homes*



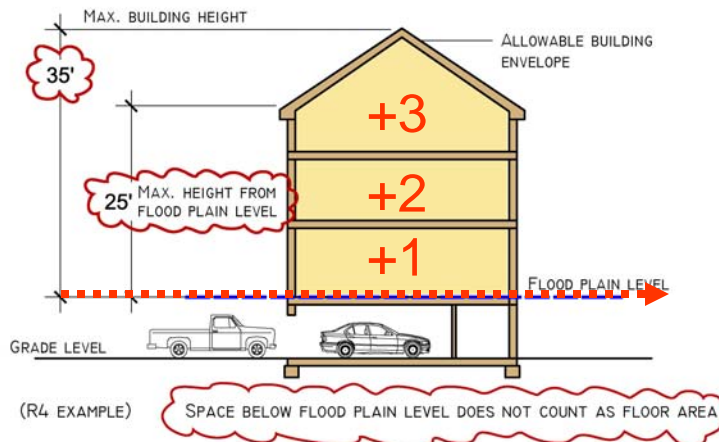


# LDGM PROVISIONS: REDUCE BUILDING HEIGHTS IN FLOODPLAIN AREAS



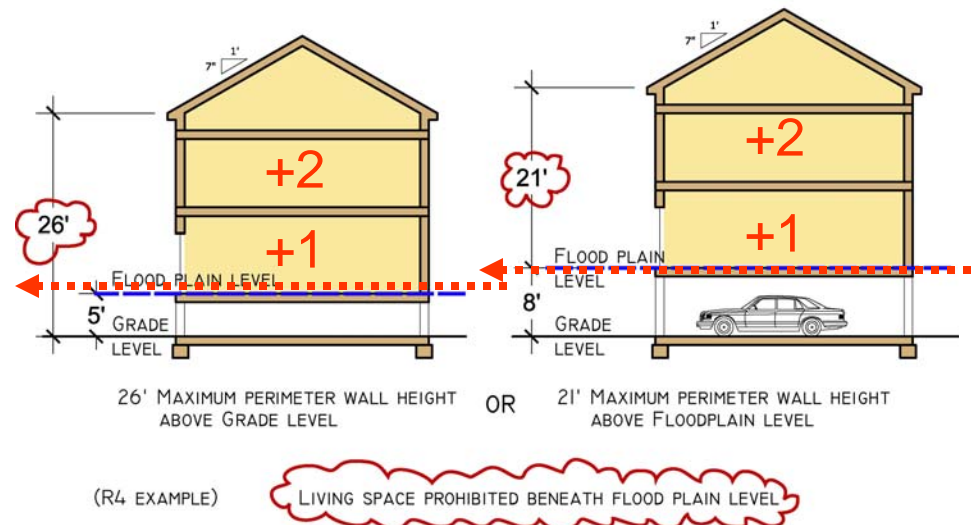
## EXISTING

EXISTING BUILDING ENVELOPE IN FLOOD PLAIN



## PROPOSED

PROPOSED BUILDING ENVELOPE IN FLOOD PLAIN



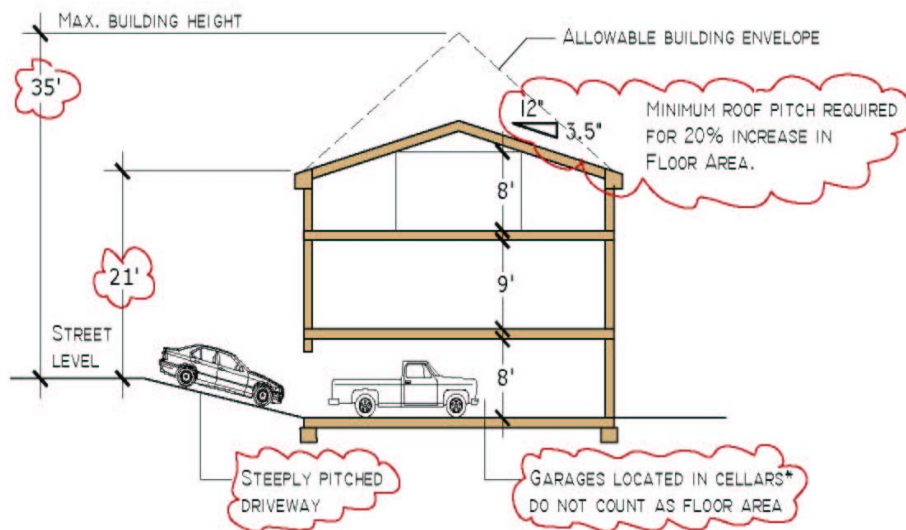
- Building height measured from floodplain level
- More than **3** floors possible above floodplain level

