

## Chapter 3: Land Use, Zoning and Development Patterns

The built environment in Bronxville—the residential neighborhoods, traditional downtown, parks and other land uses—helps to define the character of the Village. The type, location, and intensity of different kinds of land uses have changed over time in Bronxville. To understand how the Village should control or promote future land use changes, it is important to know where and how much land is presently developed for residential, commercial, recreation and other uses. Examining these developed areas helps residents visualize desirable and undesirable aspects of land use patterns and provides a foundation for the planning policies guiding future development of vacant or under-developed parcels. A municipality's zoning and subdivision regulations are the major regulatory tools with which it can control land uses and influence future development patterns and practices. Below is a summary of the existing land use, development patterns, and zoning in the Village of Bronxville.

### Land Use

Bronxville is substantially developed, with only a few scattered vacant lots. The pattern of development in the Village is that of a built-out or “mature” residential suburb. As noted in Village History, (Chapter 2), initial development in Bronxville centered around the railroad station. Higher density housing and the Village's commercial center are found around the railroad station area today, with lower-density single-family housing radiating out from the core.

Land uses within Bronxville fall within four broad categories, as described below. These uses are illustrated in Figure 1 and discussed in more detail in later sections of this plan.

### Residential

More than half of the Village land area involves residential uses. Most of the Village's housing stock consists of single-family development, with parcels varying in size from less than one-quarter acre (10,000 square feet) to a half-acre (20,000 square feet) or more. Rental apartments, cooperatives and condominium complexes, as well as attached houses or townhouses, are for the most part concentrated near the railroad station and the CBD.

### Commercial and Retail Uses

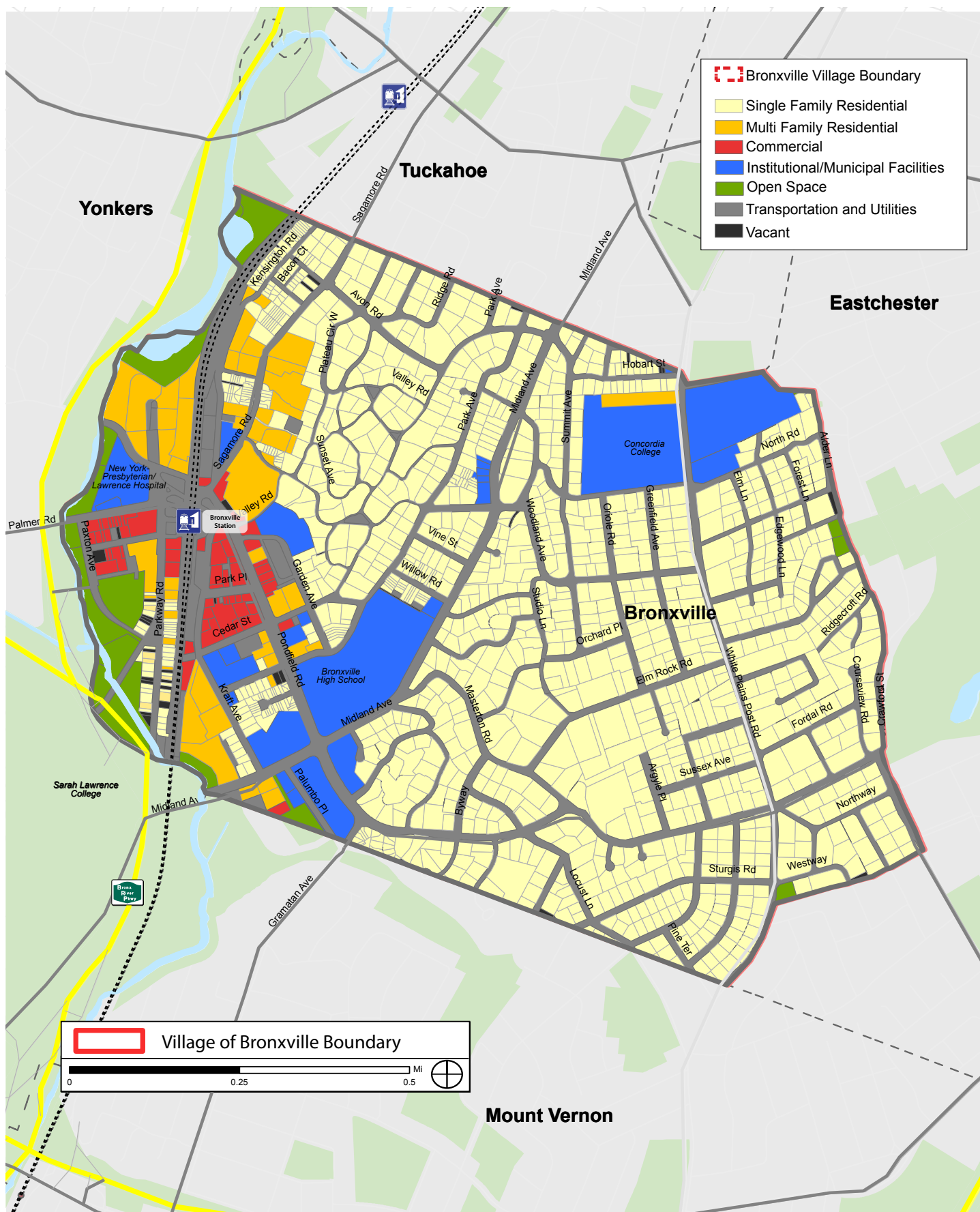
Commercial and retail uses are located on either side of the railroad.

