



Maspeth - Woodside Rezoning - **Approved!**

Overview

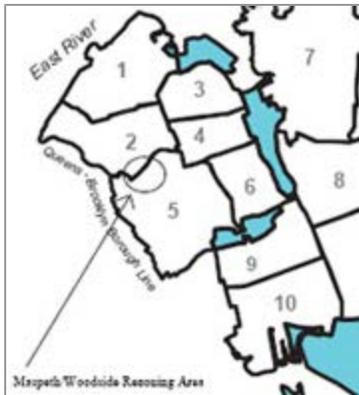
Update August 16, 2006:

On August 16, 2006, the City Council adopted the zoning text amendment that makes the Zoning Resolution's Inclusionary Housing provisions applicable to the new R7X districts along Queens Boulevard in CD2 (see [CPC report N 060504 ZRO](#)). The zoning change is now in effect.

Update June 29, 2006:

On June 29, 2006, the City Council adopted the Maspeth/Woodside zoning map changes as proposed (see [CPC report C 060294 ZMQ](#)). The zoning changes are now in effect.

Overview



Location Map

[View a larger image.](#)

The Department of City Planning is proposing zoning changes for approximately 130 blocks in Maspeth and Woodside in western Queens, Community Districts 2 and 5. Most of the rezoning area lies generally east of the New Calvary and Mt. Zion cemeteries and is bounded by Roosevelt and Woodside avenues on the north, the LIRR rail cut and 74th Street on the east and the Queens-Midtown Expressway on the south. Queens Boulevard bisects the rezoning area from 50th to 74th streets.

The primary purpose of the proposed zoning map amendments is to preserve and reinforce the established neighborhood fabric and prevent out-of-character development. Additionally, the proposed rezoning addresses the need for new housing opportunities primarily along Queens Boulevard.

The Maspeth/Woodside Rezoning has two main components:

1) Establishing lower density and contextual zoning districts to recognize and protect the existing built character

The proposal would rezone significant portions of Maspeth and Woodside from R4, R5, R5B, R6, and R6B to lower-density or contextual zoning districts (R4-1, R4B, R5, and R5B).



Existing R4 district to be changed to R4-1

2) Extending higher density a contextual zoning districts along the area's central corridor to encourage new, multifamily construction

Certain blocks along Queens Boulevard and at the Queens Boulevard/Roosevelt Avenue Junction would be rezoned from R4/C2-2, R5/C2-2, C8-1, and M1-1 to R6/C2-3 and R7X/C2 to allow for mixed residential and commercial development at densities appropriate for these major thoroughfares.



Existing R7X district on Queens Boulevard to be extended along entire corridor

Public Review

On May 24, 2006, the City Planning Commission approved the Maspeth/Woodside rezoning proposal. ([Read the CPC report](#)). On June 29, 2006 the City Council adopted the zoning changes which are now in effect.

Providing affordable housing has been the subject of extensive discussion during the public review process for the proposed rezoning. Consequently on May 22, 2006, the Department referred to Community Board 2 and the Queens Borough President an application (N 060504 ZRQ) for a zoning text amendment that would make applicable the Zoning Resolution's Inclusionary Housing provisions to the new R7X districts proposed for Queens Boulevard in CD2 as part of the Maspeth/Woodside Rezoning. The City Planning Commission (CPC) held a public hearing on the proposed text amendment on June 21, 2006. On July 12, 2006 the CPC approved the proposed text amendment. ([Read the CPC Report](#)). On August 16, 2006 the City Council adopted the text changes which are now in effect.

For more information on the Maspeth/Woodside Rezoning and the Inclusionary Housing text amendment, please make contact with the Queens Office of the Department of City Planning at 718-286-3170.

Maspeth - Woodside Rezoning - **Approved!**

Existing Context and Zoning

Existing Context and Zoning



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

The neighborhoods of Maspeth and Woodside are characterized by a mix of row houses, two-family detached and semi-detached homes, multifamily walk-up buildings and apartment buildings, and one- and two-story local retail and automotive service buildings particularly along Roosevelt Avenue, Woodside Avenue and Queens Boulevard. A number of detached single-family homes are interspersed among other low-density residences in the interior blocks; higher-density apartment buildings line the area's wider thoroughfares, Woodside Avenue and Queens Boulevard. The northernmost section of the rezoning area between Queens Boulevard and Roosevelt and Woodside avenues is well-served by the elevated #7 train line along Roosevelt Avenue. Although the remainder of the rezoning area is served by several bus lines, private automobile use is widespread.

