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## Van Cortlandt Village Rezoning - Department of City Planning

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### Van Cortlandt Village Rezoning - Approved

The Department of City Planning proposes to rezone all or portions of 15 blocks in the northwestern Bronx neighborhood of Van Cortlandt Village in Community District 8. The proposed zoning changes aim to preserve the community's low-rise/low-density character by ensuring that new development is compatible in scale, both with the one- and two-family detached homes that prevail in parts of the neighborhood and with the more diverse housing stock in others. These recommendations are in keeping with goals delineated in the [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 the City Council in late 2003.

#### Study Area Overview

The rezoning area is generally bounded by Van Cortlandt Avenue West to the north, Fort Independence Park and Sedgwick Avenue to the east, West 231st Street and Albany Crescent to the south, and by Heath Avenue, Fort Independence Street and Orloff Avenue to the west.

The area is predominantly low-density residential, with a significant number of one- and two-family detached and semi-detached houses. Even the multifamily apartment buildings in the area are seldom taller than 70 feet. However, the existing zoning -- R6 to the south of West 238th Street and R7-1 to the north -- allows for multifamily dwellings of all types with little restriction on building height. R6 and R7-1 districts are mid-density residence districts with *maximum floor area ratios* (FARs) of 2.43 and 3.44 respectively. Buildings typically range between three and 12 stories in an R6 district and up to 14 stories in an R7 district.

Recognizing this disparity between the existing built environment and what is permitted under current zoning, the community has raised concerns about the impacts of potential overdevelopment on neighborhood schools, parking, and social services. In its 197-a plan, the Community Board has therefore recommended rezoning the area to lower and mid-density contextual districts, which would maintain the unique character of this community.



*Proposed R4A on west side of Cannon Place north of West 238th Street*



*Proposed R6A on west side of Sedgwick Avenue south of Giles Place*

#### Proposed Zoning

All or portions of eleven (11) blocks throughout the study area would be rezoned from R7-1 and R6 to R4A. All or portions of nine (9) blocks mostly bordering Sedgwick Avenue would be rezoned from R7-1, R7-1/C1-3, R7-1/C2-3 and R6 to R6A. The proposed R4A district is a *contextual* district that would limit development to detached, single and two-family homes on lots that have a minimum width of 30 feet and a minimum lot area of 2,850 square feet. The maximum residential FAR would be 0.9. The R6A district, a contextual district proposed

for the area generally along Sedgwick Avenue and a few higher density blocks to the west, will permit multiple family dwellings no higher than 70 feet, which usually results in seven- or eight-story buildings. The proposed R6A district has a maximum FAR of 3.0 and regulations pertaining to the [Quality Housing program](#), which are optional in the existing R6 zone will become mandatory.




*Existing Zoning*


 [View a larger image](#)



*Proposed Zoning*

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### Public Review

On June 21, 2004, the Department of City Planning certified the [Uniform Land Use Review Procedure](#) (ULURP) application for the Van Cortlandt Village 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 Van Cortlandt Village Rezoning, please contact Nestor Danyluk at the Bronx Office of the Department of City Planning at (718) 220-8500.

Definitions of terms in [green italics](#) can be viewed by moving the mouse over the term or by clicking on the term.

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