

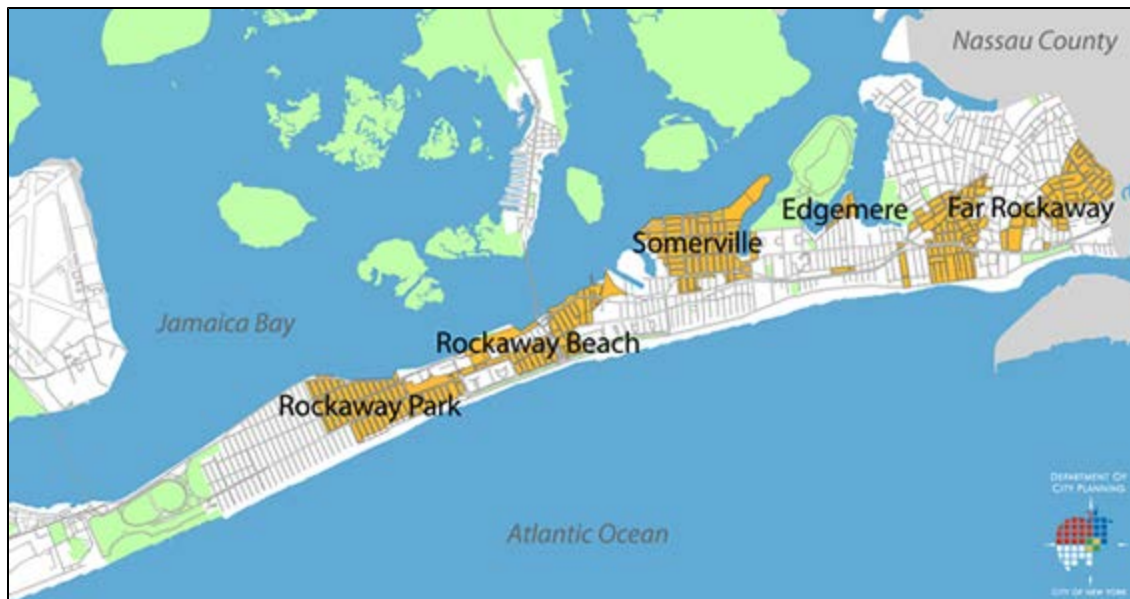


Rockaway Neighborhoods Rezoning - **Approved!**

Overview

Update August 14, 2008:

On August 14, 2008 the City Council adopted the Rockaway Neighborhoods Rezoning changes as proposed. The zoning changes are now in effect.



The Department of City Planning has proposed a comprehensive rezoning strategy for 280 blocks of the Rockaway Peninsula extending more than six miles in Queens Community District 14.

Over the past century, the Rockaway Peninsula has evolved from a summertime destination to a series of unique and varied oceanfront communities. In the last several years, the neighborhoods of the Rockaways have witnessed a rapid increase in new development, buoyed by the success of the Arverne-by-the-Sea project and the desirability of living at or near the city's oceanfront. Much of the development, however, has been out of context with the existing neighborhoods due to outdated zoning that is largely unchanged from 1961. As a result, the neighborhoods have been threatened by new developments which are inconsistent with the prevailing scale, density and built character.

The proposed contextual rezoning changes aim to reinforce and protect the special character of the five Rockaway neighborhoods: Rockaway Park, Rockaway Beach, Somerville, Edgemere and Far Rockaway. The proposal would protect the low-scale of the peninsula's distinctive housing stock, including nearly 200 of the Rockaway's famed bungalows, as well as many blocks containing one- and two-family homes. The proposal would also provide for moderate retail and housing opportunities in select locations near transit and establish new regulations to address parking demand generated by new development.

The proposal, which has been developed with extensive outreach from elected officials, Community Board 14, and local civic associations, would:

- Establish a low-scale framework to protect and reinforce established building scale in areas primarily containing one- and two-family homes, including the Rockaway's emblematic oceanside bungalows;
- Ensure the provision of much needed front and side yards, street trees and sidewalk planting strips;
- Address community concerns for additional accessory parking requirements in auto dependent locations;

- Provide zoning flexibility for residents to enlarge one-family homes in Far Rockaway;
- Facilitate a mix of residential and commercial activities in select locations to strengthen existing contexts along wide streets and in areas close to transit.

