



Throgs Neck Area Rezoning - **Approved!**

In 2003, residents of the Throgs Neck neighborhood in the Bronx raised concerns about over-development in their low-density community. Their concerns included the recent surge in new multifamily townhouses that are bulkier and taller than existing homes, lack of parking, inappropriate waterfront developments that block views of the water, and insufficient infrastructure to accommodate new residents.

In response, DCP conducted an intensive lot-by-lot survey of 242 blocks in all lower-density zoning districts (R4, R3-2 and C3) in Community District 10 where townhouses are currently permitted. These areas include Throgs Neck, Silver Beach, Edgewater Park, Schuylerville, Eastchester Bay, and parts of Country Club, Spencer Estates, Pelham Bay and a five block area near Coop City known as the Village of Baychester.

Mayor Bloomberg returned to the community on November 25, 2003 with the city's proposal to better regulate development and to preserve the existing character and quality of life in this part of the eastern Bronx. The comprehensive zoning plan presented calls for rezoning most of the study area to more appropriate zoning districts that would not permit attached townhouses, creating a new waterfront zoning district and reducing the amount of bulk generated from land underwater for waterfront developments. By adding Bronx Community District 10 to the city's Lower Density Growth Management (LDGM) Areas, the proposal would also increase off-street parking requirements for new development and reduce the height of new buildings in floodplain areas. Community Board 10 as well as local elected officials and civic groups have endorsed the proposal.

See the  [Zoning Study Proposal](#) (2.2 mb) for a summary of the proposed changes. For more information about the Throgs Neck Area zoning proposal, contact Ryan Singer at the Bronx Office of City Planning (718-220-8500). For more information about zoning enforcement issues, visit the [Department of Building's](#) website.

Public Review

On September 28, 2004 the New York City Council approved the Throgs Neck Area Rezoning and Related Text Amendments. ( Read the CPC Reports: [C 040479 ZMX](#), [N 040480 ZRX](#), [N 040481 ZRY](#) and, [N 040482 ZRX](#)).

 [View the approved zoning.](#)

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.