



## Bellerose – Floral Park – Glen Oaks Rezoning - **Approved!**

### Overview

**Update June 24, 2013:**

On June 24, 2013 the City Council adopted the Bellerose – Floral Park – Glen Oaks Rezoning. The zoning map changes are now in effect.

The Department of City Planning proposes to change the Zoning Map on all or portions of 411 blocks in the neighborhoods of Bellerose, Floral Park and Glen Oaks in Queens, Community District 13. The rezoning is generally bounded by the Grand Central Parkway to the north, the boundary of the City of New York to the east, Jericho Turnpike and 93rd Avenue to the south, and on the west, by an irregular line north along Springfield Boulevard, 221st, 229th and 231st Streets.

The proposed rezoning was undertaken in response to concerns raised by Community Board 13, local civic organizations and local elected officials that existing zoning does not closely reflect established neighborhood character and was resulting in denser new development. The proposed actions seek to reinforce the predominant low-density, suburban character typically found on residential blocks.

The rezoning changes will encompass the neighborhoods of Bellerose, Floral Park, as well as portions of Glen Oaks and reach into the neighboring communities of New Hyde Park and Bellaire. It also includes most of the Royal Ranch development located to the north of Glen Oaks. These suburban communities were developed during the first half of the twentieth century and, except for Glen Oaks, are dominated by the detached single-family housing type defined by post World War II development patterns. Many of the homes in these communities were constructed for returning veterans and their families.

The rezoning area consists of seven existing zoning districts: R2, R3A, R3-1, R3-2, R4, R4-1 and C8-1. C1-2 and C2-2 commercial overlay districts are mapped along Union Turnpike, Hillside Avenue, Braddock Avenue and Jericho Turnpike. Some sections of the rezoning area were rezoned in 1989, 1993 and 2004, but most of the area's zoning has remained unchanged since 1961 when the current Zoning Resolution was adopted. Current zoning does not closely reflect prevailing contexts of built scale, density, and housing types found in the Bellerose, Floral Park and Glen Oaks neighborhoods.

The northern and eastern portions of the rezoning area are zoned R2 and include the Royal Ranch, Floral Park, and New Hyde Park neighborhoods. The portions of Bellerose and Bellaire neighborhoods located south of Hillside Avenue are zoned R3-2, R3-1, R3A, R4-1 and R4, as well as C8-1 (a commercial automotive district) along a portion of Jericho Turnpike. C1-2 and C2-2 commercial overlays are mapped along portions of Union Turnpike, Jericho Turnpike, Hillside Avenue and Braddock Avenue where these thoroughfares contain commercial uses.

The Department of City Planning produced the currently proposed rezoning through close consultation with Community Board 13, local civic organizations and local elected officials. The proposed rezoning seeks to achieve the following objectives:

- Protect the established low density character
- Ensure that future development will be consistent with existing building patterns
- Update commercial overlay districts to reflect existing land uses and prevent commercial encroachment into residential side streets.



Locator Map



[View the presentation](#)

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### Existing Context and Zoning

The Bellerose-Floral Park-Glen Oaks rezoning area consists of seven existing zoning districts: R2, R3A, R3-1, R3-2, R4, R4-1 and C8-1. C1-2 and C2-2 commercial overlay districts are mapped along Jericho Turnpike, Union Turnpike and Hillside and Braddock Avenues. These zoning districts, for the most part, have remained unchanged since 1961 when the current Zoning Resolution was adopted, and has resulted in new development that is substantially denser and larger than surrounding built contexts. And along the area’s major commercial and shopping corridors C1-2 and C2-2 commercial overlays are generally mapped to a depth of 150 feet, which has allowed commercial uses to encroach onto residential streets.

