



College Point Rezoning - **Approved!**

Overview



Victorian-era detached homes on 123rd Street



Detached frame residences on 6th Avenue



Single-family detached homes on 9th Avenue

Overview

The Department of City Planning proposes zoning map changes for all or portions of 161 blocks in College Point, Community District 7, Queens. College Point is located on the North Shore of Queens, a peninsula surrounded by Flushing Bay to the west, the East River on the north and Powell's Cove on the northeast. The landward boundaries of the rezoning area are defined generally by 130th Street on the east and 28th Avenue on the south.




The proposed rezoning area is predominately developed with one- and two-family detached residences, whereas much of the area's existing zoning allows attached, multifamily development. Under the proposal, existing zoning designations would be changed from general residential districts that allow a broad range of housing types including attached and multifamily buildings to lower density and contextual zoning districts that would limit development to detached or semi-detached, one- or two-family buildings. The proposed residential zoning will more closely match the established residential building types and density of the community.

College Point grew into a bustling small town during the 19th century, taking advantage of its ample waterfront for manufacturing, recreational and residential uses. Inland areas were developed with blocks of wood-frame and masonry detached residences fronting on relatively narrow streets, with retail and service activities located primarily along College Point Boulevard, the town's main street. Marsh land to the south of the town isolated the peninsula from Queens for much of its development history, although Long Island Rail Road service ran to the town until the 1930's. Twentieth century residential development has been more suburban in nature, although recent trends have seen increasing replacement of older, detached buildings with semi-detached and attached developments.

The proposed rezoning would preserve the existing neighborhood scale and character with lower density contextual districts. These districts would ensure that new development would be more consistent with traditional, predominantly detached building types. Also, several blocks currently zoned for manufacturing would be changed to residential districts to reflect their predominant character. The proposed zoning for College Point Boulevard would encourage mixed-use buildings and reinforce its 'main street' role in the community. Existing commercial overlays would be changed to slightly reduce parking requirements to match existing development patterns on the boulevard. Additionally, commercial overlays would be removed from two block fronts on 18th Avenue that have mainly residential uses and an overlay would be added to one block front on 14th Avenue to reflect existing commercial uses.

Public Review

On June 20, 2005, the Department of City Planning certified the [Uniform Land Use Review Procedure](#) (ULURP) application for the College Point Rezoning to begin the formal public review. Community Board 7 held a public hearing in response to the proposal on June 27th and recommended approval. The Queens Borough President recommended approval of the application on July 14, 2005 without modification. On August 10, 2005 the City Planning Commission

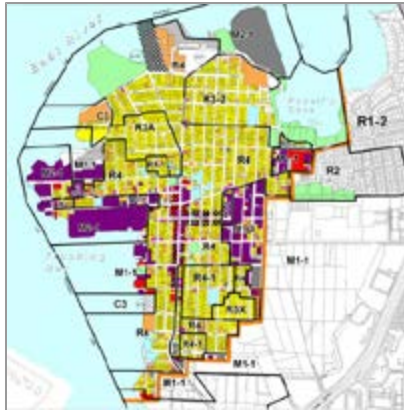
held a public hearing and approved the rezoning with a modification on September 12, 2005. The Commission's modification retained the existing R3A zoning district on the northerly block front of 9th Avenue east of College Place and on the westerly block front of College Place south of 9th Avenue. (Read the  [CPC Report](#)). On September 28, 2005, the City Council adopted the zoning changes, and they now are in effect.

 [View a color map illustrating the adopted zoning map change.](#)

College Point Rezoning - **Approved!** Existing Context and Zoning

Existing Context and Zoning

Most of the residentially zoned blocks within the College Point rezoning area lie along relatively narrow streets and are predominantly developed with detached, one- and two- family dwellings. The residential zoning districts located throughout most of the area, R3-2 and R4, do not closely correspond to this development pattern, allowing instead all housing types including attached, multifamily development. The R4 zone allows a maximum floor area ratio (FAR) of 0.9, including the attic allowance, or a maximum FAR of 1.35 on lots where the R4 infill provisions apply. The R3-2 district has a maximum FAR of 0.6, including the attic allowance. As a result, out-of-character new buildings have been constructed in recent years as detached structures are replaced by attached and multifamily buildings.



Land Use with Existing Zoning
[View a larger image.](#)

Other residential districts in the neighborhood include several blocks zoned **R3A** and **R3X** that limit new development to detached, one- or two-family structures with a maximum FAR of 0.6. Yet, even in some of these areas single-family homes are torn down to be replaced by two-family buildings that do not blend in with neighboring buildings. The **R4-1** district found on several blocks allows one and two family detached and semi-detached homes with a floor area ratio of 0.9.

A small **R5B** district is located on the east side of College Point Boulevard near the southern boundary of the rezoning area. The R5B district allows multifamily attached development with a floor area ratio of 1.35, but limits building height to 33 feet. Community facility and mixed residential/community facility buildings can have a maximum floor area ratio of 2.0.

C1-2 and **C2-2** are commercial overlays placed on College Point Boulevard and 18th Avenue within the R4 district. The C1-2 overlay allows local retail and service shops needed in residential neighborhoods. The C2-2 overlays which allow a slightly broader range of services including small repair shops are mapped on

18th Avenue east of College Point Boulevard. Both overlays allow a maximum floor area ratio of 1.0 for commercial uses in the R4 district where they are mapped.

