

Riverdale-on-Hudson Rezoning - **Approved!**



The Department of City Planning (DCP) is proposing zoning map changes for all or portions of 23 blocks in the northwestern Bronx neighborhood of Riverdale-on-Hudson in Community District 8. The rezoning area is generally located west of Riverdale Avenue / Henry Hudson Parkway and east of the Hudson River between West 230th and West 261st streets. The predominant character of this area -- single family detached houses on large lots -- resembles a small Hudson River village within a larger urban context.

Background

Recently, the community has been concerned that property owners in the area may begin to subdivide their lots for additional development, threatening the unique nature of the community. Recognizing this concern, Bronx Community Board 8 recommended that this and 12 other areas be studied for contextual and lower density rezonings in its 197-a Plan "CD 8 2000: A River to Reservoir Preservation Strategy," which was approved by the City Council on November 20, 2003. Seven of those rezonings have already been adopted by the City Planning Commission and the City Council, in addition to major revision of the [Special Natural Area District](#) to strengthen its protection of natural features. The special district (NA-2) is mapped in Riverdale, including most of the Riverdale-on-Hudson study area.



Example of large home on large lot.

Neighborhood Character and Existing Zoning

The Riverdale-on-Hudson rezoning area is primarily residential; 73 percent of the lots are residentially developed, and almost all (97%) of the residences are single-family detached homes. About 20% of the lots are vacant parcels which can be subdivided into new housing sites.

Currently, most of the rezoning area is zoned R1-2. The maximum permitted *floor area ratio (FAR)* is 0.5 for both residential and community facility uses. Although there is no fixed height limit in R1 districts, buildings in the rezoning area are typically between one and two-and-one-half stories and most are on lots of 10,000 square feet or more. The R1-2 zoning, however, allows for single-family detached dwellings on lots with a minimum of 5,700 square feet and a minimum lot width of 60 feet.

Proposed Zoning

All or portions of 23 blocks are proposed to be rezoned from R1-2 to R1-1 to better reflect the character of the neighborhood and ensure that future development will fit the prevailing neighborhood context. R1-1 districts permit only single-family detached residences with a minimum lot area of 9,500 square feet and a minimum lot width of 100 feet.



Examples of homes on large lots in Riverdale Historic district.



Existing Zoning Map



Proposed Zoning Map

 [View a larger image.](#)

 [View a larger image.](#)

Zoning Comparison		
	Existing R1-2	Existing R1-1
Housing Type	Single-Family	Single-Family
Configuration	Detached	Detached
Minimum Lot Area	5,700 SF	9,500 SF
Minimum Lot Width	60'	100'
Floor Area Ratio	0.5	0.5
Factor to determine Max No. DU's	2,850	4,750
Side yards	20' total; 2 required; 8 feet minimum	35' total; 2 required; 15' minimum
Maximum Height	NA	NA
Max. Street Wall Length	25'	25'
Parking	One space per DU	One space per DU

Public Review

On June 6, 2005, the Department of City Planning certified the ULURP application for the proposed zoning map amendment (C 050480 ZMX). On July 12, CB 8 voted in favor of the application by a vote of 24-0. The Bronx Borough President recommended approval of the application on August 12, 2005. The City Planning Commission held a public hearing on the application on August 24, 2005, and approved the application on September 26, 2005. ( [Read the CPC report](#)). On October 11, 2005, the City Council adopted the zoning changes which are now in effect.

For more information on this application, contact the Bronx Office of the Department of City Planning 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.