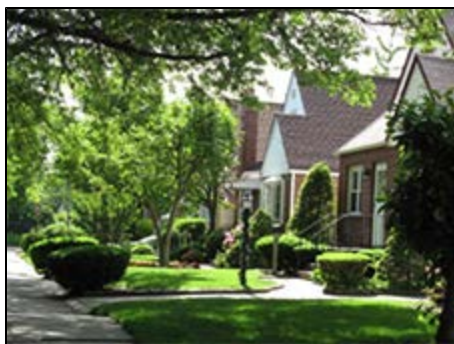
The current zoning does not adequately ensure that future development will reinforce the prevailing character of these suburban communities. [View the zoning comparison chart.](#)



Existing Zoning Map

[View a larger image](#)

#### RESIDENTIAL CONTEXTS



Single-family detached homes at 83rd Avenue and 265 Street (Floral Park)



Single-family detached homes at 263rd Street and 72nd Road (Royal Ranch)



Single-family homes at Commonwealth Boulevard and 88th Road (Bellerose)



Single-family homes at 267th Street and 77th Avenue (New Hyde Park)

#### R2

R2 is the predominant zone in the rezoning area and generally mapped east of the Cross Island Parkway and north of 87th Drive. Smaller areas zoned R2 are found on 6 blocks just east of the intersection of Grand Central

Parkway and Little Neck Parkway, an 11-block area north of Hillside Avenue and west of Cross Island Parkway and a 13-block area south of Union Turnpike, between Winchester Boulevard and 239th Street.

R2 districts permit 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 floor area ratio (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. A 15-foot minimum front yard is required. Community facilities are permitted at a maximum FAR of 0.5. One parking space per dwelling unit is required.

### **R3A**

An existing R3A district is mapped north of Braddock Avenue between Cross Island Parkway and Moline Street, and south of 87th Drive, east of Cross Island Parkway.

The R3A district permits one- and two-family detached residences only on lots that have a minimum area of 2,375 square feet and a minimum lot width of 25 feet. The maximum FAR is 0.6, which also includes a 0.1 attic allowance. The maximum building height is 35 feet, with a maximum perimeter wall height of 21 feet. The front yard of a new building must be at least as deep as an adjacent front yard with a minimum depth of 10 feet and a maximum depth of 20 feet. Community facilities are permitted at a maximum FAR of 1.0. One parking space is required for each dwelling unit.

### **R3-1**

An existing R3-1 district is mapped on three blocks south of Hillside, east of Winchester Boulevard.

The R3-1 district permits one- and two-family detached or semi-detached residences. The maximum FAR is 0.6, which includes a 0.1 attic allowance. The minimum lot width and lot area depend upon the housing configuration: detached residences require a minimum 40-foot lot width and 3,800 square feet of lot area; semi-detached residences require 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. Community facilities are permitted at a maximum FAR of 1.0. One parking space is required for each dwelling unit.

### **R3-2**

R3-2 districts are mapped north of Union Turnpike between Little Neck Parkway and 249th Street, south of Braddock Avenue, and north of Braddock Avenue east of Ransom Street.

The R3-2 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 that 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. Front yards must be at least 15 feet deep. Community facilities are permitted at an FAR of 1.0. One parking space is required for each dwelling unit.

### **R4**

An R4 district is mapped along Braddock Avenue and along a two-block area north of Braddock Avenue between Moline and Ransom Streets.

R4 districts allow the same variety of housing types as the R3-2 district but at a slightly higher density. The maximum allowable FAR is 0.9, which includes a 0.15 attic allowance. Detached residences require a minimum lot area of 3,800 square feet and a minimum lot width of 40 feet. Semi-detached and attached residences require a minimum lot area of 1,700 square feet and a minimum lot width of 18 feet. The maximum building height is 35 feet, with a maximum perimeter wall height of 25 feet. In a predominantly built up area, a maximum FAR of 1.35 is permitted with the R4 infill provision. Front yards must be 10 feet deep or, if deeper, a minimum of 18 feet. Community facilities are permitted at an FAR of 2.0. One parking space is required for each dwelling unit.

### **R4-1**

An R4-1 district is mapped on 1-1/2 blocks north of 90th Avenue between Commonwealth Boulevard and Cross Island Parkway.