M1-1 , **M1-2** and **M2-1** are manufacturing districts located west, east and south of most of the residential blocks in College Point. The M1-1 district has a floor area ratio of 1.0, the M1-2 and M2-1 districts have a maximum FAR of 2.0. New residential development is not allowed in M2 districts and in most M1 districts.



23rd Avenue - New attached building replacing original detached residence - proposed R4A



14th Road & 115th Street – out-of-scale development with front yard parking - proposed R4-1.



7th Avenue – out-of-character multifamily, semi-detached building – proposed R3A.



Predominate residential development in manufacturing district – proposed R4-1.

College Point Rezoning - **Approved!** Proposed Zoning


Proposed Zoning

Housing throughout the College Point rezoning area is predominantly low-density, detached one- and two-family buildings, some dating back more than a century. Higher density, mixed-use residential development exists on College Point Boulevard, the north-south local retail street of the community. Several blocks currently zoned for manufacturing have residential development. The goals of this comprehensive rezoning proposal for College Point are to:

- Reinforce the established residential context and prevent out-of-character development by replacing general residence districts with contextual zoning;
- Residentially rezone several blocks in manufacturing districts that are developed predominantly with residences;
- Limit density and prevent over-scaled houses in areas that are predominately developed with single-family, detached homes;
- Encourage mixed-use and infill development on College Point Boulevard to reinforce its traditional character; and
- Modify the existing commercial overlays to reduce parking requirements, limit the overlay depth to 100 feet, add and eliminate overlays to reflecting current use.



Proposed Zoning with Residential Building Type

 [Proposed Zoning](#)

 [Adopted Zoning](#)
September 28, 2005

The following zones are proposed within the rezoning area:

R2A, a residential district that permits only single-family, detached homes, is proposed for three areas - affecting approximately one-quarter of the blocks within the 161-block rezoning area - where single-family detached homes on wide lots predominate. The R2A district allows a floor area ratio of 0.5 and requires a lot width of at least 40 feet. It differs from R2 zoning by limiting the building height to 21 feet at the perimeter wall and 35 feet overall, and places limits on floor area deductions.



127th Street - detached single-family development
R2A proposed

R3A, a residential district that allows only one- and two-family, detached development is proposed to replace most of the existing R3-2 zoning on narrow lots developed with detached houses. While the maximum FAR of 0.6, including the attic allowance, and building height requirements, remain the same, new development requires a minimum lot width of 25 feet. A minimum front yard depth of 10 feet, with match-up requirements, replaces the 15-foot depth required by R3-2 zoning.



6th Avenue / College Point Boulevard - detached 1- or 2-family housing on narrow lots. R3A proposed

R3-1, a residential district that allows only one- or two-family, detached or semi-detached development would replace the existing R3-2 zoning for a small area that faces Powell's Cove Park. The FAR, height and yard requirement are the same as the R3-2 district.

R4A, a residential district that allows only one- and two-family detached development, is proposed for approximately half of the lots within the rezoning area – where one- and two-family detached houses, predominate. The R4A district allows the same floor area ratio of 0.9 as R4 zoning but requires a minimum lot width of 30 feet for detached development. It has a maximum perimeter wall height limit of 21 feet and an overall maximum building height of 35 feet.



123rd Street between 11th and 13th avenues – Victorian-era detached one- and two-family homes R4A proposed

R4-1, a residential district that allows both detached and semi-detached one- and two-family houses, is proposed for approximately 15 percent of the rezoning area, replacing R4, M1-1 and M2-1 districts. In the four separate areas to be rezoned R4-1, residential uses predominate and all or most of the homes are semi-detached. R4-1 allows the same 0.9 floor area ratio as R4 but does not allow attached, multifamily development. A minimum 8 foot wide side-yard is required for semi-detached development. The front yard must be either 10 feet deep, or at least 18 feet deep and the building may be no higher than 25 feet at the perimeter wall and 35 feet overall.




23rd Avenue between 128th and 129th streets - semi-detached two-family development R4-1 proposed

R5B, a residential district that allows all housing types, is proposed for lots on both sides of College Point Boulevard, extending the existing R5B district. R5B allows attached, multiple-family development with a maximum FAR of 1.35 equal to the optional R4 infill provisions. Front yards of new buildings must be five feet in depth, or can align with adjacent building setbacks. One parking space is required for each residential unit or two spaces for every three units if grouped parking is provided. The street wall height is limited to 30 feet and the maximum building height is 33 feet.

Proposed Commercial Overlay Changes

The existing C1-2 and C2-2 **commercial overlays** would be changed to C1-3 and C2-3, respectively. The overlay depth on 18th Avenue will be reduced from 150 feet to 100 feet and overlays on two blockfronts would be eliminated. A C1-3 overlay will be added on College Point Boulevard north of 14th Avenue. The overlays allow residential development guided by the regulations of the underlying residential zoning districts. However, front and side yards are not required. Parking requirements for residential development are governed by the underlying residential district regulations. The parking requirements for commercial uses are slightly lower in the proposed overlay districts than in the existing overlays. The C1-3 and C2-3 overlays have a maximum floor area ratio of 1.0 for commercial development. For a mixed commercial / community facility or residential / community facility development, a 2.0 floor area ratio is allowed.

Related Notes

-  Items accompanied by this symbol require the [free Adobe Acrobat Reader](#).