 [View the slide show presentation.](#)

The proposal builds upon contextual zoning changes in the Rockaway Park community approved in November 1989, the Far Rockaway/Mott Creek community approved in September 2005 and the Bayswater neighborhood approved in April 2006.



Bungalows in Rockaway Park on B. 109th Street within existing R5 district.



B. 116th Street corridor in Rockaway Park within existing R5/C1-2 district.



Bungalows on B. 25th Street in Far Rockaway in existing R6 district.



Out-of-character development in Far Rockaway on B. 26th Street in existing R6 district

Rockaway Neighborhoods Rezoning - **Approved!**

Existing Zoning and Context

The proposed zoning changes will encompass five neighborhoods stretching from the Nassau County border to B. 129th Street: Far Rockaway, Edgemere and Somerville on the eastern end of the peninsula Rockaway Beach and Rockaway Park in the western section. These neighborhoods share their peninsula location with 10 other communities, including Bayswater, Mott Creek, Hammels, Seaside, Belle Harbor, Roxbury, Neponsit, Rockaway Point and Breezy Point, as well as Jacob Riis Park, Fort Tilden, and a portion of the Gateway National Recreation Area.

During the early and mid-19th century, seaside hotels and summertime residences were developed on the peninsula with the construction of the Rockaway turnpike and establishment of ferry service. For the first half of the 20th Century, Rockaway remained a popular recreation and amusement destination and summer colony for the middle- and working-classes, prompting a building boom of seasonal bungalow residences and the conversion of the summer mansions to rooming houses. By mid-century, the seasonal nature of the area waned; summer bungalows were converted into year-round homes and permanent residences were constructed.

Today, a wide variety of housing types can be found in the area's communities, including clusters of modest bungalows, superblocks with large apartment complexes, and suburban-style one- and two-family houses. Commercial uses are concentrated in downtown Far Rockaway and the Rockaway Beach Boulevard and Beach 116th Street corridors in Rockaway Beach and Rockaway Park. The elevated A train line arrives at Rockaway Beach and runs both eastward to Far Rockaway and westward to Rockaway Park.

Rockaway Neighborhoods - Existing Zoning Maps



Somerville - Existing Zoning Map
[View a larger image.](#)



Far Rockaway and Edgemere - Existing Zoning Map
[View a larger image.](#)



Rockaway Park - Existing Zoning Map
[View a larger image.](#)



Rockaway Beach - Existing Zoning Map
[View a larger image.](#)

Existing Zoning

There are currently nine residential zoning districts and one commercial zoning district with residential equivalents within the Rockaway Neighborhoods Rezoning area. These existing zoning districts permit a wide range of housing types, including detached, semi-detached, attached residences, as well as large apartment buildings. The variety of building types and occupancies permitted in these zones has resulted in development that is inconsistent with the established built character of the Rockaway neighborhoods.

Commercial overlay districts within the rezoning area (C1-2, C2-2 and C2-4) are mapped along portions of Rockaway Beach Boulevard, Shore Front Parkway, Beach 116th, Beach 53rd and Beach 50th streets. Smaller commercial overlay districts are scattered throughout the rezoning area.

R2

The R2 district permits one-family, detached residences on lots that have a minimum area of 3,800 square-feet and a minimum width of 40 feet. The maximum floor area ratio(FAR) is 0.5. There is no established maximum building height; instead, the building's maximum height is determined by its sky exposure plane, which has a varying height depending on where a building is located on its zoning lot. Community facilities are permitted at a maximum FAR of 0.5. One parking space per dwelling unit is required.

R3A

The R3A zoning district permits one- and two-family, detached residences. The minimum lot size for detached buildings is 2,375 square feet and lot width is 25 feet. The maximum FAR is 0.5, plus a 0.1 attic allowance. The maximum building height is 35 feet with a maximum perimeter wall height of 21 feet. Community facilities are permitted an FAR of 1.0. One parking space is required for each dwelling unit.

R3-1

The R3-1 zoning district permits one- and two-family, detached or semi-detached residences. The maximum FAR is 0.5, plus a 0.1 attic allowance. The minimum lot width and lot area depend upon the housing configuration: detached structures require a minimum 40-foot lot width and 3,800 square feet of lot area; semi-detached structures 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. Community facilities are permitted an FAR of 1.0. One parking space is required for each dwelling unit.