- Measure building height from surrounding grade level
- Only **2** floors possible above floodplain level

# LDGM PROVISIONS: BUILDING ENVELOPE

## EXISTING

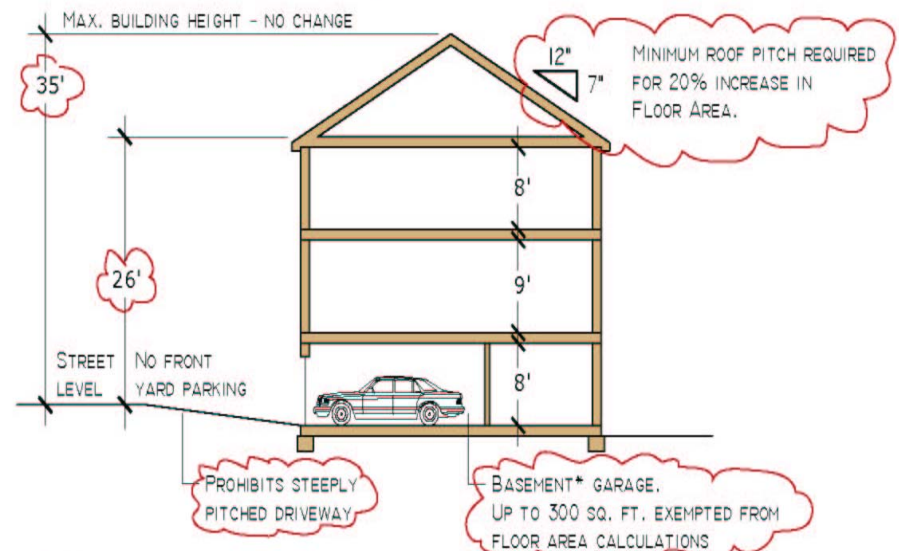
EXISTING BUILDING ENVELOPE  
0.6 F.A.R. (Floor Area Ratio)



- Steeply pitched driveway makes some garages unusable
- Shallow pitched roofs don't match existing building form

## PROPOSED

PROPOSED BUILDING ENVELOPE  
0.6 F.A.R. (Floor Area Ratio)



\* A CELLAR IS A SPACE WITH MORE THAN HALF ITS HEIGHT BELOW STREET LEVEL.  
A BASEMENT IS A SPACE WITH AT LEAST HALF ITS HEIGHT ABOVE STREET LEVEL.

- Safe driveways and usable garages
- Roof pitch similar to existing buildings

# LDGM PROVISIONS: PRIVATE ROAD REGULATIONS



## EXISTING

## PROPOSED

EXISTING PRIVATE ROAD REGULATIONS (R3-2)