View [Zoning Comparison Chart](#) for key regulations of existing and proposed zoning districts.

R4 is the most prevalent zoning district within the rezoning area. Large portions of the area, primarily in Maspeth south of Queens Boulevard and the Brooklyn-Queens Expressway, are zoned R4 which permits a wide range of housing types including multifamily buildings and row housing. The maximum floor area ratio (FAR) in R4 districts is 0.9 which includes a 0.15 attic allowance. On blocks that are predominantly developed, however, a maximum FAR of 1.35 is allowed with the R4 Infill provisions which were originally intended to encourage development of much needed housing. Most blocks zoned R4 in the rezoning area meet the R4 Infill criteria and the greater permitted density has resulted in out-of-scale development throughout Maspeth and Woodside.



Out-of-Character Development in Proposed R4-1 district



Typical new development in existing R4-1 district

Rezoned in 1993, an **R4-1** zoning district encompasses the southernmost portion of the study area in Maspeth. The R4-1 district in Maspeth is characterized by one- and two-family detached and semi-detached homes on narrow lots. Like the R4 zone, the maximum FAR in R4-1 zones is 0.9, which includes an attic allowance for structures with pitched roofs, but infill zoning is not applicable in R4-1 districts.

Other residential zoning districts in the study area south of Queens Boulevard include the moderate-density **R6** (2.43 FAR) and **R6B** (2.0 FAR) zones. The R6 district, a non-contextual district, includes the Big Six apartment complex located on Queens Boulevard between 58th and 62nd streets as well as blocks to the southwest of the complex. In addition, an R6B district with a C1-2 overlay was established in 1993 on the frontages of Grand Avenue between 69th and 74th streets to better reflect the

mixed-use context along the avenue.

Much of the area north of Queens Boulevard was rezoned in 1992 to reduce out-of-character development and encourage new development of a scale and density more typical of the prevailing built form. This 22-block area in Woodside comprises three contextual zoning districts: **R5B** (1.35 FAR), **R6A** (3.0 FAR), **R6B** (2.0 FAR). A C2-3 overlay spans frontages on Roosevelt Avenue.

An **R5** district, in the northeastern portion of the study area, permits the same variety of housing types as R4 but at a higher density. The maximum FAR of 1.25 (the attic allowance does not apply) typically produces three-story row houses and small apartment buildings.

Several residential and non-residential zoning districts are mapped along the Queens Boulevard Corridor from 50th to 74th streets. Frontages along Queens Boulevard between 57th and 64th streets were rezoned from R6 to **R7X** with a **C2-2** overlay in 1994 and 1996 to facilitate development compatible with nearby buildings exhibiting R7X bulk characteristics. R7X districts permit residential and community facility buildings with a maximum FAR of 5.0 and height up to 14 stories.

M1-1 (1.0 FAR) and **C8-1** (1.0 FAR) districts at the easternmost and westernmost portions of Queens Boulevard allow the one- and two-story light industrial, automotive-related and commercial buildings and uses that characterize much of the boulevard along the study area's eastern and western edges.

Maspeth - Woodside Rezoning - **Approved!** Proposed Zoning

Proposed Zoning

The proposal would rezone the lower-density areas to reinforce their prevailing scale and built form and prevent out-of-character development. Higher-density residential zoning districts are proposed for the Queens Boulevard Corridor and at the Queens Boulevard/Roosevelt Avenue Junction to facilitate construction of multifamily housing

View [Zoning Comparison Chart](#) for key regulations of existing and proposed zoning districts.



Proposed Zoning Map

[View a larger image.](#)



68th Street near Brooklyn-Queens Expressway:
Detached Residences in Proposed R4-1 district



Typical Rowhouses of Winfield Gardens in
Proposed R4B district

R4-1: R4, R5 and R5B to R4-1

In three separate areas now zoned R4, a total of 27 whole and 20 partial blocks would be rezoned to R4-1. The first, in Central Maspeth, would extend an R4-1 zoning district that was established in 1993 to preserve the existing character of predominantly detached and semi-detached one- and two-family housing. The second such area, in which detached and semi-detached one- and two-family homes predominate, is also in Maspeth southeast of Grand Avenue. The third is proposed for existing R4 areas north and south of Queens Boulevard within a corridor defined by the Brooklyn-Queens Expressway.

An R4-1 zone is also proposed for existing R5 and R5B districts in Woodside on three whole blocks and five partial blocks immediately north of Queens Boulevard on either side of the Brooklyn-Queens Expressway.