### Institutional and Government Uses

These include the Bronxville School, Lawrence Hospital, municipal buildings such as the Village Hall and Library, the Reformed Church, St. Joseph's Church and School, the Lutheran Church and Chapel School, and other institutional uses. The Village Hall and Library, Bronxville High School and the Reformed Church are perceived as the center of the Village. To the northeast, the Concordia College campus is located on either side of White Plains Road.

### Open Space and Recreation Areas:

Open space and recreation areas include the tennis complex off Garden Avenue, a number of parks and playground areas, and the Bronxville Lake Park, owned by Westchester County, which extends along the western edge of the Village.



## Zoning

In 1997, the Village of Bronxville adopted a new zoning code. The Village's Zoning Ordinance and Zoning Map relate to and regulate the land uses within Bronxville in order to provide for orderly development, encourage a mix of appropriate uses within the Central Business District (CBD), and protect property values. The district regulations are the heart of the zoning code. These regulations cover specific permitted land uses and densities in each of the nine different zoning districts of the Village. These districts are summarized in Table 1 and 2 below, and illustrated in Figure 2.

With respect to permitted uses, Bronxville's zoning code is a "cumulative" code: The permitted uses in each district include all uses allowed in the less intensive districts. For example, the two-story multiple residence "B" district permits all uses allowed in the "A" district, plus multi-family housing and municipal parking. In the business districts, the Service Business "BB" district allows all uses permitted in the "BA" district, plus storage and self-service laundromats.

In general, land uses permitted by the zoning code are permitted "as-of-right," meaning that any property owner whose proposed land use or development complies with the provisions of the zoning code is automatically granted the right to that use. However, the revised zoning code also provides for a series of "special permit" uses which require additional review by the Planning Board and/or Zoning Board of Appeals, as appropriate, prior to a grant of approval. Information on any aspect of the special permits or other zoning regulations can be obtained through the Village Department of Buildings and the Planning Board.

## Residential

There are six residential zoning districts in Bronxville, three single family districts and three multifamily districts. Single family districts are mapped over the majority of land area in Bronxville and vary in minimum lot area from 30,000 sf (**Residence AAA**) to 12,000 sf (**Residence A**). The largest residential lots in the Village are located in Residence AAA district, which is mapped in the neighborhood surrounding Elm Rock Road. **Residence AA** requires a 15,000 sf minimum lot area, and is mapped in various locations in the eastern portion of the Village. Residence A district covers the most land area in Bronxville. Multi-family zoning districts include Residence B, Residence C, and Residence D, all mapped in the western portion of the Village. **Residence B** is a two-story multiple residence district, allowing a building height of 2.5 stories or 35 feet and 2,750 sf of lot area per dwelling unit minimum. **Residence C** allows a building height of 3.5 stories or 42 feet, and a minimum lot area per dwelling unit of 1,750 sf. The Residence C district is mapped around Sagamore Road near the train station, and along Cedar Street between Pondfield Road and Kraft Avenue. **Residence D** allows construction up to six stories or 72 feet, and a 1,500 sf lot area per dwelling unit. This district is mapped in several areas close to the train station and central business district.

## Commercial

There are two mapped commercial zoning districts in Bronxville the Commercial Business A district (**BA**) and the Service Business B district (**BB**). The BA district covers the majority of the Village's traditional downtown area, including the western end of Pondfield Road on either side of the Metro North station. This district allows for low scale retail, service, office, and mixed commercial-residential uses. The Planning Board may allow a number of uses by special permit, including theater, supermarket, indoor recreation, and hotel. The BB district is mapped along Milburn Street and Stone Place, to the west of the

Metro North right-of-way. All uses allowed in BA are permitted in BB, plus the addition of automotive related and manufacturing uses by special permit.