R3-2

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 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 have at least 18 feet of width and 1,700 square feet of area. The maximum building height is 35 feet with a maximum perimeter wall height of 21 feet. Community facilities are permitted an 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 lot area of 3,800 square feet, and a minimum lot 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 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 provisions. Community facilities are permitted at an FAR of 2.0. One parking space is required for each dwelling unit.

R4A

R4A zoning districts allow one- and two-family detached houses. The maximum FAR is 0.9, which includes a 0.15 attic allowance. The minimum lot size is 2,850 square feet and the minimum lot width is 30 feet. The maximum building height is 35 feet with a maximum perimeter wall height of 21 feet. Community facilities are permitted an FAR of 2.0. One parking space is required for each dwelling unit.

R4-1

R4-1 zoning districts allow 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. 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.

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 are limited to lots with a minimum of 3,800 square feet in area, and a minimum lot 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 lot width of 18 feet. The maximum building height is 40 feet with a maximum perimeter wall height of 35 feet. On blocks that are predominantly built up, 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.

R6

R6 zoning districts allow all housing types. R6 is a *height factor* district wherein residential and community facility uses are permitted with no height limits with a maximum FAR of up to 2.43 for residential uses and up to 4.8 FAR for buildings containing community facility uses. Development under the *Quality Housing Program* has a maximum FAR of 2.2 on *narrow streets* with a 55-foot building height limit and a maximum of 3.0 FAR on *wide streets* with a height limit of 70 feet. Off-street parking is required for 70% of the dwelling units. If the lot area is less than 10,000 square feet off-street parking is required is for 50% of the dwelling units. In R6 districts, if fewer than five spaces are required, then off-street parking is waived.

C3

C3 districts permit waterfront recreational activities along waterfront areas adjacent to residential uses. Other permitted uses are included in Use Group 14 and are waterfront-related. Residential and community facility uses are also permitted. Residential development is governed by the R3-2 regulations which permit all types of housing.. The R3-2 regulations are described above. Commercial buildings in C3 districts are permitted an FAR of 0.5 and have a 30-foot or two-story height limit, whichever is less. Parking requirements vary with the commercial use.

C1-2, C2-2 and C2-4 Commercial Overlay Districts

C1 overlay districts are mapped within residential districts and permit Use Groups 1 through 6. Commercial Use Group 6 allows the kinds of local retail and service establishments that serve the immediate neighborhood. C2 districts permit the same uses as in C1, in addition to a slightly wider range of commercial uses that typically serve a wider area. The maximum commercial FAR in both C1 and C2 districts is 1.0 in R1-R5 districts and 2.0 FAR in R6 districts. Commercial uses are limited to the ground floor in mixed buildings. 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 1,000 square feet.



Two-family detached houses on Gouverneur Avenue in Somerville within an existing R3-2 district.



Out-of-character development on B. 91st Street in Rockaway Beach within an existing R6 district.

Rockaway Neighborhoods Rezoning - **Approved!** Proposed Zoning

The proposal, encompassing all or part of 280 blocks in the Rockaway communities of Far Rockaway, Edgemere, Somerville, Rockaway Beach and Rockaway Park, has four components:

- **Lower Density / Contextual Zoning Changes:** Protect neighborhood character and reinforce established building scale by replacing existing zoning on 245 blocks (R3, R4, R5 and R6) with lower density or contextual zoning districts where appropriate (R3A, R3X, R4, R4A, R4-1, R5 R5A, and R5B).
- **Medium Density / Contextual Zoning Changes:** In very select locations on wide streets and in areas close to transit, allow for moderate growth to spur reinvestment and strengthen existing contexts by replacing existing R3-2, R4, R5 and R6 districts with moderate-density or contextual zoning districts (R5D, R6A, R7A, C4-3A and C4-4).
- **Commercial Overlay Changes:** Reinforce existing land uses, provide additional locations for retail and service uses and allow a mix of residential and commercial activities by replacing existing C1-2 and C2-2 commercial overlay zones with C1-3 and C2-3 zones. The depths of these new overlay districts will be 100 feet, instead of 150 feet, to prevent commercial intrusion onto residential blocks.
- **Text Amendments:** Two zoning text amendments are proposed. One would allow use of an R2X district in Queens Community District 14; and one would apply the R5 accessory off-street parking regulations to new developments within R6 and R7 districts in Queens Community District 14.

