



## Jamaica Hill / Hillcrest Rezoning - **Approved!**

### Overview

#### Update June 29, 2006:

On June 29, 2006, the City Council adopted the Jamaica Hill/Hillcrest zoning map changes as modified by the City Planning Commission (see [CPC report C 060337 ZMQ](#)) and the R5D zoning text amendments as proposed (see [CPC report 060338A ZRY](#)). View the [adopted zoning text amendments](#) and a [map of the adopted zoning](#) changes which are now in effect.

#### Existing Neighborhood Character



Chapin Court



84th Road



166th Street

The Department of City Planning proposes zoning map and text amendments affecting approximately 70 blocks in the central Queens neighborhoods of Jamaica Hill and Hillcrest, including several block fronts on the eastern edge of Briarwood, in Community District 8. The rezoning area is generally bounded by Union Turnpike to the north, 170th Street and 168th Street to the east, 86th Road and Highland Avenue to the south and Parsons Boulevard to the west.



Jamaica Hill / Hillcrest Locator Map

[View a larger image.](#)

The proposed rezoning from R2, R3-2, R4 and R5 districts to lower-density or contextual districts aims to preserve the area's predominant low-rise character and ensure that future residential development is consistent with its surrounding neighborhood. Additionally, to address the need for new housing at a scale in keeping with neighborhood character, the proposed rezoning would establish a new moderate-density residential district – R5D -- along Union Turnpike, Parsons Boulevard and 164th Street.

#### **Background**

Jamaica Hill and Hillcrest are located in central Queens, just north of Downtown Jamaica. As their names imply, the dominant geographic feature of these neighborhoods is their topography. Located on a terminal moraine, they are situated on a hill rising from Hillside Avenue. Residential development began in this area in 1909, and continued into the 1930s, aided by the opening of the Jamaica Avenue elevated line in 1918, the Grand Central Parkway in 1933 and the IND subway along Hillside Avenue in 1937. Several significant institutional uses are adjacent to the rezoning area including Queens Hospital, St John's University, Jamaica High School, Hillcrest High School and Edison Vocational School. The area is served by mass transit with the F line subway station at the intersection of Parsons Boulevard and Hillside Avenue, bus service to the E subway line at Union Turnpike and Queens Boulevard and express bus service to downtown Manhattan along Union Turnpike.

#### **Public Review**

On February 21st 2006, the Department of City Planning certified the application for the proposed Jamaica Hill / Hillcrest rezoning as complete, commencing the public Uniform Land Use Review Procedure.

Community Board 8 held a public hearing in response to the proposal on March 28th, 2006 and recommended approval with conditions regarding the proposed density on Parsons Boulevard, Union Turnpike and 164th Street.

The Queens Borough President recommended approval of the application on May 9, 2006 with the condition that the Department review the concerns of Community Board 8 and refine the rezoning proposal to address any potential negative impacts.

On May 10, 2006 the City Planning Commission (CPC) held a public hearing. On June 7, 2006 the CPC approved the proposed zoning text changes and the proposed zoning map changes with modifications. The Commission's modifications, in response to concerns raised during the public review, retained the existing R4 zoning district along 164th Street from 82nd Road to 81st Avenue and changed the proposed R5D to R4 on the portion of 164th Street between 81st Avenue up to a line 100 feet south of Union Turnpike.

Read the CPC Reports:  [N 060338\(A\) ZRY](#) and  [C 060337 ZMQ](#).

On June 29, 2006 the City Council adopted the zoning changes which are now in effect.

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

For more information about the Jamaica Hill / Hillcrest rezoning, please contact the Queens Office of the Department of City Planning at 718-520-2100.

## Jamaica Hill / Hillcrest Rezoning - **Approved!** Existing Zoning

### Out-of-Character Development in an R4 Zoning District



159th Street



Normal Road

The four residential zoning districts in the Jamaica Hill / Hillcrest rezoning area allow a range of housing types, including detached, semi-detached, and attached residences. Commercial districts within the rezoning area include C1-2 and C1-4 commercial overlays mapped along portions of Union Turnpike, 164th Street and Parsons Boulevard. These zoning designations remain as they have since the 1961 Zoning Resolution went into effect. New development occurring in the residential districts of these neighborhoods has been out of character with the existing neighborhood context in this area. Continued out of character development would alter the one- and two- family context of these neighborhoods. The existing commercial districts have produced low scale commercial uses and have not encouraged the development of vacant land on wide streets such as Union Turnpike.

#### R2

Most of the area north of Goethals Avenue is presently zoned R2. The R2 district permits one-family, detached residences on lots of at least 3,800 square feet and a minimum width of 40 feet. The maximum [floor area ratio](#) (FAR) for both residences and community facilities is 0.5. The maximum front wall height is 25 feet, given a minimum front yard depth of 15 feet.

