

# Middle Village – Glendale – Maspeth Rezoning - **Approved!**



## Overview

**Update July 29, 2009:**

On July 29, 2009, the City Council adopted the Middle Village – Glendale – Maspeth Rezoning. The zoning map changes are now in effect.

The Department of City Planning proposes rezoning approximately 300 blocks in three neighborhoods in west-central Queens - Middle Village, Glendale, and Maspeth in Community District 5. These neighborhoods are roughly bounded by the Queens-Midtown Expressway, Woodhaven Blvd, Forest Park, Mt. Carmel Cemetery, Cypress Hills Cemetery, Fresh Pond Rd, and 59th St. The objective of the recommended zoning changes is to replace existing zoning designations with newer lower density and contextual zoning districts to more closely reflect the existing built form of the neighborhoods, thereby, ensuring that future development will be more consistent with its surroundings. The proposal would also update commercial overlay zones on the area's primary corridors to match existing land use patterns and prevent commercial uses from encroaching on residential side streets.

The proposed Middle Village – Glendale – Maspeth rezoning builds upon recently adopted lower-density and contextual rezonings in portions of these neighborhoods, including the Middle Village – Glendale rezoning (March, 2006), Maspeth – Woodside rezoning (May, 2006), and the Middle Village Follow-Up rezoning (August, 2006), as well as the rezoning of a portion of Middle Village in 1994. The Department of City Planning implemented these rezonings in response to requests from Community Board 5, area residents, local elected officials, and civic groups who expressed concerns that the development occurring in these neighborhoods was out-of-character with established development patterns and built contexts. The Middle Village – Glendale – Maspeth rezoning will extend similar protections from out-of-character development to portions of these neighborhoods which had not been covered by previous actions.



Locator Map - [View a larger map.](#)



Aerial View of The Middle Village, Glendale, and Maspeth Area  
[View a larger map.](#)



Myrtle Avenue in western Glendale



Row houses on 84th Place in Middle Village



Semi-detached houses on 60th Lane in Maspeth.

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### Existing Zoning & Context

 [View the zoning comparison chart.](#)



Existing Zoning and Land Use: Eastern Glendale

 [View a larger image](#)



Existing Zoning and Land Use: Western Glendale

 [View a larger image](#)



Existing Zoning and Land Use: Maspeth and western Middle Village

 [View a larger image](#)



Existing Zoning and Land Use: Middle Village

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In the Middle Village, Glendale, and Maspeth rezoning area, much of the existing zoning is unchanged since 1961, and the existing R3-2, R4 and R5 districts allow a variety of building envelopes and housing types that can be inconsistent with prevailing scale, density and built character. The most prevalent building types in all three neighborhoods are detached, semi-detached, and attached one and two family houses. Along major shopping streets such as Flushing Avenue, Grand Avenue, and Metropolitan Avenue small two and three story apartment buildings with ground floor commercial space are common. Larger three and four story apartment buildings with ground floor commercial space are common along Myrtle Avenue and Woodhaven Boulevard. Small portions of the rezoning area allow only light industrial and commercial uses since they are zoned as M1-1 and M1-4D districts, but within these areas certain blocks are developed predominantly with residential buildings. Commercial overlay districts within the rezoning area include C1-2, C1-3, C2-2, and C2-3 zones located along portions of Metropolitan, Myrtle, Cooper, Flushing, Grand, Elliot, and Caldwell avenues, Juniper and Woodhaven boulevards, and Fresh Pond and Dry Harbor roads.

#### R3-2

The R3-2 district permits a variety of housing types, including garden apartments, row houses and 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 type: detached houses require a 40-foot lot width and 3,800 square feet of lot area; all other housing types require lots that are at least 18 feet wide and an area of 1,700 square feet. The maximum building height is 35 feet, with a maximum perimeter wall height of 21 feet. In R3-2 districts, the minimum front yard is 15 feet. For detached houses, two side yards are required with a minimum width of five feet each and a minimum total width of 13 feet. For all other building types, one eight foot side yard is required. Community facilities are permitted a maximum FAR of 1.0. One parking space is required for each dwelling unit.

#### R4

The R4 district allows the same variety of housing types as the R3 2 district but at a slightly higher density. The maximum FAR is 0.9, which includes a 0.15 attic allowance. Detached residences require a minimum area of

3,800 square feet and have a minimum lot width of 40 feet. Semi-detached and attached residences require lots with a minimum 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. A front yard of at least ten feet is required and if the front yard exceeds ten feet then a front yard depth of 18 feet is required. For detached houses, two side yards are required with a minimum width of five feet each and a minimum total width of 13 feet. For all other building types, one eight foot side yard is required. In a [predominantly built up area](#), a maximum FAR of 1.35 is permitted with the R4 [infill provisions](#). Community facilities are permitted at an FAR of 2.0. One parking space is required for each dwelling unit.