Rockaway Neighborhoods - Proposed Zoning Maps



Somerville - Proposed Zoning Map
[View a larger image.](#)



Far Rockaway and Edgemere - Proposed Zoning Map
[View a larger image.](#)

7/23/08

[View proposed zoning map as modified by City Planning Commission.](#)



Rockaway Park - Proposed Zoning Map
[View a larger image.](#)



Rockaway Beach - Proposed Zoning Map
[View a larger image.](#)

7/23/08

[View proposed zoning map as modified by City Planning Commission.](#)

Contextual Zoning Changes

 [View the zoning summary chart.](#)

R2X

R2X zoning is proposed on all or portions of 22 blocks located at the eastern edge of the rezoning area. This area is entirely zoned R2 and generally bounded by B. 9th Street, Empire Avenue, the Nassau County line, and Hicksville Road. This proposed rezoning also requires a zoning text amendment that is described below.

R2X districts are similar to R2 districts, but allow a maximum FAR of 0.85 or 1.02 with the attic allowance instead of 0.5. The minimum required lot width of 30 feet in R2X districts is less than the 40 foot minimum lot requirement in R2 districts. The R2X district has a maximum building height of 35 feet and a maximum perimeter wall height of 25 feet compared to the flexible building envelopes allowed in R2 districts. The proposed change from R2 to R2X would reflect the detached single family residential character, while providing future opportunities for residents to enlarge their homes to more than the currently allowed FAR.

R3A

R3A zoning is proposed on all or portions of 5 blocks in two small areas. One is located in Rockaway Park north of the Shorefront Parkway between 108th and 109th Streets, and one is located in Far Rockaway south of Seagirt Boulevard between B. 24th and B. 25th Streets.

The proposed R3A district would limit new residential development to one- and two- family detached homes and allow a maximum FAR of 0.6 including a 0.1 attic allowance. R3A districts require a minimum lot width of 25 feet, and a minimum lot area of 2,375 square 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. The proposed R3A districts will protect the distinct character of traditional bungalow developments found in these locations.



Detached bungalows on B. 24th Street in the proposed R3A in Far Rockaway

R3X

R3X zoning is proposed on 36 blocks at the western edge of the rezoning area generally bounded by Jamaica Bay on the north, B. 117th and 120th on the east, the Ocean Promenade on the south and 130th Street on the west.

The proposed R3X district would limit new residential development to one- or two- family detached houses and allow a maximum FAR of 0.6 (with *attic allowance*). R3X districts require a minimum lot width of 35 feet, and a minimum lot area of 3,325 square 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. The R3X district was not available

when this area was rezoned in 1989. The proposed R3X district more closely reflects the existing character of one- and two- family detached dwellings on larger lots in these neighborhoods.



Detached houses on B. 124th Street in the proposed R3X in Rockaway Park

R4

R4 zoning is proposed along waterfront property on Jamaica Bay generally between Cross Bay Boulevard and B. 106th Street and on all or a portion of 6 blocks north of the Ocean Promenade between B. 109th and B. 115th Streets. An existing R4 district is proposed to be extended to include 2 blocks bounded by Alameda Avenue, B. 58th Street, Beach Channel Drive and 59th Street.

The proposed R4 district will more closely reflect the existing mix of lower density housing typically found in these areas. This proposed change lowers the permitted FAR from 1.25 to 0.9 in the area currently zoned R5. The change from C3 to R4 would restrict future land uses to residential and community facility uses, and more closely reflect existing uses such as Broad Channel High School. The maximum building height is 35 feet with a maximum perimeter wall height of 25 feet. One off-street parking space is required for each dwelling unit. The proposed R4 district would ensure that future development is consistent with the density and existing context of these areas.

R4-1

R4-1 zoning is proposed for 90 blocks in 7 areas of the Somerville, Edgemere, Far Rockaway and Rockaway Beach neighborhoods.

