



Rosedale Rezoning - **Approved!**

Overview

Update September 16, 2010:

On September 16, 2010, the City Council adopted the Rosedale Rezoning. The zoning map and text changes are now in effect.

The Department of City Planning proposes to amend the Zoning Map on all or portions of 193 blocks in the southeast Queens neighborhood of Rosedale in Community District 13. The rezoning aims to protect the established lower-density character of this community.

This rezoning was undertaken by the Department of City Planning in response to requests from local elected officials, Community Board 13 and the local civic association. The proposal builds upon three previous contextual rezonings immediately west of Rosedale adopted by the City Council: Brookville in 2004, Cambria Heights in 2005 and Laurelton in 2008.

Rosedale is characterized as a piece of suburbia in the city. Located approximately 16 miles from Manhattan, the neighborhood is composed of predominately one- and two-family homes on tree-lined streets with some residences having waterfront access for boating on Hook Creek. The area is served by the Long Island Rail Road at Rosedale station and is easily accessible to arterial highways, such as the Belt and Laurelton Parkways. Large open space resources adjacent to the neighborhood include Brookville Park to the west and Idlewild Park to the south.



Locator Map

[View a larger image](#)

Over the last several years, Rosedale has experienced development pressure largely due to its outdated zoning which has remained unchanged since 1961. The area's R3-2 zoning district in the southern half of Rosedale allows a variety of housing types and densities that are inconsistent with the prevailing scale and built character of this part of the neighborhood.

The proposed zoning changes would:

- Preserve the established lower-density character of Rosedale;
- Ensure future residential development more closely reflect the existing built scale and development patterns of one- and two-family, detached and semi-detached housing areas;
- Modify commercial overlay districts to reflect existing land use patterns and prevent commercial uses from encroaching onto predominantly residential streets.



[View the slideshow presentation](#)



Single-family homes on 256th Street in an existing R3-2 district



One- and two-family houses on 149th Avenue in an existing R3-2 district

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Existing Zoning & Context

Rosedale is comprised of two residential zoning districts: R2 in the northern portion of the neighborhood which permits single-family, detached homes, and R3-2 in the southern portion which allows a variety of housing types and densities that are inconsistent with the prevailing building patterns, density and character of the neighborhood. Commercial overlay districts within the rezoning area (C1-1, C1-2 and C2-1) are mapped along portions of Merrick Boulevard, Francis Lewis Boulevard, South Conduit Avenue, 243rd Street and Hook Creek Boulevard. [View the Zoning Comparison Chart.](#)



Existing Zoning and Land Use Map
[View a larger image](#)

R2

R2 zoning district permits only single-family, detached residences on lots that have a minimum area of 3,800 square feet and a minimum lot width of 40 feet. The maximum FAR is 0.5. There is no maximum building height; instead, the building's maximum height is determined by the sky exposure plane, which has a varying height depending on where the building is located on its zoning lot beyond the minimum required front yard. Community facilities are permitted at a maximum FAR of 0.5. One parking space per dwelling unit is required.

R3-2

R3-2 zoning district is the lowest-density general residence district in which multi-family structures are permitted. A variety of housing types are permitted, including garden apartments, row houses, semi-detached and detached houses. The maximum FAR is 0.6, which includes a 0.1 attic allowance. Minimum lot width and lot area depend upon the housing configuration: detached residences require a 40-foot lot width and 3,800 square feet of lot area; other housing types require lots to have at least 18 feet of width and 1,700 square feet of lot area. The maximum building height is 35 feet, with a maximum perimeter wall height of 21 feet. One parking space is required for each dwelling unit.

Commercial Overlays – C1-1, C1-2 and C2-1

C1-1, C1-2 and C2-1 commercial overlay districts are mapped within existing residential districts along primary thoroughfares, including Hook Creek Boulevard, Merrick Boulevard, Francis Lewis Boulevard, South Conduit Avenue and 243rd Street. C1-1 and C1-2 districts allow Use Group 6 commercial establishments, which include uses that serve local retail needs (e.g. grocery stores, restaurants). C2-1 districts include a wider range of retail and service establishments in Use Groups 5 through 9 and 14 (e.g. repair services, catering halls, funeral homes). Maximum commercial floor area can reach 1.0 FAR with commercial uses limited to the first floor in mixed-use buildings. In C1-1 and C2-1 overlay districts, most retail uses require one accessory parking space per 150 square feet of commercial floor space, though these requirements may range between one space per 100 square feet and 400 square feet of commercial space. In C1-2 overlay districts, most retail uses require one space per 300 square feet of commercial floor area though the requirements may range between one space per 200 square feet and 800 square feet of commercial floor area.



Out of character row houses on Hook Creek Boulevard in an existing R3-2 District



Out of character semi-detached homes on 148th Road



Out of context development near 145th Avenue in the existing R3-2 District

Rosedale Rezoning - **Approved!** Proposed Zoning

The proposed Zoning Map amendments will replace all or portions of the existing R3-2 zoning district with R2, R3A, R3X or R3-1 districts. In addition, most of the C1-2 and C2-1 overlay districts will be replaced with C1-3 or C2-3 districts. Certain 2-1 and C1-1 overlay districts will be eliminated or reduced where residential or community facility uses exist and a new C1-2 overlay district is proposed to be mapped where commercial uses exist. [View the Zoning Comparison Chart.](#)



Proposed Zoning Map
[View a larger image](#)

Proposed R2 (from R3-2/C1-2)

R2 zoning is proposed to be extended over six lots currently occupied by detached residences: four lots along 241st Street and two lots along 242nd Street between Francis Lewis Boulevard and 138th Avenue. The existing C1-2 commercial overlay district is proposed to be removed from these lots as well.