For each additional linear foot in depth of the front yard, the building's front wall may rise an additional foot. The building's maximum height is not fixed but is determined by a sky exposure plane. One parking space per dwelling unit is required.

#### R3-2

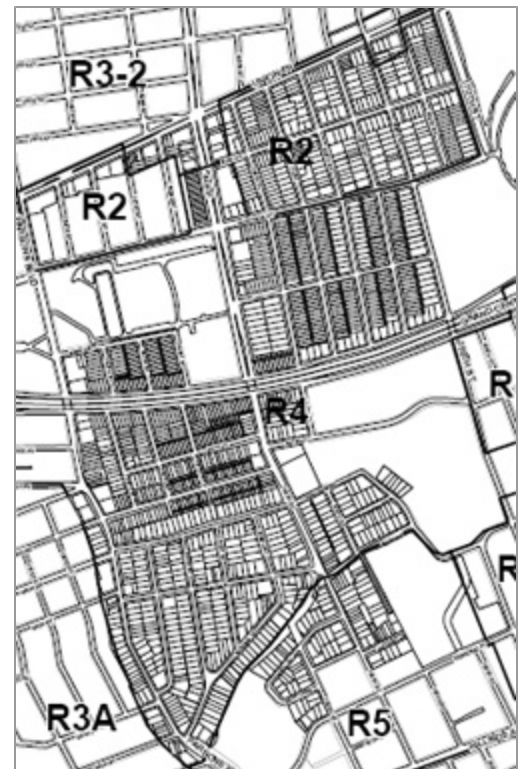
The R3-2 district, mapped along six block fronts along Union Turnpike and 164th Street within the rezoning area, is the lowest-density general residence district in which multifamily structures are permitted. A variety of housing types are permitted including garden apartments, row houses and semi-detached and detached houses. The maximum FAR is 0.5, plus a 0.1 attic allowance. Minimum lot width and lot area depend upon the housing configuration. Detached structures require a 40-foot lot width and 3,800 square feet of lot area. Other housing types require lots that are at least 18 feet wide and have an area of at least 1,700 square feet. Community facilities are permitted an FAR of 1.0. One parking space is required for each dwelling unit.

#### R4

The area south of Goethals Avenue and north of Normal Road is presently zoned R4. The R4 district allows the same variety of housing types as the R3-2 district but at a moderately higher density. Detached residences are limited to lots with a minimum of 3,800 square feet in area, and a minimum width of 40 feet. Semi-detached and attached residences are limited to lots with a minimum of 1,700 square feet in area and a minimum width of 18 feet. The maximum FAR is 0.9, which includes a 0.15 attic allowance. On blocks that are predominantly developed, a maximum FAR of 1.35 is permitted with the R4 infill provision. Community facilities are permitted an FAR of 2.0. One parking space is required for each dwelling unit.

#### R5

The area south of 85th Avenue and Normal Road is zoned R5. A general residence district, R5 allows all housing types



Jamaica Hill / Hillcrest Existing Zoning Map

[View a larger image.](#)

including detached, semi-detached, attached and multi-family residences. Detached residences are limited to lots with a minimum of 3,800 square feet in area, and a minimum width of 40 feet. All other housing types are limited to lots with a minimum of 1,700 square feet in area and a minimum width of 18 feet. The maximum FAR for all housing types is 1.25. On blocks that are predominantly developed, a maximum FAR of 1.65 is permitted with the R5 infill provision. Community facilities are permitted an FAR of 2.0. One parking space is required for each dwelling unit unless grouped where parking for 85% of the units is required.

#### Commercial Overlays

There are C1-2 commercial overlay districts along selected blocks on Union Turnpike, 164th Street and Parsons Boulevard which also has C1-4 commercial overlays along certain block fronts. C1 districts are mapped within residential districts and permit the local retail and service establishments needed in residential neighborhoods. Maximum commercial floor area can reach 1.0 FAR with commercial uses limited to the first floor in mixed buildings. Parking requirements are higher in C1-2 districts than in C1-4. In C1-2 districts, most retail uses require one accessory parking space per 300 square feet of commercial floor space, although the requirements may range between one space per 200 square feet and one space per 800 square feet. In C1-4 districts, most retail uses require one accessory parking space per 1,000 square feet of commercial floor space, although the requirements may range between one space per 1,000 square feet and one space per 2,000 square feet.