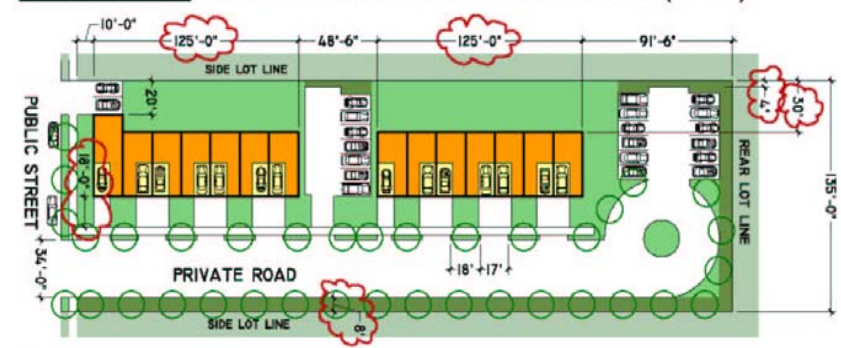
EXISTING REGULATIONS ALLOW:

- 5' FRONT YARDS
- 15' BACK YARDS
- UNLIMITED LENGTH OF ROWHOUSES

- REQUIRED PARKING CAN BE LOCATED ON PRIVATE ROAD
- 3' PLANTING STRIP BETWEEN PRIVATE ROAD AND ADJACENT PROPERTIES

These yard and parking regulations permit 20 Rowhouses with 37 units

PROPOSED PRIVATE ROAD REGULATIONS (R3-2)



PROPOSED REGULATIONS REQUIRE:

- 18' FRONT YARDS
- 30' BACK YARDS
- 125' MAXIMUM LENGTH OF ROWHOUSES

- REQUIRED PARKING CANNOT BE LOCATED ON PRIVATE ROAD OR IN FRONT YARD
- 8' PLANTING STRIP BETWEEN PRIVATE ROAD AND ADJACENT PROPERTIES

- 4' PLANTING STRIP BETWEEN PARKING LOTS AND ADJACENT PROPERTIES  
These yard, spacing and parking regulations permit 20 units.  
(14 Single Family Rowhouses and 6 Two-family Rowhouses)

- **NEW PROVISION: 13 foot minimum distance between buildings fronting on a private street.**
- **NEW PROVISION: CPC Authorization to modify LDGM Private Road provisions.**