The proposed R2 zoning allows only single-family, detached residences on lots that have a minimum area of 3,800 square-feet and a minimum width of 40 feet. The maximum FAR is 0.5. There is no maximum building height; instead, the building's maximum height is determined by its sky exposure plane, which has a varying height depending on where the building is located on its zoning lot beyond the minimum required front yard. Community facilities are permitted at a maximum FAR of 0.5. One parking space per dwelling unit is required.

The proposed extension of an existing R2 district and elimination of the C1-2 overlay district on these lots would maintain the existing low-density character of detached homes.

Proposed R3A (from R3-2)

R3A zoning is proposed in three areas encompassing all or portions of 34 blocks located in western and northeast sections of the rezoning area. The western R3A district extends from South Conduit to 147th avenues along Brookville Boulevard and the northeast R3A district is proposed for three blocks north of Caney Lane and east of Hook Creek Boulevard.

R3A zoning allows one- or two-family detached houses with a maximum FAR of 0.6, which includes a 0.1 attic allowance. R3A districts require a minimum lot width of 25 feet and a minimum lot area of 2,375 square feet. In addition to the 10-foot minimum front yard requirement, a deeper front yard would be required to match the yard depth of an adjacent building up to 20 feet. The maximum building height is 35 feet, with a maximum perimeter wall height of 21 feet. One parking space is required for each dwelling unit.



Detached houses on narrow lots on Huxley Street in a proposed R3A district

The proposed R3A district better reflects the predominant character in these areas of one- and two-family detached buildings on narrow lots.

Proposed R3X (from R3-2, R3-2/C1-2)

R3X zoning is proposed for all or portions of 146 blocks making it the most extensive new zone in the rezoning area.

The R3X district allows one- or two-family detached houses with a maximum FAR of 0.6, which includes a 0.1 attic allowance. R3X districts require a minimum lot width of 35 feet and a minimum lot area of 3,325 square feet. In addition to the 10-foot minimum front yard requirement, a deeper front yard would be required to match the yard depth of an adjacent building up to 20 feet. The maximum building height is 35 feet, with a maximum perimeter wall height of 21 feet. One parking space is required for each dwelling unit.



Two-family detached houses on 255 Street in the proposed R3X district

The proposed R3X district better reflects the existing one- and two-family detached buildings on typical lots found in this area.

Proposed R3-1 (from R3-2)

R3-1 zoning is proposed for six distinct areas that encompass all or portions of 39 blocks located in the central or southern portions of the rezoning area, between Brookville Park to the west and the City line to the east.

The R3-1 district allows one- or two-family detached or semi-detached houses with an FAR of 0.6, which includes a 0.1 attic allowance. The minimum lot width for detached structures is 40 feet and the minimum lot area is 3,800 square feet. Semi-detached homes require lots that are at least 18 feet wide with a minimum 1,700 square feet. The maximum building height is 35 feet, with a maximum perimeter wall height of 21 feet. One parking space is required for each dwelling unit.



Semi-detached, two-family houses on Craft Avenue in a proposed R3-1 district

The R3-1 zoning would more closely reflect the predominant building pattern in the area where the lots are occupied by one- or two family detached or semi-detached buildings.

Commercial Overlay District Modifications

Changes are proposed for most existing commercial overlays in the rezoning area in order to more closely match existing land use patterns. C1-2 and C2-3 commercial overlay districts are proposed to be mapped to a depth of 100 feet on approximately 20 block fronts along Merrick Boulevard, Francis Lewis Boulevard and South Conduit Avenue to replace C1-2 and C2-1 overlays. An existing C1-1 overlay on the east side of Hook Creek Boulevard between 147 Drive and 148 Avenue and a C2-1 overlay on the south side of North Conduit Avenue between 243rd Street and Hook Creek Boulevard are proposed to be eliminated where there are no commercial uses on those fully developed blocks. A new C1-2 overlay is proposed to be mapped along 147th Avenue between 235th Street and Brookville Boulevard to reflect existing medical office and retail uses.

Maximum commercial floor area in C1-2, C1-3 and C2-3 districts can reach 1.0 FAR with commercial uses limited to the first floor in mixed-use buildings. Changing the commercial overlay designations from C1-2 and C2-1 to C1-3 and C2-3 would reduce required off-street parking for most retail uses from one accessory parking space per 300 square feet of commercial floor area to one space per 400 square feet of commercial floor area. The proposed C1-2 overlay would allow only local retail and service uses in Use Group 6 (e.g. grocery stores, restaurants). In a C1-2 overlay district most retail uses require one accessory off-street parking space per 300 square feet of commercial floor space, though the requirements may range between one space per 200 square feet and one space per 800 square feet of commercial floor area.

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Public Review

The Rosedale rezoning proposal began formal public review on June 7, 2010 with the Department of City Planning's certification of the [Uniform Land Use Review \(ULURP\)](#) application (C 100436 ZMQ).

<i>Milestones</i>	<i>Target Dates</i>
Department of City Planning Certification	June 7, 2010 -  view the presentation
Community Board Approval	June 29, 2010
Queens Borough President Approval	July 27, 2010
City Planning Commission Hearing	August 11, 2010
City Planning Commission Approval ( Read the CPC Report)	August 25, 2010
City Council Approval	September 16, 2010

For more information about this proposal please contact the Queens Office of the Department of City Planning at (718)286-3170.

Related Notes

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