## Jamaica Hill / Hillcrest Rezoning - **Approved!**

### Proposed R5D District

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#### **Proposed R5D District**

In a related zoning text amendment, the Department of City Planning proposes to create a new R5D district to fill the need for a district that allows for moderate-density multifamily housing in appropriate locations. As part of the Jamaica Hill / Hillcrest rezoning, the new district would replace portions of existing R3-2, R4 and R2 districts. The key aspects of the proposed R5D district include a maximum FAR of 2.0, a maximum building height of 40 feet and a parking requirement of 66% with a very limited parking waiver provision. Other provisions include:

#### **Required Yards:**

- Minimum five-foot front yards.
  - If an adjacent yard is deeper than 5 feet, front yard must be at least as deep as one adjacent yard but no deeper than the other, up to a depth of 20 feet.
- Side yards not required on lots less than 30 feet wide; on lots wider than 30 feet, eight feet required between buildings where the adjacent lot has a side yard
- Minimum 30-foot rear yards on all interior lots occupied by residences and residential portions of mixed buildings also occupied by community facility or commercial uses.

#### **Parking:**

- Residential parking is not allowed between the building's front wall and the street.
- Accessory residential parking may only be waived if no more than one space is required.
- Commercial curb cuts are not permitted on wide streets on any lot with access to a narrow street.

#### **Streetscape:**

- One street tree is required for every 25 feet of street frontage.
- If a building is setback, the area between the building and the street line, except in front of entrances and exits, must be planted.

The original proposal to establish an R5D zoning designation has been modified in a subsequent application to include minimum lot width and lot area requirements. In response to concerns raised by community members and local elected officials, the refuse storage requirements of the Quality Housing Program have been made applicable to the R5D Zoning District. In addition, in order to better organize the Zoning Resolution, the street tree and front yard planting requirements and parking restrictions of the proposed R5D designation have been reorganized and those components of the Quality Housing Program have been made applicable to the R5D designation.

 [View adopted Text Amendment.](#)

 [View proposed Typical R5D Development.](#)

## Jamaica Hill / Hillcrest Rezoning - **Approved!** Proposed Zoning Map Changes

The proposal, encompassing all or part of 70 blocks throughout the Jamaica Hill and Hillcrest area, would rezone certain existing R2, R3-2, R4 and R5 districts to lower-density or contextual districts (R2A, R3A, R4-1, R4A, R4B, R5D). The regulations for each zoning district proposed for a particular area match the area's predominant character, such as single-family detached homes on lots at least 40 feet wide in the proposed R2A district, and ensure that future residential development will remain consistent with that context. Additionally, to address the need for new housing at a scale in keeping with neighborhood character, the proposed rezoning would establish a new moderate-density residential district – R5D – along wide streets where vacant or underutilized land could be developed for appropriate mixed-use growth.

### **R2A:** R2 and R4 to R2A

The proposed R2A zoning includes portions of 21 blocks in the area north of Grand Central Parkway, along and west of 164th Place, south of Union Turnpike, and along and east of 164th Place.

In the proposed R2A zoning districts, residential development would be limited to one-family detached houses. The minimum lot size and lot width requirements would be 3,800 square feet and 40 feet. The maximum allowable FAR would be 0.5. The R2A district would apply bulk, height and setback controls similar to those of other contextual districts, but adapted to the low-density detached framework of R2 districts. The R2A regulations would still permit expansion of existing homes, but with a more predictable building envelope, consistent with the scale and character of neighboring homes. The maximum building height would be 35 feet with a maximum *perimeter wall* height of 21 feet. There would also be a 15-foot minimum front yard and the front yard of a new building would be required to be as deep as an adjacent yard up to a depth of 20 feet. The maximum lot coverage under R2A would be 30 percent.

### **R2:** R3-2 to R2

An existing R2 district is proposed to be extended to include four lots currently zoned R3-2 located on portions of two blocks between Union Turnpike and Goethals Avenue and along 162nd Street and 161st Street. These lots are predominantly developed with two and a half story single-family detached homes.

### **R3A:** R4 to R3A

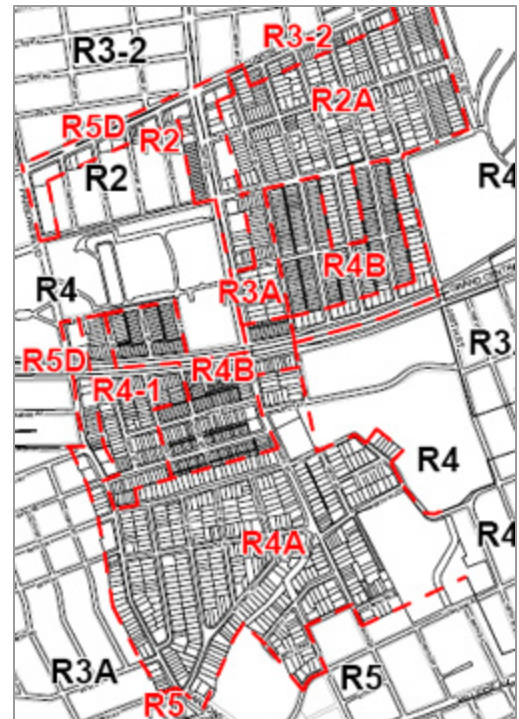
Portions of two blocks, on the west side of 164th Place from Goethals Avenue to Grand Central Parkway and the east side of 164th Street from 82nd Road to Grand Central Parkway, are proposed to be rezoned from an R4 district to an R3A district.