The Village also has two districts that are not presently mapped: the Controlled Development district (**CD**) and Commercial Business A Transition district (**CBAT**). The CD was established to provide flexibility for developments that may require special consideration and treatment by the Village as a result of their scale, size, complexity or unique building sites. The district permits all uses permitted within Residence C, D, Business A, or Business B districts, irrespective of the location of the CD district. The minimum lot area for the CD is two acres, and may be located only west of the Metro North Railroad right-of-way. The CBAT district provides a graduated transition between commercial and residential properties. Properties with this designation require specialized consideration and treatment by Village authorities. This district may be located only where each lot within the CBAT immediately abuts the BA district. Uses permitted in this district may only include those non-special permit uses permitted in the BA district. Bulk regulations and off street parking requirements will be set on a case by case basis.

Village of Bronxville  
Comprehensive Plan

Table 1. Summary of Existing Zoning Districts: Residential

	District	Minimum Lot Area	Required Yards			Building Height	Minimum Open Space	Maximum Building Coverage
			Front	Side (one)	Rear			
Single-Family	<i>Residence AAA</i> One Family Residence	30,000 sf	25 ft	15 ft	45 ft	2.5 stories or 35 ft	50%	25%
	<i>Residence AA</i> One Family Residence	15,000 sf	25 ft	15 ft	30 ft	2.5 stories or 35 ft	50%	25%
	<i>Residence A</i> One Family Residence	12,000 sf	25 ft	15 ft	30 ft	2.5 stories or 35 ft	50%	25%
Multi-family	<i>Residence B</i> Two-Story Multiple Residence	12,000 sf, 2,750 sf per DU	20 ft	12 ft	30 ft	2.5 stories or 35 ft	400 sf per DU	25%
	<i>Residence C</i> Three-Story Multiple Residence	12,000 sf, 1,750 sf per DU	20 ft	12 ft	30 ft	3.5 stories or 42 ft	400 sf per DU	25%
	<i>Residence D</i> Six-Story Multiple Residence	12,000 sf, 1,500 sf per DU	20 ft	25 ft (plus 1/6 of the height in excess of 36 ft)	30 ft	6 stories or 72 ft	300 sf per DU	25% principal, 55% accessory

Table 2. Summary of Existing Zoning Districts: Commercial (Mapped)

District	Principal Uses	Floor Area Ratio	Floor Area	Maximum Street Frontage	Building Height
<i>Central Business A</i> Central Business A	Retail excluding supermarket or vehicle dealership, service, personal service, office, dry cleaner counter service, place of worship and related educational facility, dwelling units above street level*, carry out food, health professional office, financial office or bank, real estate office or agency	1.0 or discretion of Planning Board for lots under 2,500 sf	3,500 gross sf on principal street level.-	35 linear ft	2 stories or 32 ft
<i>Business B</i> Service Business B	Any principal permitted use permitted in a Central Business A District, storage, self-service laundromat	1.6	-		3 stories or 42 ft

Source: Village of Bronxville Code, Chapter 310, Zoning





Figure 11: Zoning

## Issues and Opportunities

The following describes a number of issues and opportunities identified by the Planning Board and Zoning Board of Appeals (ZBA) through a joint workshop during the comprehensive planning process.

- Floor Area Ratio (FAR)
  - The definitions of Floor Area Ratio components need to be examined. These include how basements and attics are included in FAR calculations.
  - There is concern over height restriction on the roofline currently. The Planning and Zoning boards have no tool to prevent architects from creating roofs that could cause shadows on neighbors' property.
  - There is interest in amending the zoning code so that there are tools to better maintain proportionate ratio between homes and lot size, without infringing on residents' ability to make reasonable modifications.
- Teardowns
  - Historic homes in the Village are vulnerable to teardowns. A recent example has caused concern that other homes could be torn down and larger homes, out of context with the neighborhood could be built.
  - The plan should examine potential circuit breakers, or provide the land use boards with tools to encourage construction that is historically contextual.
  - The plan should look at how other communities have addressed this issue, including Scarsdale.
- Construction and Renovations
  - Home renovation projects can last for long stretches, negatively impacting neighborhoods. In some cases, contractors parked on streets narrow the traffic lanes and cause visibility issues.
  - The plan should consider potential measures, including requiring that one project be completed before the same home receives approvals for another project. Additionally, the Village could require construction management plans to help mitigate the impact of construction on the neighborhood.