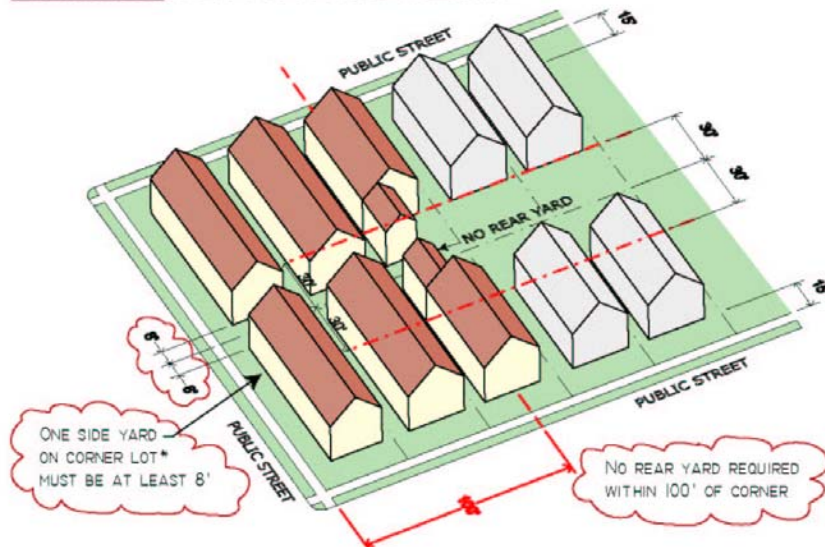


# LDGM PROVISIONS: CORNER LOT YARD REQUIREMENTS



## EXISTING

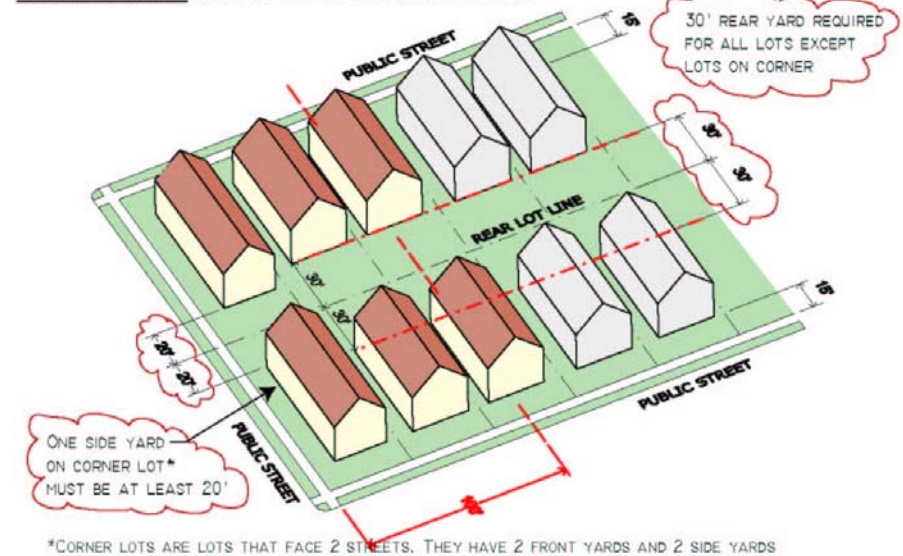
### EXISTING YARD REQUIREMENTS



- Buildings within 100 feet of a corner must have 2 front yards and 2 side yards
- No back yards are required

## PROPOSED

### PROPOSED YARD REQUIREMENTS



- Buildings on a corner must provide one 20 foot “side yard”
- Buildings must be on a corner to be considered a corner lot.

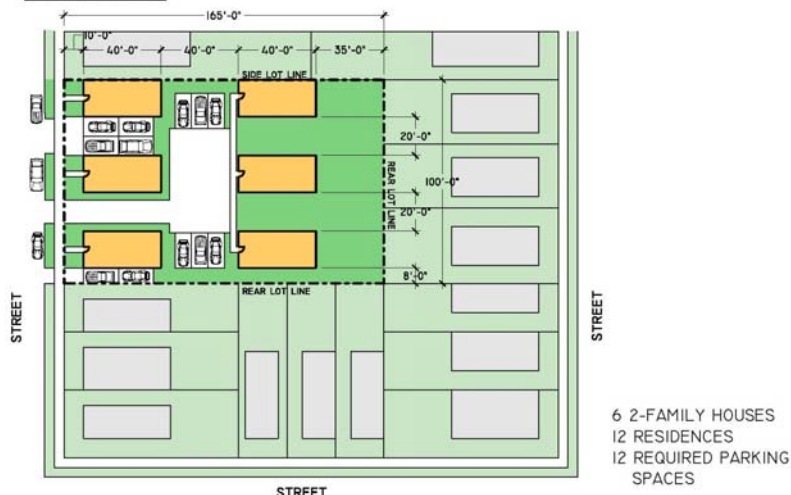
# LDGM PROVISIONS: BUILDINGS WITHOUT STREET FRONTAGE



## EXISTING

## PROPOSED

EXISTING BUILDINGS WITHOUT STREET FRONTAGE



PROPOSED BUILDINGS WITHOUT STREET FRONTAGE



- Current minimum distance between buildings is 20'
- Access may be shared with adjacent zoning lot

- Interior buildings must be at least 45' from other buildings on the same zoning lot
- Access must be provided on the same zoning lot

