

## Central Riverdale/Spuyten Duyvil Rezoning - **Approved!**



The Department of City Planning proposes to rezone a 30-block area in the Central Riverdale and Spuyten Duyvil neighborhoods in the northwest Bronx to preserve their scale and character. The existing R7-1 and R6 zoning districts in these neighborhoods permit development to be substantially taller than the prevailing context. The zoning districts proposed, R6A and R7A, would better reflect that context. These recommendations are in keeping with goals delineated in [CB 8 2000: A River to Reservoir Preservation Strategy](#), a 197-a Plan prepared by Bronx Community Board 8, and approved by the City Planning Commission and by the City Council in late 2003.

### Study Area Overview

The neighborhoods of Central Riverdale and Spuyten Duyvil, located along the Henry Hudson Parkway close to Manhattan, are characterized by varied topography, river views, and a mix of low-rise and mid-rise housing types. More than 82% of the 176 lots in the rezoning area are residentially developed. The remaining lots with non-residential uses are occupied mainly by low-rise stores along 235th Street and Johnson Avenue, as well as community facilities and a few vacant lots scattered throughout the area. Of the 144 residentially developed lots, approximately 92% contain buildings no higher than eight stories (31% six- to eight-story apartment houses and 61% detached, semi-detached and rowhouse development). The few high-rise apartment buildings (8% of residential lots) are located along the Henry Hudson Parkway and Knolls Crescent.

The rezoning area is currently zoned R7-1 north of 232nd Street and R6 south of 232nd Street in the Central Riverdale and Spuyten Duyvil neighborhoods, respectively. These are mid-density residential zoning districts that allow for multiple dwellings with no maximum building height. The R6 zoning district has a maximum residential [floor area ratio \(FAR\)](#) of 2.43 which typically results in buildings between three and twelve stories high. The R7-1 zoning district permits a maximum residential FAR of 3.44 and typically results in the development of buildings between twelve and fourteen stories high.



*Typical R6A development on Arlington Avenue in the proposed Central Riverdale R6A district*



*One-story commercial buildings at West 235th Street & Johnson Avenue in proposed R6A district*



*Neighborhood context, a mix of mid-rise apartment houses and one- and two-family homes, at West 232nd Street & Arlington Avenue.*

### Proposed Rezoning

An area generally bounded by West 239th Street to the north, Johnson and Fairfield avenues to the east, Johnson Avenue to the south, and Independence Avenue to the west is proposed to be rezoned from R7-1 and R6 zoning districts to R7A and R6A [contextual zoning](#) districts.

The proposed R7A district in Central Riverdale would permit multifamily buildings with a maximum FAR of 4.0 and a building height limit of 80 feet, resulting in eight- or nine-story buildings with [streetwall](#) and setback requirements. The proposed R6A district for Spuyten Duyvil and the southeastern portion of Central Riverdale would allow multiple-unit dwellings with a maximum FAR of 3.0 built to a maximum height of 70 feet, with streetwall and setback requirements, typically resulting in seven- to eight-story buildings.

The proposed zoning changes would limit the heights of new developments to correspond to the neighborhood's residential context and built form, keeping with the typical scale and prevailing character of the Central Riverdale and Spuyten Duyvil neighborhoods.



*Building Heights*

[View a larger image](#)



*Existing Zoning*

[View a larger image](#)



*Proposed Zoning*

[View a larger image](#)

### Public Review

On June 21, 2004, the Department of City Planning certified the [Uniform Land Use Review Procedure](#) (ULURP) application for the Central Riverdale/Spuyten Duyvil rezoning to begin the formal public review process. Both Community Board 8 and Borough President issued recommendations in favor of the application. The City Planning Commission public hearing was held on August 11, 2004 and on September 8, 2004 unanimously approved the zoning changes. ( [Read the CPC Report](#)). On September 28, 2004 the City Council adopted the zoning changes which are now in effect.

For more information on the Central Riverdale / Spuyten Duyvil Rezoning, please contact the Bronx Office of the Department of City Planning at (718) 220-8500.

## Related Notes

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-  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.