#### **R4B**

The R4B district permits one and two family residences and is primarily characterized by low-rise row houses with parking in the rear which is accessed from a shared driveway. The R4B district allows a maximum FAR of 0.9. Detached residences require a minimum lot area of 2,375 square feet and a minimum lot width of 25 feet. All other housing types require a minimum area of 1,700 square feet and a minimum lot width of 18 feet. A front yard of at least 5 feet is required and must be as deep as an adjacent front yard. The maximum building height is 24 feet. To maintain the characteristic row house streetscape of R4B districts, the front yard of a new house must be at least 5 feet deep and at least as deep as one adjacent front yard but no deeper than the other to a maximum depth of 20 feet. Detached houses must have two side yards totaling at least eight feet; there is no minimum width for a side yard but there must be at least eight feet between buildings on adjacent zoning lots. Zero lot line buildings require only one eight-foot side yard and semi-detached buildings require one at least four feet wide. Community facilities are permitted an FAR of 2.0. One parking space is required for each dwelling unit and is not permitted in the front yard.

#### **R5**

R5 zoning districts allow all housing types including detached, semi-detached, attached and multi-family residences. The maximum FAR for all housing types is 1.25. Detached residences require lots with a minimum area of 3,800 square feet, and a minimum lot width of 40 feet. All other housing types require lots with a minimum area of 1,700 square feet and a minimum lot width of 18 feet. The maximum building height is 40 feet, with a maximum street wall height of 35 feet. A front yard of at least ten feet is required and if the front yard exceeds ten feet then a front yard depth of 18 feet is required. For detached houses, two side yards are required with a minimum width of five feet each and a minimum total width of 13 feet. For all other building types, one eight foot side yard is required. In a predominantly built up area, a maximum FAR of 1.65 is permitted with the R5 infill provisions. Community facilities are permitted an FAR of 2.0. Off street parking in a grouped facility is required for 85% of the dwelling units.

#### **M1-1**

New residential uses are prohibited and only light manufacturing and commercial uses are allowed. In M1-1 districts new building are allowed a maximum FAR of 1.0. Limited community facilities are allowed at a maximum FAR of 2.4 in the M1-1. Building envelopes are regulated by the [sky exposure plane](#) and parking requirements vary by use.

#### **M1-4D**

M1-4D districts are manufacturing districts that allow limited expansion of existing residential uses and limited new residential uses by authorization of the City Planning Commission. M1-4D allows light manufacturing and commercial uses at a maximum FAR of 2.0 and limited community facilities at a maximum FAR of 6.5. [Building envelopes](#) for light manufacturing and commercial buildings is regulated by the sky exposure plane. The FAR for residential uses is 1.65. The maximum residential building height is 32 feet. The use and parking provisions for industrial, commercial, and community facility uses in M1-D districts are the same as those in M1 districts without a "D" suffix.

#### **Commercial Overlays – C1-2, C1-3, C2-2, and C2-3**

C1-2 and C1-3 districts are mapped within residential districts and permit Use Groups 1 through 6, which allow the kinds of daily retail and service establishments needed in residential neighborhoods. Maximum floor area can reach 1.0 FAR. C2-2 and C2-3 districts are that are mapped within residential districts permit Use Groups 1 through 9, and 14, which allow a broader range of retail and service establishments needed in residential neighborhoods. Maximum floor area can reach 1.0 FAR. In C1-2, C1-3, C2-2, C2-3 commercial uses are limited to the first or second floor. Most retail uses in C1-2 and C2-2 districts 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 C1-3 and C2-3 districts most retail uses require one

accessory parking space per 400 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.