# REDUCE BULK GENERATED FROM LAND UNDER WATER

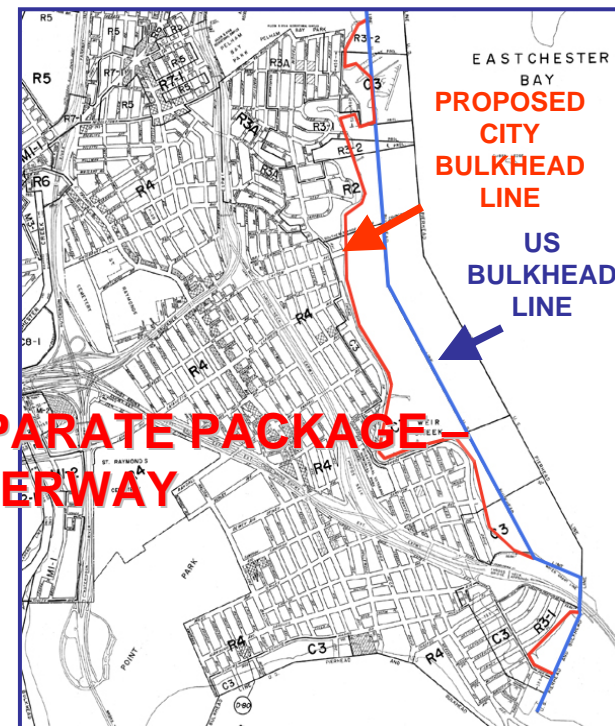
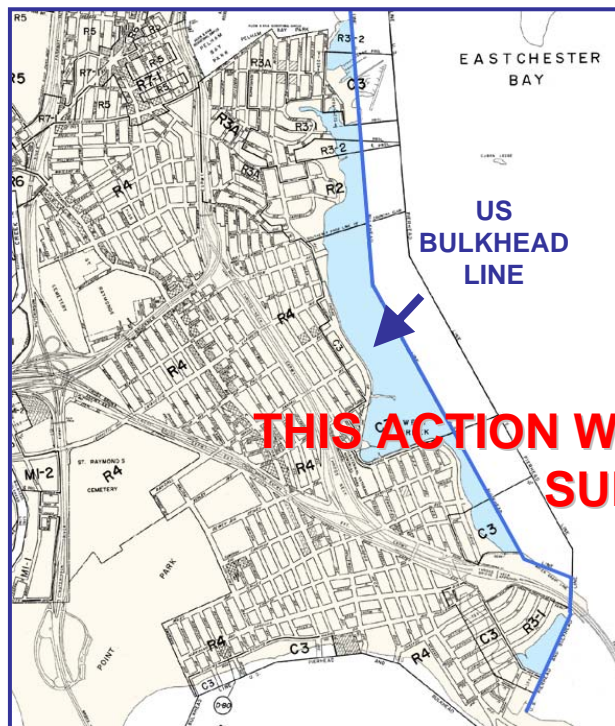


## EXISTING

- Waterfront lots extend to the US Bulkhead Line for purposes of floor area calculation
- In parts of CD 10, the Bulkhead Line is far from the shore
- Waterfront lots can generate bulk from land under water

## PROPOSED

- To reduce bulk generated from land under water
- Map a New “City” Bulkhead Line closer to the shoreline