The R4-1 district would permit one- and two-family detached and semi-detached homes with a maximum FAR of 0.9, which includes an attic allowance for structures with pitched roofs. The maximum building height is 35 feet and the [perimeter wall](#) may not exceed 25 feet. Front yards are required to be a minimum of 10 feet deep. One parking space is required for each dwelling unit. Community facilities are permitted with an FAR of 2.0. Infill provisions are not applicable in the R4-1 district.

R4B: R4 to R4B

An R4B district is proposed for 15 whole blocks and one partial block in an area generally between the Brooklyn-Queens Expressway and Mt. Zion Cemetery. Currently zoned R4, this area is characterized by row houses with parking in the rear that is accessed by communal alleys. An R4B zoning district is also proposed for an area comprising five whole and six partial blocks generally bounded by 51st Avenue, 72nd Place and 73rd Street, Grand Avenue, and 74th Street and

the LIRR rail cut.

The R4B district allows only one- and two-family homes. While the R4B zone allows various housing types, its restriction on curb cuts in most circumstances encourages row houses with shared common driveways in the rear. Detached homes can be built on lots that are at least 25 feet wide with a minimum lot area of 2,375 square feet. Semi-detached and attached homes require a minimum lot width of 18 feet and a lot area of 1,700 square feet. The maximum FAR is 0.9, which includes an attic allowance for structures with pitched roofs. The maximum building height is 24 feet. Front yards in the district are required to be a minimum of five feet deep but, if an adjacent front yard is deeper, the front yard of a new building must be at least as deep as one adjacent yard but no deeper than the other. Two side yards totaling at least eight feet are required for detached buildings and one side yard of eight feet is required for a semi-detached building. One parking space is required for each dwelling unit and parking is not permitted in the front yard. Infill zoning provisions are not applicable. Community facilities are permitted at an FAR of 2.0.

R5: R6 to R5

An R5 district is proposed to replace R6 zoning on nine blocks southwest of the Big Six apartment complex on Queens Boulevard between 58th and 62nd streets. The area proposed for rezoning is characterized by a mix of three-story row houses, small apartment buildings, and one- and two-family detached and semi-detached residences. The current R6 zoning would allow for new development significantly out-of-character with this context.

The proposed R5 district has a maximum FAR of 1.25, a maximum perimeter wall height of 30 feet and an overall building height of 40 feet.

R5B: R6B to R5B

An extension of an existing R5B district is proposed for a portion of one block currently zoned R6B and bounded by 61st and 62nd streets and 43rd and Roosevelt avenues. The R6A/C2-3 zoning on the Roosevelt Avenue frontage of this block will be retained.

The proposed change would ensure that new development is in character with the existing mix of housing types on the block. Although both R5B and R6B are contextual districts permitting all residence types, the maximum FAR in R5B districts is 1.35 and the maximum building height is 33 feet, both considerably lower than what is allowed in R6B districts. Front yards of new buildings in R5B districts must be at least five deep and, like R4B districts, must be as deep as an adjacent yard but no deeper than the other.

One off-street parking space is required per unit, or if grouped, for 66 percent of dwelling units. Parking is not allowed in the front yard, and curb cuts are prohibited on lots less than 40 feet wide.

R6: M1-1 to R6

An R6 district is proposed to be extended to two partial blocks in the Queens Boulevard/Roosevelt Avenue Junction area at the northwestern edge of the study area. Currently zoned M1-1, the area exhibits a considerable mismatch between its predominantly retail and community facility uses and the light manufacturing zoning designation. The proposed zoning change would increase the conformance of existing uses with zoning and would encourage moderate-density housing on underutilized sites within close proximity to mass transit. (The #7 elevated subway stops at 52nd Street and Roosevelt Avenue.) The R6 district (with the C2-3 commercial overlay as described below) would allow multifamily residential use with ground floor retail shops. Building height under R6 zoning typically ranges from four to 10 stories, depending on the amount of open space provided.

R7X: R4, R5, R6, C8-1, M1-1 to R7X

An R7X zoning district is proposed along the frontage of Queens Boulevard for a 23-block span from 50th Street to 73rd Street. Most of the blockfronts to be rezoned are currently zoned C8-1, with smaller sections zoned R4, R5, R5B, R6 and M1-1. The C8-1 zone allows the full range of commercial uses including Use Group 16 (semi-industrial uses) and does not allow residential use. The maximum FAR for the C8-1 district is 1.0.