The R4-1 district permits one- and two-family detached or semi-detached residences. The maximum FAR is 0.9, which includes a 0.15 attic allowance. The minimum lot width and lot area depend upon the housing type: detached residences require a minimum 25-foot lot width and 2,375 square feet of lot area. Semi-detached residences require a minimum 18-foot lot width and 1,700 square feet of lot area. The maximum building height is 35 feet, with a maximum perimeter wall height of 25 feet. Community facilities are permitted at a maximum FAR of 2.0. One parking space is required for each dwelling unit.

**C8-1**

A C8-1 district is mapped along a portion of Jericho Turnpike east of 249th Street.

C8-1 districts are low-density service districts that allow commercial and community facility uses in Use Groups 4 through 14 and 16. Residential uses are not permitted. Typical uses in C8 districts include automotive-related uses, such as auto repair, showrooms, warehouses and car washes. The maximum FAR for commercial uses in a C8-1 district is 1.0. Maximum building height is determined by a sky exposure plane, which begins at a height of 30 feet above the street line. Off-street parking requirements vary with the use. Community facility uses are permitted at a maximum FAR of 2.4.

**Commercial Overlays**

C1 and C2 commercial overlay districts are mapped along Jericho Turnpike, Braddock Avenue, Hillside Avenue and Union Turnpike. C1 and C2 overlays are generally mapped within residential districts and allow a range of local retail and service establishments needed in residential neighborhoods. C1 districts permit Use Groups 1 through 6, while C2 districts permit Use Groups 1 through 9 and 14.

When C1 and C2 overlay districts are mapped within R1 through R5 residential districts the maximum commercial FAR is 1.0, with commercial uses limited to the first floor in mixed-use buildings. Off-street parking requirements vary with the use. In C1-2 and C2-2 overlays, most retail uses require one accessory parking space per 300 square feet of commercial floor space, although the requirements can range between one space per 200 square feet and one space per 800 square feet.

## Bellerose – Floral Park – Glen Oaks Rezoning - **Approved!**

### Proposed Zoning

The proposed zoning changes would affect more than 9,843 lots on 411 blocks. The proposed rezoning will replace all or portions of the existing R2, R3A, R3-1, R3-2, R4, R4-1 and C8-1 zones with new lower density and contextual districts which include R1-2, R2, R2A, R3A, R3X, R3-1, R3-2, R4-1 and R4. The proposed zoning districts will better protect the low-density character of these suburban neighborhoods and make new development more predictable by establishing firmer height limits and requiring front yard depths that better reflect adjacent yard depths. Additionally, to protect residential blocks from commercial intrusion, depths of commercial overlays will be shortened from 150 feet to 100 feet, and some commercial overlays will be eliminated where only residential uses exist. In turn, commercial overlays will be mapped on certain block fronts to reflect and reinforce existing commercial uses found along Jericho Turnpike, Braddock Avenue, Hillside Avenue and Union Turnpike. [View the zoning comparison chart.](#)



Proposed Zoning Map

[View a larger image](#)

#### Proposed R1-2A (from R2)

An R1-2A district is proposed on 11 blocks currently zoned R2 on properties developed with single family detached residences on large lots.

An R1-2 district permits only single-family, detached residences on lots that have a minimum area of 5,700 square feet and a minimum lot width of 60 feet. The maximum FAR is 0.5. The maximum building height is 35 feet, with a maximum perimeter wall height of 25 feet. The front yard of a new building must be at least as deep as an adjacent front yard with a minimum depth of 20 feet. Community facilities are permitted at an FAR of 0.5, and up to 1.0 FAR by special permit. One parking space is required



Single-family detached residences on Seward Avenue within the proposed R1-2A district. (Bellaire)

#### Proposed R2 extension (from R4)

An R2 district is proposed on a portion of one block currently zoned R4 and developed with single family detached homes. The proposed R2 is an extension of an existing adjacent R2 district. The R2 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 floor area ratio (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. A 15-foot minimum front yard is required. Community facilities are permitted at a maximum FAR of 0.5. One parking space is required.