**THIS ACTION WILL BE A SEPARATE PACKAGE – SURVEY IS UNDERWAY**

Land under water generating bulk

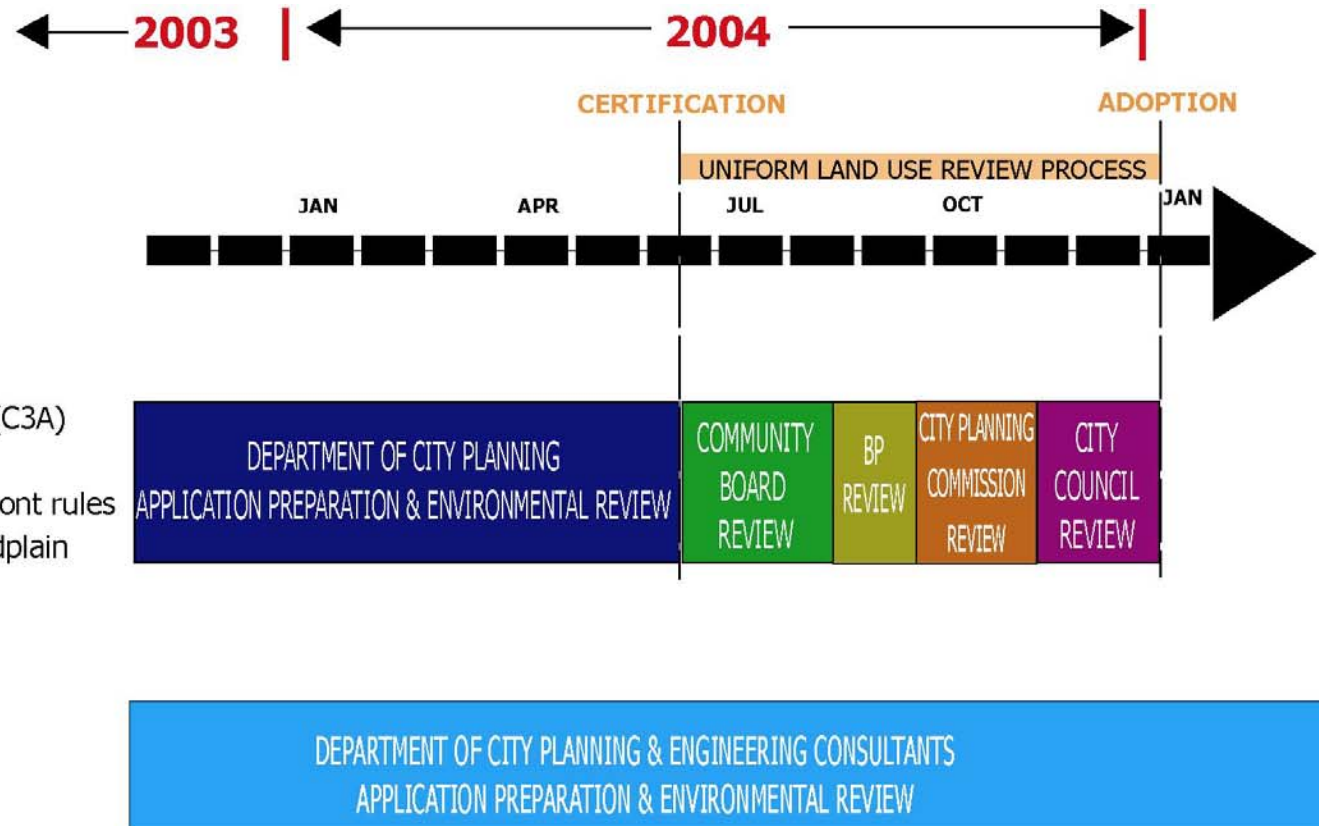








# NEXT STEPS

## ACTIONS

- \* Rezoning
- \* New waterfront zoning district (C3A)
- \* Increase parking requirement
- \* Ensure compliance with waterfront rules
- \* Reduce building heights in floodplain areas

- \* Map a new "city" bulkhead line to reduce bulk generated from land under water



Zoning District	R4	R4-1	R4A	R3-2	R3-1	R3A	<b>C3A*</b>
<i>Building type</i>	Attached Semidetached Detached	Semidetached Detached	Detached	Attached Semidetached Detached	Semidetached Detached	Detached	<b>Detached</b>
<i>Residential FAR</i>	0.75+Attic=0.9 (Infill = 1.35)	0.75+Attic=0.9	0.75+Attic=0.9	0.5 + Attic =0.6	0.5 + Attic =0.6	0.5 + Attic=0.6	<b>0.5 + Attic=0.6</b>
<i>Minimum Lot area</i>	3,800 sf D 1,700 sf other	2,375 sf D 1,700 sf SD	2,850 sf	3,800 sf D 1,700 sf other	3,800 sf D 1,700 sf SD	2,375 sf	<b>2,375 sf</b>
<i>Minimum Lot width</i>	40 ft D 18 ft other	25 ft D 18 ft SD	30 ft	40 ft D 18 ft other	40 ft D 18 ft SD	25 ft	<b>25 ft</b>
<i>Typical example</i>							

**\*New Zoning District**