The proposed R4-1 district would restrict future development to one- or two- family, detached or semi-detached houses with a maximum FAR of 0.9 (with *attic allowance*). The maximum building height is 35 feet with a maximum perimeter wall height of 25 feet. One parking space is required for each dwelling unit. Infill zoning provisions are not applicable in R4-1 districts as well as the proposed R4A, R4B, R5A and R5D districts. The proposed R4-1 district more closely reflects the existing, character of these neighborhoods which is typified by one- or two- family detached and semi-detached homes.



Semi-detached housing on B. 98th Street in the proposed R4-1 in Rockaway Beach

R4A

R4A zoning is proposed for 60 blocks in 7 areas of the Far Rockaway, Somerville, and Rockaway Park communities.

The proposed R4A district would limit future development to one and two family detached residences and allow a maximum FAR of 0.9 (with *attic allowance*). The minimum lot area is 2,850 square-feet and the minimum lot width in R4A districts is 30 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. The proposed R4A district more closely reflects the larger one and two-family home character in these areas and ensures predictable building patterns in the future.



Detached houses on B. 69th Street in the proposed R4A in Somerville

R4B

R4B zoning is proposed on one block and a portion of another south of Beach Channel Drive and east of Seaside Avenue.

The proposed R4B district is primarily a low-rise row house district limited to one and two family residences that can also be detached or semi-detached. The proposed R4B district prohibits parking in front yards. 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. The maximum building height is 24 feet and one off-street parking space is required for each dwelling unit.

R5

R5 zoning is proposed on approximately 8 blocks located south of Seagirt Boulevard, between B. 27th and B. 32nd Streets.

The proposed R5 district allows similar flexibility in building types as R6 but at a reduced bulk. The proposed R5 district would reduce the maximum permitted FAR from 2.43 to 1.25 and limit the building height to 40 feet. Off-street group parking is required for 85% of the total dwelling units. The proposed R5 district would ensure new development will more closely match the existing low-rise context and provide a more predictable building envelope and yard requirements.

R5A

R5A zoning is proposed on all or a portion of 15 blocks in 3 areas of the Somerville, Rockaway and Rockaway Beach communities.

The proposed R5A district would limit future development to one- and two- family detached houses with a maximum FAR of 1.1 (with *attic allowance*). The maximum building height is 35 feet with a maximum perimeter wall height of 25 feet. R5A districts require a minimum lot width of 30 feet and a minimum lot area of 2,850 feet. One off-street parking space is required for every dwelling unit. The proposed R5A district would protect the traditionally larger one- and two- family detached houses found in these areas.



Detached house on B. 91st Street in the proposed R5A in Rockaway Beach

R5B

R5B zoning is proposed along two sections of Rockaway Beach Boulevard between B.116th and B.108th streets, and between B. 90th and B. 98th Streets. The R5B district near 116th Street will extend north to Beach Channel Drive.

The proposed R5B district will allow all housing types at maximum FAR of 1.35, which is lower than the 2.43 allowed in R6 districts. The maximum building height is 30 feet with a maximum street wall height of 33 feet. The parking requirement for group parking in the R5B district is 66% of the total dwelling units.

The proposed R5B will reinforce existing built scale and context along portions of B. 116th Street and Rockaway Beach Boulevard.

R5D

R5D zoning is proposed in five areas encompassing all or portions of 18 blocks. An R5D district is proposed along two major thoroughfares in the rezoning area: the north side of Rockaway Beach Boulevard between B.86th and B.90th streets and B.106 and B.108th streets and Beach Channel Drive between B.59th and B.68th streets. In addition, two areas between B. 102nd Street and B.98th Street and between B. 92nd and B. 97th Streets are also proposed to be rezoned to R5D.



Row-house on Rockaway Beach Blvd. in the proposed R5D in Rockaway Beach

The proposed R5D district would permit all types of residential buildings and permit a maximum FAR of 2.0. R5D districts allow a maximum building height of 40 feet while typical buildings in R6 districts can range from three- to twelve-stories. In R5D districts, off-street group parking is required for 66% of the dwelling units.

The proposed R5D will provide for moderate growth in areas currently zoned R3-2 and R5, while providing lower scale buildings in areas currently zoned R6.