Single-family detached residences on 221st Place within the proposed R2 district. (Bellaire)

#### Proposed R2A (from R2, R3A, R3-1, R3-2, R4-1)

R2A districts are proposed on 332 blocks currently zoned R2, R3A, R3-1, R3-2 and R4-1 and predominantly developed with single-family detached residences on wide lots.

The R2A 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. The maximum building height is 35 feet, with a maximum perimeter wall height of 21 feet. The front yard of a new building must be at least as deep as an adjacent front yard with a minimum depth of 15 feet. Community facilities are permitted at an FAR of 0.5, and up to 1.0 FAR by special permit. One parking space is required.



Single-family detached homes on 267th Street between 76th and 77th Avenues within the proposed R2A district. (New Hyde Park)

### Proposed R3A (from R3-1, R3-2, R4)

R3A districts are proposed on 38 blocks currently zoned R3-1, R3-2 and R4, and developed primarily with one- and two- family detached houses.

The R3A district permits one- and two-family detached residences only on lots that have a minimum area of 2,375 square feet and a minimum lot width of 25 feet. The maximum FAR is 0.6, which also includes a 0.1 attic allowance. The maximum building height is 35 feet, with a maximum perimeter wall height of 21 feet. The front yard of a new building must be at least as deep as an adjacent front yard with a minimum depth of 10 feet and a maximum depth of 20 feet. Community facilities are permitted at a maximum FAR of 1.0. One parking space is required for each dwelling unit.



One- and two-family homes on 87th Avenue at 232nd Street within the proposed R3A district. (Bellaire)

### Proposed R3X (from R3-2)

R3X districts are proposed on 28 blocks on properties currently zoned R3-2, and developed with one- and two-family detached houses.

The R3X district permits one- and two-family detached residences on lots that have a minimum area of 3,325 square feet and a minimum lot width of 35 feet. The maximum FAR is 0.6, which also includes a 0.1 attic allowance. The maximum building height is 35 feet, with a maximum perimeter wall height of 21 feet. The front yard of a new building must be at least as deep as an adjacent front yard with a minimum depth of 10 feet and a maximum depth of 20 feet. Community facilities are permitted at a maximum FAR of 1.0. One parking space is required for each dwelling unit.



One- and two-family homes on 249th Street, south of Elkmont Avenue within the proposed R3X district. (Glen Oaks)

### Proposed R3-1 (from R3-2)

An R3-1 district is proposed on 6 blocks currently zoned R3-2 and developed with one- and two-family semi-detached houses.

The R3-1 district permits one- and two-family detached or semi-detached residences. The maximum FAR is 0.6, which includes a 0.1 attic allowance. The minimum lot width and lot area depend upon the housing configuration: detached residences require a minimum 40-foot lot width and 3,800 square feet of lot area; semi-detached residences require 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. Community facilities are permitted at a maximum FAR of 1.0. One parking space is required for each dwelling unit.



Two-family, semi-detached homes on Elkmont Avenue within the proposed R3-1 district (Glen Oaks)

### Proposed R3-2 (from R2, R3-1)

An R3-2 district is proposed along 40 block fronts on Hillside Avenue where a mix of housing types exist and on 4 blocks located along the eastern edge of the rezoning area north of 83rd Avenue and developed with garden apartments.

The R3-2 district is the lowest-density general residence district in which multi-family structures are permitted. A variety of housing types are permitted including garden apart-ments, 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 that 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. Front yards must be at least 15 feet deep. Community facilities are permitted at an FAR of 1.0. One parking space is required for each dwelling unit.



Garden apartments on Langdale Street south of 81st Avenue within the proposed R3-2 district (Floral Park)

**Proposed R4-1 (from R4)**

An R4-1 district is proposed on 4 blocks currently zoned R3A and R4, and developed with one- and two-family semi-detached houses.