In the proposed R3A zoning district, residential development would be limited to one- and two-family detached houses. The minimum lot size and lot width requirements for detached buildings are 2,375 square feet and 25 feet respectively. The maximum FAR is 0.6. A perimeter wall may rise to 11 feet, and the maximum building height is 35 feet.

### **R3-2:** R2 to R3-2

The proposed R3-2 zoning would include portions of four blocks fronting on Union Turnpike between 169th Street and 164th Place. The proposed R3-2 district reflects the mixture of building types in this area which generally do not conform with the existing R2 zoning.

### **R4A:** R4 and R5 to R4A



Proposed Zoning Map

[View a larger image.](#)

[View adopted zoning map](#) - June 29, 2006



Commercial Overlay Map

[View a larger image.](#)

The proposed R4A zoning includes portions of 22 blocks, in the area north of Highland Avenue, west of Chapin Parkway, along and south of 84th Drive, and along and east of Parsons Boulevard at the western most edge of the rezoning area.

In the proposed R4A zoning districts, residential development would be limited to one- and two-family detached houses and the infill zoning provisions would no longer be applicable. The minimum lot size and lot width requirements are 2,850 square feet and 30 feet respectively. The maximum FAR is 0.9. A perimeter wall may rise to 21 feet, and the maximum building height in the R4A is 35 feet.

**R4B: R4 to R4B**

The proposed R4B zoning includes all or portions of 17 blocks in two non-contiguous areas along and north of 84th Avenue, south of Goethals Avenue and west of 150th Street, and along and east of 167th Street. These areas are predominantly built with attached, one- and two-family residences that have parking in the rear.

In the proposed R4B zoning district, residential development would be limited to one- and two-family detached, semi-detached, and attached houses and the infill provisions would no longer be applicable. The minimum lot size and lot width requirements are 2,375 square feet and 25 feet for detached residences and 1,700 square feet and 18 feet for semi-detached and attached residences. The maximum allowable FAR is 0.9. The maximum building height is 24 feet. Parking in the front yard is not permitted.

**R4-1: R4 to R4-1**

The proposed R4-1 zoning district would cover all or portions of six blocks. The proposed R4-1 is generally bounded by 84th Drive, 161st Street, 82nd Drive and 159th Street.

In the proposed R4-1 zoning district, one- and two-family detached and semi-detached residential development would be permitted. The minimum lot size and lot width requirements are 2,375 square feet and 25 linear feet for new residential detached development and 1,700 square feet and 18 feet for semi-detached development. The maximum FAR is 0.9. A perimeter wall may rise to 25 feet, and the maximum building height is 35 feet.

**R5D: R4, R3-2 and R2 to R5D**

The proposed R5D district would include portions of 11 blocks fronting 164th Street, Union Turnpike and Parsons Boulevard. These block fronts are developed with multifamily residential uses, commercial and office uses and parking facilities.

In the proposed R5D zoning district, all residence types are permitted. The maximum allowable FAR is 2.0, higher than the maximum of 0.9 permitted in R4 districts, or 1.25 FAR permitted for R4 infill development. The maximum building height is 40 feet. The parking requirement for group parking in the R5D district is 66% of the total dwelling units. The R5D district would provide for moderate-density residential and commercial development where four-story buildings would be appropriate -- wide streets supported by nearby local commercial uses and transit access.

**R5: R4 to R5**


An existing R5 district is proposed to be extended to include a portion of one block fronting Parsons Boulevard, between 87th Avenue and 87th Road. This block front is developed with multifamily residential, commercial and office uses.

**Commercial Overlays**

Proposed changes to certain commercial overlays within the rezoning area would more closely match existing land use and development patterns. The existing overlays located along portions of Union Turnpike, 164th Street and Parsons Boulevard are generally 150 feet deep. The Department proposes to generally reduce the depths of existing overlays to 100 feet to prevent the intrusion of commercial uses on residential side streets and to change C1-2 overlays to C1-3 overlays to reduce the commercial parking requirement. No new commercial overlay districts are proposed as part of the rezoning actions. Existing C1-4 overlays along Parsons Boulevard will remain unchanged.

## Related Notes

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-  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.