

## North Riverdale Rezoning - **Approved**



The Department of City Planning (DCP) is proposing zoning map amendments for a 45-block area in the North Riverdale neighborhood, located in the northwest Bronx, Community Board 8. North Riverdale is a residential area characterized by early-twentieth century detached homes built on relatively small lots, though existing zoning allows a range of housing types, including semi-detached, attached, and multifamily homes. The zoning districts proposed would better reflect the scale and character of the neighborhood and ensure that future development will fit the neighborhood's context of detached and semi-detached homes.



*Detached homes form the context in the proposed R3A district.*

### Background

The proposal responds to community concerns that existing zoning permits new development that is often out-of-scale with surrounding homes. It is the third in a series of DCP rezonings to implement the 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.

The rezoning area is currently zoned R3-1 north of 259th Street and R3-2 south of 259th Street. Both districts allow detached and semi-detached homes. The R3-2 also allows rowhouses and apartment buildings. Each of these districts has a maximum residential [floor area ratio](#) (FAR) of 0.6 and a maximum building height limit of 35 feet.

### Proposed Zoning Changes

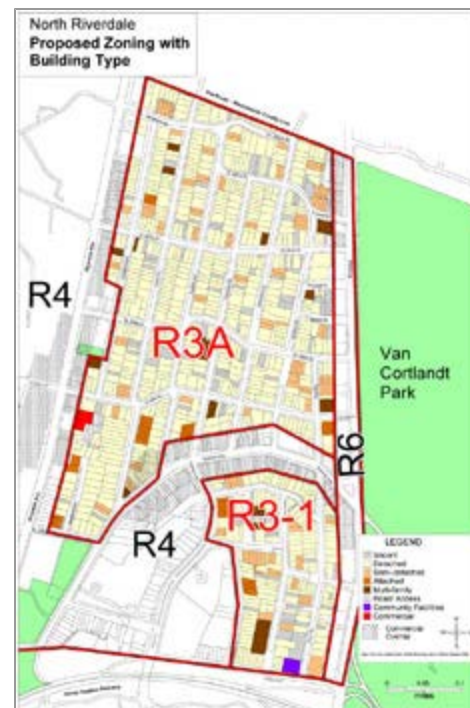
An area generally bounded by the Yonkers City Line to the north, Broadway to the east, Mosholu Avenue to the south, and Riverdale Avenue to the west is proposed to be rezoned from R3-1 and R3-2 to an R3A [contextual zoning](#) district. An area bounded by Mosholu Avenue to the north, Broadway to the east, West 254th Street to the south, and Valles and Fieldston Avenues to the west is proposed to be rezoned from R3-2 to an R3-1 contextual zoning district.

The proposed R3A district in North Riverdale would permit only detached homes with a maximum FAR of 0.6. The proposed R3-1 district would allow only detached and semi-detached homes with a maximum FAR of 0.6.

The proposed zoning changes would limit new housing types to those that correspond to the neighborhood's residential context and built form.



*Existing Zoning and Building Type*




*Proposed Zoning and Building Type*

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### **Public Review**

On August 9, 2004, the Department of City Planning certified the [Uniform Land Use Review Procedure](#) (ULURP) application for the North Riverdale rezoning to begin the formal public review process. On September 13, 2004 Community Board 8 unanimously approved the application. On September 28, 2004, the Bronx Borough President issued a recommendation in favor of the rezoning. The Commission held its public hearing on October 20, 2004 and on November 3, 2004 unanimously approved the rezoning ( [Read the CPC Report](#)). On December 7, 2004 the City Council approved the proposal.

For more information on the North Riverdale Rezoning, please contact Matt Mason at 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.