R6A

R6A zoning is proposed in two areas located in the Rockaway Beach and Far Rockaway communities. The proposed R6A in Far Rockaway consists of one block bounded by Far Rockaway Boulevard, Beach Channel Drive and B. 32nd Street. The property is developed with a commercial building and currently zoned R6 with a C2-2 commercial overlay extending over it entirely. The proposal would change only the residential zoning on this block, and the existing C2-2 would remain.

The second area proposed to be rezoned to R6A is located in Rockaway Beach. The proposed boundaries would extend from the bulkhead line to the elevated A train tracks between 94th and 95th Streets and south of the elevated tracks to Rockaway Beach Boulevard between Beach 93rd and 96th Streets. This area is currently zoned R6 and developed with medium density residential and community facility buildings.

The proposed R6A district has a maximum FAR of 3.0 and mandates development pursuant to the Quality Housing Program. The proposed R6A district has a maximum building height of 70 feet, with a base height of 40 to 60 feet. Off-street group parking is required for 50% of the dwelling units but is waived if less than 5 spaces are required. *The proposed R6A district would more closely match the existing mid-rise context of these areas.

R7A

An existing R7A district is proposed to be extended to portions of two blocks just north of the Ocean Promenade between B. 115th and B. 117th Streets currently zoned R5 and developed with a mix of apartment buildings, commercial and community facility uses. R7A is also proposed on one block and a portion of another which both flank B. 105th Street and are located on the north side of Rockaway Beach Boulevard. [See the CPC's July 23, 2008 modification to this proposed zoning.](#)

The proposed R7A district requires development pursuant to the Quality Housing Program and has a maximum FAR of 4.0. The maximum building height in an R7A district is 80 feet, with a base height ranging from 40 to 65 feet. Off-street parking is required for 50% of the dwelling units but is waived if less than 15 spaces are required. *The proposed R7A would provide new opportunities for mixed use development at similar densities as nearby existing buildings at these focused locations on wide streets and in close proximity to stations served by the elevated A train line.

C4-3A

C4-3A is proposed on a portion of one block north of Shore Front Parkway between B. 35th and B. 36th Streets currently zoned R4/C2-2 and R6/C2-2, and on one block and a portion of another located south of Rockaway Beach Boulevard between B. 43rd and B. 47th Streets in a R4/C2-2 zoning district in the Edgemere Urban Renewal Area.

The proposed C4-3A would allow a mix of residential, commercial and community facility development at a maximum FAR of 3.0. Residential development in C4-3A districts must comply with R6A zoning regulations which are described above.

The proposed C4-3A would provide new opportunities for mixed commercial and residential buildings to be developed at densities appropriate for these very select locations served by the A train line and located on wide streets.

C4-4

An extension of an existing C4-4 district is proposed on a portion of one block located south of Shore Front Parkway between B. 35th and B. 36th Streets within the Arverne Urban Renewal Area.

The proposed C4-4 would allow commercial development at densities higher than permitted in the current R6/C2-2. Current zoning limits commercial development at a maximum FAR of 2.0. C4-4 districts allow commercial development at an FAR of 3.4, residential development at a maximum FAR of 3.44 (4.0 using the optional Quality Housing regulations) and community facility development at a maximum FAR of 6.5. The height of the building is regulated by the sky exposure plane.

C4-4 districts are regional commercial districts that serve a larger area than neighborhood shopping areas and encourage continuous retail frontage by prohibiting service establishments that tend to break up retail continuity. The proposed C4-4 district would allow the proposed mid-rise mixed-use developments that would anchor the Arverne East redevelopment plan.

M1-1

An existing M1-1 district is proposed to be extended on a portion of one block located south of Beach Channel Drive between B. 104th and B. 106th Streets that is currently zoned R4. The area being rezoned currently contains a water pollution control plant operated by the Department of Environmental Protection.

The proposed M1-1 district would allow light manufacturing uses and a broad range of commercial uses at a maximum FAR of 1.0. Building heights in M1-1 districts are governed by the sky exposure plane.

Commercial Overlays

New C1-3 and C2-3 commercial overlays are proposed to be mapped along B. 116th Street between Beach Channel Drive and the Ocean Promenade, portions of Rockaway Beach Boulevard between B. 116th and 108th Streets, between B. 86th and 102nd Streets, and between B. 59th and 68th Streets to reflect existing commercial uses and provide for additional commercial service and retail uses. These properties are currently developed with a mix of commercial, community facility and residential uses.