Queens Boulevard is a major arterial roadway that is well served by mass transit and contains many sites that are significantly under-built. Most of these underutilized sites contain open used automotive sales and automotive repair businesses.

The north side of Queens Boulevard from 57th Street to 63rd Drive that is currently zoned R7X is characterized by six- to eight-story residential and



Typical R7X Development along Queens Boulevard

community facility buildings. The proposal would extend the R7X district west to 50th Street and east to 73rd Street.

The R7X district is a contextual district with a maximum FAR of 5.0, a minimum base height of 60 feet, a maximum base height of 85 feet, and a maximum building height of 125 feet. Typical new developments would range from 10 to 12 stories.

Proposed C2-3 Overlays: C2-2 to C2-3

Certain C2-2 overlays within the Queens Boulevard Corridor and at the Queens Boulevard/Roosevelt Avenue Junction would be changed to C2-3 districts. The C2-3 overlay would allow the same broad range of commercial uses as those allowed in C2-2 district (Use Groups 6-9) with a maximum commercial FAR of 2.0. The rezoning would effect a change in commercial parking regulations, however. Under C2-3 regulations, one parking space for 400 square feet for retail uses is required (as compared to one parking space per 300 square feet under the C2-2 zone).

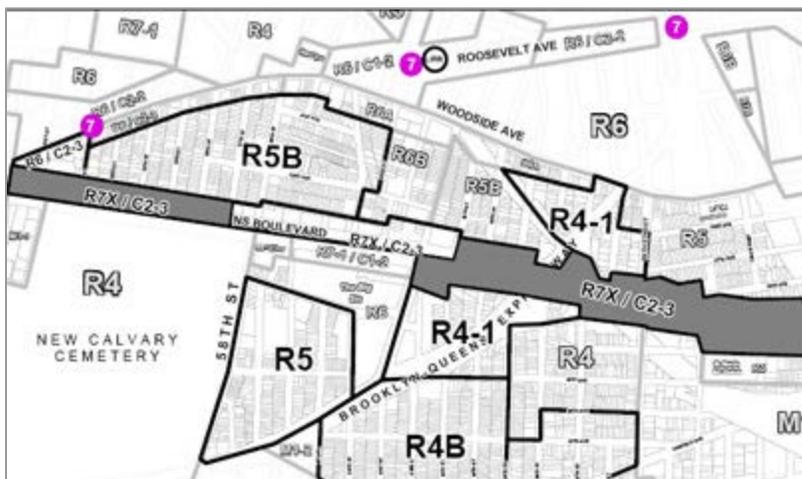
Maspeth - Woodside Rezoning - **Approved!** Inclusionary Housing

Maspeth/Woodside R7X Inclusionary Housing Text Amendments

Paving the way for more affordable housing in Queens, the City Council approved the Department's text amendments that establish the borough's first Inclusionary Housing Program on Queens Boulevard in Woodside. The action responds to concerns about the availability of affordable housing which were raised by the community and its representatives during the public review process for the Maspeth/Woodside Rezoning.

Applicability

The Inclusionary Housing program is applicable in the R7X District mapped on Queens Boulevard between 50th Street and 57th Street, and in the R7X District mapped on the north side of Queens Boulevard between 64th Street and 73rd Street and on the south side of Queens Boulevard between 61st Street and 73rd Street.



Inclusionary Housing Options - Applicable Areas

[View a larger image.](#)

Inclusionary Housing Program Provisions

Within the specified R7X districts on Queens Boulevard, developments that provide affordable housing pursuant to the Inclusionary Housing Program are permitted a maximum *floor area ratio (FAR)* of up to 5.0. Developments not participating in the program are allowed a maximum FAR of 3.75.



Inclusionary Housing Options - Bonus & Non-bonus

[View a larger image.](#)

Developments can qualify for the maximum FAR of 5.0 by providing 20 percent of residential floor area for households with incomes at or below 80 percent of Area Median Income (AMI). ([View more information about the Inclusionary Housing provisions.](#)) Affordable units would be developed and administered pursuant to a Lower Income Housing plan with the Department of Housing Preservation and Development and would remain affordable in perpetuity. In the R7X districts where the Inclusionary Housing program is available on Queens Boulevard, a developer may earn the floor area bonus by setting aside a portion of the units within the new building at below-market rates, or by providing new or rehabilitated affordable units off-site. The off-site units could be located within Community District 2 or within a one-half mile radius of the development site in an adjacent community district.

For more information on the Inclusionary Housing text amendments, read the  [CPC Report](#), or 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](#).
- 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.