



North Corona Rezoning - **Approved!**

Goals and Objectives

On September 17, 2003, the City Council unanimously adopted the Department of City Planning's rezoning proposal encompassing 120 blocks in North Corona, Community District 3, Queens. This followed approval by the community board on May 15, by the Borough President on June 20 and by the City Planning Commission on July 23, 2003 ([read the CPC Report](#)). The approved changes, the first comprehensive revision of the area's zoning since 1961, are the result of more than a decade of close consultation with Community District 3, especially its Land Use Committee, the Queens Borough President's Office and its Zoning Task Force.

The North Corona rezoning is bounded by 32nd Avenue / Astoria Boulevard on the north, 114th Street on the east, Roosevelt Avenue on the south, and on the west, the boundary is defined by a stepped line of north - south running streets beginning at 89th Street at Roosevelt Avenue and ending at the intersection of 93rd Street at 32nd Avenue.



Land Use Map North Corona

[View larger map in pdf](#)

Existing Land Use and Neighborhood Character

North Corona is mostly a residential community (see Land Use Map). The widely varied residential building types reflect North Corona's historical development patterns, beginning with its origin as the village of West Flushing in 1854 and its early growth concentrated south of Roosevelt Avenue along the then recently completed Long Island Rail Road. After World War I, completion of the #7 IRT "el" on Roosevelt Avenue stimulated higher-density residential development in North Corona. Walk-up and elevator apartment buildings were constructed in the 1920's and 30's on blocks west of Junction Boulevard. To the east, closely spaced one- and two-family residences were built on relatively narrow lots next to larger parcels with detached, one-family homes of the earlier era.

Development in the decades after the Second World War was typified by the "tower-in-the-park" apartment houses built along the northeastern and western edges of the rezoning area. The few, scattered residential developments built since then have not addressed the need for new housing spurred by a dramatic increase in population over the last decade. Moreover, the areas zoning, virtually unchanged since 1961, did not reflect existing residential building types, thereby allowing new development that did not fit in with the prevailing neighborhood character.

Rezoning Objectives

The North Corona rezoning seeks to balance neighborhood growth with preservation. It will reinforce the neighborhood's low-density character by limiting building heights on interior residential blocks. And it will provide opportunities for higher-density, mid-rise housing on wide streets served by public transit and for mixed-use commercial and residential development on major shopping corridors.

- **Foster new residential and mixed-use development at higher densities on portions of Astoria, Northern and Junction boulevards.**

Between 1990 and 2000, Community District 3 had the largest increase in population of any district in the city, adding over 40,000 new residents. To address the pressing need for new housing for North Corona, the rezoning provides for increased residential density on the area's wide streets.

Image: *Southeast corner of 108th Street and Astoria Boulevard. R6 zoning replaces R5 to stimulate new residential development.*





- **Prevent out-of-character development and maintain the established scale of buildings on neighborhood side streets.**

The area's 1961 zoning designations did not reflect neighborhood building patterns and allowed high-rise developments on side streets between Roosevelt and 35th / 34th avenues where lower rise buildings predominate. Noting the existing scale of residential development on these streets, the rezoning establishes building height limits and requires the front wall of a building to be set back from the sidewalk.

Image: *Out-of-scale new residential construction on 108th Street. A contextual designation (R6B) replaces R6 zoning.*

- **Support ground floor retail uses and mixed-use development by matching commercial overlays with existing development patterns.**

The former commercial overlay districts did not reflect actual patterns of street-level retail uses. The rezoning increases the number of overlay districts, but reduces their depth to prevent retail uses from spilling over onto residential streets.

Image: *Existing mixed-use (retail and residential) on 37th Avenue. Overlay district added to reflect development patterns.*



North Corona Rezoning - **Approved!** New Zoning Districts

The new zoning for North Corona (see Zoning Map) provides a comprehensive and balanced strategy for directing higher density residential and mixed-use development to the major thoroughfares and for reducing residential bulk [FAR](#) and height on narrow streets.

[Contextual zoning](#) designations, which regulate new developments to more closely reflect the scale of surrounding buildings, replace most of the former residential zoning south of Northern Boulevard. Other zoning districts - R4, R5 and R6 - that allow a variety of housing types are either retained in locations where they match the existing residential scale, or newly designated where an increase in bulk, scale and height would be appropriate.