Out-of-character three-story attached buildings on 78th Avenue within an R5 district in western Glendale



Out-of-character building on 58th Road within an existing R4 district in Maspeth



Row houses on 66th Place within an existing R5 district in western Glendale



Semi-detached one and two family houses on 59th Drive within an R4 district in Maspeth

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### Proposed Zoning

 [View the zoning comparison chart.](#)



Proposed Zoning: Eastern Glendale

 [View a larger image](#)



Proposed Zoning: Western Glendale

 [View a larger image](#)



Proposed Zoning: Maspeth and western Middle Village

 [View a larger image.](#)



Proposed Zoning: Middle Village

 [View a larger image.](#)

The Department's rezoning proposal has two components:

- **Lower Density / Contextual Zoning Changes:** Protect the character of these neighborhoods and reinforce the established built form by replacing existing zoning on 300 blocks (R3-2, R4, R4B, R5, M1-1 and M1-4D) with lower density and or contextual zoning districts where appropriate (R3A, R4-1, R4A, R4B, R5B, and R5D).
- **Commercial Overlay Changes:** Eliminating or reducing the depths of commercial overlay zones where appropriate to prevent commercial intrusion on residential blocks. Adding commercial overlays were appropriate in order to reflect current land uses and encourage retail continuity along prime shopping streets.

#### R3A (from R3-2 and R5)

The proposed R3A zoning includes all or portions of nine blocks in the Liberty Park enclave in western Glendale. The area being rezoned to R3A is generally bounded by 78th Avenue, Cypress Hills Street, Cypress Hills Cemetery, and 61st Street and is predominantly developed with one and two family detached houses.

The proposed R4A district would limit future development to one- and two-family detached residences and allow a maximum FAR of 0.9, including a 0.15 attic allowance. The minimum lot area is 2,850 square-feet and the minimum lot width in R4A districts is 30 feet. A front yard of at least 10 feet is required and must be as deep as an adjacent front yard up to 20 feet. Two side yards with a minimum total width of 10 feet are required (with one a minimum of two feet). The maximum building height is 35 feet, with a maximum perimeter wall



Detached one and two family houses on 80th Road within a proposed R3A district in western Glendale

height of 21 feet. One off-street parking space is required for each dwelling unit. Community facilities are permitted an FAR of 2.0.

#### **R4A** (from R4, and M1-1)

The proposed R4A zoning includes all or portions of 35 blocks in five separate sections of the rezoning area.

The proposed R4A district would limit future development to one- and two-family detached residences and allow a maximum FAR of 0.9, including a 0.15 attic allowance. The minimum lot area is 2,850 square-feet and the minimum lot width in R4A districts is 30 feet. A front yard of at least 10 feet is required and must be as deep as an adjacent front yard up to 20 feet. Two side yards with a minimum total width of 10 feet are required (with one a minimum of two feet). The maximum building height is 35 feet, with a maximum perimeter wall height of 21 feet. One off-street parking space is required for each dwelling unit. Community facilities are permitted an FAR of 2.0.



Detached one and two family houses on Dana Court within a proposed R4A district in Middle Village

#### **R4B** (from R4, M1-1 and M1-2)

The proposed R4B zoning includes all or portions of 60 blocks in eight separate sections of the rezoning area.

The proposed R4B district allows only one- and two-family houses at a maximum FAR of 0.9. Detached residences require lots with a minimum lot area of 2,375 square feet and a minimum lot width of 25 feet. All other housing types require lots with a minimum area of 1,700 square feet and a minimum lot width of 18 feet. The maximum building height is 24 feet. In R4B districts, the front yard of a new house must be at least 5 feet deep and at least as deep as one adjacent front yard but no deeper than the other to a maximum depth of 20 feet. Detached houses must have two side yards totaling at least eight feet; there is no minimum width for a side yard but there must be at least eight feet between buildings on adjacent zoning lots. Zero lot line buildings require only one eight-foot side yard and semi-detached buildings require one at least four feet wide. One off-street parking space is required for each dwelling unit. Accessory parking is not permitted in the front yard. Community facilities are permitted an FAR of 2.0. This proposed R4B district would more closely reflect areas that are predominantly developed with one- and two-family row houses with parking located in rear alleys.



One and two family row houses on 69th Lane within a proposed R4B district in Maspeth

#### **R4-1** (from R3-2, R4, R5, and M1-1)

The proposed R4-1 zoning district would cover all or portions of 161 blocks in 19 separate sections of the rezoning area.

The R4-1 district allows one- and two-family detached and semi-detached residential development. The maximum FAR is 0.9, which includes a 0.15 attic allowance. For detached development, the minimum lot area is 2,375 square feet and the minimum lot width is 25 feet. For semi-detached development the minimum lot area is 1,700 square feet and the minimum lot width is 18 feet. A front yard of at least 10 feet is required and must be as deep as an adjacent front yard up to 20 feet. For detached houses, two side yards are required with an eight foot total. For semi-detached buildings, one four foot side yard is required. The maximum building height is 35 feet, with a maximum perimeter wall height of 25 feet. Community facilities are permitted an FAR of 2.0. One parking space is required for each dwelling unit.