Existing C1-2 and C2-2 overlays, currently mapped at a depth of 150 feet are proposed to be reduced to a depth of 100 feet and changed to C1-3. The reduction in depth reflects the existing location of commercial uses and precludes the expansion of commercial uses into residential streets.



Commercial development at the intersection of B. 116th Street and Rockaway Beach Blvd. in the proposed R5B/C1-3 in Rockaway Park

The proposal also eliminates an existing C1-2 commercial overlay located on the north side of Rockaway Beach Boulevard between B. 101st and B. 102nd streets, and C2-2 commercial overlays located on the south side of Beach Channel Drive between Seaside and a line midway between B. 101st and B. 102nd Streets, and the north side of Beach Channel Drive between B. 91st Street and the bulkhead line. There are no commercial uses in these areas.

The proposed changes would result in a change in parking regulations. Most retail uses in the existing C1-2 and C2-2 zones require one accessory parking space per 300 square feet of commercial floor area, although the requirements may range between one space per 200 square feet and one space per 600 square feet.


Parking regulations would be reduced slightly in the proposed C1-3 and C2-3 zones zones. Most retail uses in the proposed C1-3 and C2-3 districts would require one accessory parking space per 400 square feet of commercial floor area, although the requirements would range between one space per 300 square feet and one space per 800 square feet.

Proposed Zoning Text Amendments

As part of this comprehensive zoning strategy, the Department of City Planning is also proposing a zoning text amendment that will address certain concerns raised by residents in Far Rockaway and Community Board 14. The text amendment addresses concerns regarding the need for establishing regulations to address the accessory parking demand generated by medium density residential developments and the ability for homeowners in an existing R2 district to have larger homes.

The R2X district is designed to provide for large single family detached dwellings with comparatively narrow zoning lots. Currently the R2X district can only be mapped in the Special Ocean Parkway District in Brooklyn. This proposed text amendment would modify Section 21-12 of the Zoning Resolution to allow designation of an R2X district in Queens, Community District 14.

An R2X district is proposed to be mapped on 22 blocks at the eastern edge of the Far Rockaway rezoning area, an area predominantly developed with single family detached homes on lots that are at least 30 feet in width.

The  [proposed text amendment](#) would also modify Section 25-00 of the Zoning Resolution to apply the accessory off-street parking regulations of an R5 district to R6 and R7 districts within Queens Community District 14. The text amendment would increase the ratio of off-street accessory parking to new dwelling units from current rates of 50 percent or 70 percent (depending on zone) to 85 percent and more closely match the demand for such parking in medium density developments. .

This proposed text amendment would affect two areas proposed to be zoned to R7A in the Rockaway Beach and Rockaway Park communities and two areas proposed to be rezoned to R6A in the Rockaway Beach and Far Rockaway communities. R6 and R7 zones within existing urban renewal area would retain current accessory parking ratios.

*Pursuant to the Text Amendment described above, parking in R6 and R7 districts will be subject to the parking requirements of R5 zoning districts.

Rockaway Neighborhoods Rezoning - **Approved!**

Public Review

On April 21, 2008 the Department of City Planning certified the Uniform Land Use Review (ULURP) application (C 080371 ZMQ) and referred the related text change application (N 080372 ZRQ and N 080373 ZRQ) for the Rockaway Neighborhoods Rezoning to begin the formal public review process.


Milestone	Date
Department of City Planning Certification	April 21, 2008
Community Board 14 Approval	May 13, 2008
Queens Borough President Conditional Approval	June 2, 2008
City Planning Commission Hearing	June 18, 2008
City Planning Commission Approval (with modifications*) Read the CPC Reports.	July 23, 2008
City Council Approval	August 14, 2008

*On July 23, 2008 the City Planning Commission approved the rezoning application with the following modifications:

1. The Commission changed the proposed R7A on two block portions on Beach 105th Street and Rockaway Beach Boulevard to R5D.
2. The Commission retained existing R5 zoning in Far Rockaway on the block portion south of Plainview Avenue between Beach 18th Street and Beach 17th Street originally proposed to be zoned R4A and on the block portion south of New Haven Avenue between Beach 17th Street and Beach 15th Street originally proposed to be zoned R4-1.

For more information about this proposal please 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.