Adopted Zoning Map North Corona

[View larger map in pdf](#)

New Zoning

The new zoning for North Corona encompasses the following districts:

- **R6A** replaces the earlier R5 and R6 zoning west of Junction Boulevard. This contextual zone allows a higher 3.0 FAR for both wide and narrow streets but limits building height to 70 feet (about 7 stories). The new zoning, which is subject to the [Quality Housing program](#) requirements, is applied to blocks with mid-rise apartment buildings to maintain that context, or to blockfronts with commercial overlays and one-story retail buildings to encourage future mixed-use development.

Image: *R6A building type on 34th Avenue and Junction Boulevard is inconsistent with previous R5 zone*



- **R6** zoning replaces the R5 and C8-1 districts on Northern Boulevard where, when combined with commercial overlays, it will foster apartment buildings with ground floor retail. R6 zoning is retained on Roosevelt Avenue at the southwest corner of the rezoning area and along its eastern boundary on 114th Street. When developed using the height factor regulations, R6 zoning allows a building height of 11 to 13 stories at a maximum 2.43 FAR with required building setbacks. This high-rise alternative offers development opportunities for Astoria Boulevard where views of Flushing Bay can be maximized.

Image: *Mid-rise apartment building on Astoria Boulevard in the R6 District*

that has been expanded

- **R6B**, a contextual zoning designation, replaces most of the R6 zoning south of Northern Boulevard. R6B has a maximum 2.0 FAR for both narrow and wide streets. New development must meet the Quality Housing program requirements. This contextual designation reduces residential density, mandates street wall setbacks and limits building height to encourage new development that will be compatible with existing one- and two-family detached residences set back from the street.

Image: *New 3-story contextual development on 34th Avenue in R6B District*





- **R5** zoning is retained east of Junction Boulevard between the new R6 District on Northern Boulevard and the new R6B District to the south. R5 allows multiple-family, three-story detached, semi-detached and attached residential development at 1.25 FAR. Side yards and a front yard are required. This zoning is consistent with the type and bulk of residential development in this area.

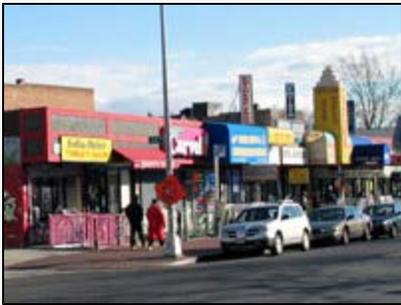
Image: *New R5 development on 100th Street in retained R5 District*

- **R4** zoning for the blocks above Northern Boulevard replaces an R5 District and serves as a transition between the new R6 District on Northern Boulevard and the lower density R3-2 District (0.6 FAR) to the north. Because R4 allows a lower maximum FAR (0.9) than R5, and reduces the front wall building height from 30 to 25 feet, it favors two-family development rather than the multiple-family dwellings encouraged by R5. The new R4 zoning more closely matches the scale, height and density of both old and new development on these blocks.

Image: *New R4 density attached rowhouses on 108th Street and 32nd Avenue on lots previously zoned R5*



- **R7-1**, an extension of the existing R7-1 District in Jackson Heights, replaces the R6 zoning on four blockfronts on the western boundary of the rezoning area. R7-1, which allows a maximum 3.44 FAR for residential development, increases zoning compliance for those lots where the existing density exceeded R6 zoning.



- **Commercial overlay districts (C1 & C2)**, which allow commercial uses on residentially zoned lots, are modified or newly established throughout the rezoning area.

A C2-4 overlay replaces both the C1-2 and C2-2 overlays and the C8-1 District on Northern Boulevard to allow a wider range of retail and service uses with reduced parking requirements. The C1-4 and C2-4 overlays have lower parking requirements than the C1-2 and C2-2 overlays (from one off-street space per 300 square feet of floor area to one space per 1,000 square feet). Commercial overlays have also been extended on 37th and Roosevelt avenues, 103rd and 108th streets. At the same time, the depth of these

overlays has been reduced to 100 feet, in most cases, to prevent commercial development from encroaching on residential side streets. (The original overlay districts in the rezoning area were mapped to a depth of 150 feet although most of the zoning lots in these districts were 100 feet deep).

Image: *Typical one-story retail development with a commercial overlay on Junction Boulevard*

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.