Semi-detached one and two family houses on 59th Drive within a proposed R4-1 district in Maspeth

The proposed R4-1 zoning would more closely reflect the one-and two-family detached and semi-detached houses that comprised the predominant character of these sections of the rezoning area.

## R5B (from R4, R5, M1-1, and M1-4D)

The proposed R5B zoning district would include all or portions of 56 blocks in five separate sections of the rezoning area.

The proposed R5B district permits all housing types at maximum FAR of 1.35. Detached residences require a minimum lot area of 2,375 square feet and a minimum lot width of 25 feet. Semi-detached and attached residences require a minimum of 1,700 square feet in area and a minimum lot width of 18 feet. A front yard of at least 5 feet is required and must be as deep as an adjacent front yard up to 20 feet. For detached houses, two side yards are required with an eight foot total. For all other building types, one four foot side yard is required. The maximum street wall height is 30 feet, and the maximum building height is 33 feet. Parking is required for 66% of the total dwelling units. Community facilities are permitted an FAR of 2.0.



Row houses on 64th Place within a proposed R5B district in western Glendale

The proposed R5B zoning will reinforce existing built scale and context in these areas which are predominately developed with two- and three-story row houses.

## R5D (from R5 and M1-1)

The proposed R5D district would include all or portions of 45 blocks in 2 separate sections of the rezoning area . In western Glendale; the bulk of the area being rezoned to R5D consists of the north facing and south facing block fronts along Myrtle Avenue. This section expands south along both block front of 67th Street between Myrtle Avenue. and Cooper Avenue, and north into an area that is roughly bounded by Central Avenue, 64th Pl, Otto Road, 70th Avenue, 65th St, and Myrtle Avenue. In Middle Village the area being rezoned to R5D consist mainly of the east facing block fronts along Woodhaven Blvd between 65th Ave. and 64th Rd. This section also includes portion of both block fronts along Fleet Court, between Woodhaven Boulevard. and 84th Place.



Apartment buildings on 65th Place within a proposed R5D district in western Glendale

The proposed R5D district permits all types of residential buildings at a maximum FAR of 2.0. Detached residences require a minimum lot area of 2,375 square feet and a minimum lot width of 25 feet. Semi-detached and attached residences require a minimum of 1,700 square feet in area and a minimum lot width of 18 feet. A front yard is required with a minimum depth of five feet and must be as deep as an adjacent front yard, and side yards totaling a minimum of eight feet are required for detached houses (one side yard of a minimum of four feet is required for semi-detached development). R5D districts have a maximum building height of 40 feet. In R5D districts, off-street group parking is required for 66% of the dwelling units. Accessory residential parking can be waived if only one space is required.

The proposed R5D districts would ensure that new development will reinforce the built scale and density of surrounding buildings in these locations.

## Commercial Overlay District Modifications

The proposal includes changes to certain existing commercial overlays within the rezoning area to more closely match existing land use and development patterns.

Several C1-2 and C2-2 overlays would be changed to C1-3 and C2-3 overlays and their depths would be changed from 150 feet to 100 feet to preclude commercial intrusion into residential mid-blocks. Changing the existing C1-2 and C2-2 commercial overlays to C1-3 and C2-3 commercial overlays would reduce the required parking from generally one parking space per 300 square feet of commercial floor area to one space per 400 square feet of commercial area.

The proposal also includes the removal of C1-2 commercial overlays from in the western Glendale section of the rezoning area along 60th Lane between St. Felix Avenue and Cooper Avenue. New C1-3 commercial overlay districts would be established along certain sections of Myrtle, Metropolitan, Flushing and Cooper avenues, as well as a portion of 69th Street to reflect existing uses. New C2-3 commercial overlays would be established along two south facing blocks along Metropolitan Avenue between Fresh Pond Road and 64th

Street. The establishment of these new overlays is intended to extend the shopping street character of Metropolitan Avenue.



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### Public Review

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The Middle Village – Glendale – Maspeth rezoning proposal began formal public review on April 20, 2009 with the Department of City Planning's Certification of the [Uniform Land Use Review](#) (ULURP) application (C 090382 ZMQ).

Milestone	Date
Department of City Planning Certification	April 20, 2009
Community Board 5 Approval	May 13, 2009
Queens Borough President Approval	May 15, 2009
City Planning Commission Hearing	June 17, 2009
City Planning Commission Approval ( <a href="#">Read the CPC Reports.</a> )	July 1, 2009
City Council Approval	July 29, 2009

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

## 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.