The R4-1 district permits one- and two-family detached or semi-detached residences. The maximum FAR is 0.9, which includes a 0.15 attic allowance. The minimum lot width and lot area depend upon the housing type: detached residences require a minimum 25-foot lot width and 2,375 square feet of lot area. Semi-detached residences require a minimum 18-foot lot width and 1,700 square feet of lot area. The maximum building height is 35 feet, with a maximum perimeter wall height of 25 feet. Community facilities are permitted at a maximum FAR of 2.0. One parking space is required for each dwelling unit.



Two-family semi-detached houses on Pontiac Street, north of Braddock Avenue within the proposed R4-1 district. (Bellerose)

**Proposed R4 extension (from C8-1)**

An R4 district is proposed on 2 block fronts currently zoned C8-1 along Jericho Turnpike on properties occupied by auto related uses. The proposed R4 is an extension of an existing R4 district.

The R4 district allows the same variety of housing types as the R3-2 district but at a slightly higher density. The maximum allowable FAR is 0.9, which includes a 0.15 attic allowance. Detached residences require a minimum lot area of 3,800 square feet and a minimum lot width of 40 feet. Semi-detached and attached residences require a minimum lot area of 1,700 square feet and a minimum lot width of 18 feet. The maximum building height is 35 feet, with a maximum perimeter wall height of 25 feet. In a predominantly built up area, a maximum FAR of 1.35 is permitted with the R4 infill provision. Front yards must be 10 feet deep or, if deeper, a minimum of 18 feet. Community facilities are permitted at an FAR of 2.0. One parking space is required for each dwelling unit.



Under developed block fronts along Jericho Turnpike, east of 249th Street within the proposed R4 district with a C2-3 commercial overlay. (Bellerose)

**Proposed Commercial Overlay Modifications**

Existing C1 and C2 commercial overlays re mapped along Jericho Turnpike, Union Turnpike and Hillside and Braddock Avenues, and serve the local shopping needs of the surrounding residential neighborhood. C1 districts permit local commercial uses that generally serve the immediate neighborhood, while C2 districts permit a wider range of retail and service uses.

The proposed updates to the commercial zoning districts would replace existing C1-2 and C2-2 districts and generally reduce the depth of commercial overlays from 150 feet to 100 feet to prevent commercial uses from encroaching onto residential side streets. New C1-3 and C2-3 commercial overlays are also proposed in certain locations along Hillside Avenue and Jericho Turnpike in order to recognize existing commercial uses and provide new business location opportunities. Along Union



Commercial and residential properties along Hillside Avenue, east of Little Neck Parkway.

Turnpike, C2-2 commercial overlays at two locations would be reduced to reflect the actual depths of existing commercial land uses, but the C2-2 designation would remain.

Parking requirements vary with use. However, most retail uses in C1-2 and C2-2 districts require one accessory parking space per 300 square feet of commercial floor space. In C1-3 and C2-3 districts, most retail uses require one accessory parking space per 400 square feet of commercial floor space.



## Bellerose – Floral Park – Glen Oaks Rezoning - **Approved!**

### Public Review

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On February 19, 2013 the Department of City Planning certified the Uniform Land Use Review Procedure (ULURP) application (C 130188 ZMQ) for the Bellerose-Floral Park-Glen Oaks rezoning to begin the public review process.

Milestone	Date
Department of City Planning Certification	February 19, 2013 -  <a href="#">View the Presentation</a>
Community Board 13 Approval	March 18, 2013
Queens Borough President Approval (with conditions)	April 17, 2013
City Planning Commission Hearing	April 24, 2013
City Planning Commission Approval (with modifications*) (  <a href="#">Read the CPC Report</a> )	May 22, 2013
City Council Approval	June 24, 2013


#### **\*City Planning Commission Modifications**

On May 22, 2013 the City Planning Commission (CPC) approved the zoning map amendment (C 130188 ZMQ) with modifications in response to testimony at its public hearing. The modification to the zoning proposal would retain the existing R3A district on the western portion of the block bounded by 239th Street, 86th and 87th Avenues, and 241st Street. (Block 7959)

For more information about this proposal please contact the Queens Office of the Department of City Planning at (718) 520-2100.

## Related Notes

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