



South Jamaica Rezoning - **Approved!**

Overview

Update May 11, 2011:

On May 11, 2011, the City Council adopted the South Jamaica Rezoning. The map and text changes are now in effect.  [View the adopted text amendment.](#)

The Department of City Planning proposes to amend the Zoning Map on all or portions of 530 blocks in South Jamaica and portions of adjacent communities, including St. Albans and Springfield Gardens in Queens Community District 12, to protect the lower-density character of these neighborhoods while allowing for a moderate increase in residential and commercial density along main corridors. A related application would extend the applicable area of the “Food Retail Expansion to Support Health” (FRESH) program to Community District 12’s commercial corridors.

The proposed actions are the result of close consultation with the “One Block At A Time” civic organization, the South Jamaica Steering Committee, Community Board 12, local elected officials and local community organizations. The proposal builds upon four previous neighborhood rezonings adjacent to the rezoning area adopted by the City Council: Springfield Gardens, 2005; Jamaica 2007; St. Albans, 2007; Laurelton, 2008.

The rezoning area encompasses South Jamaica and extends into portions of the Springfield Gardens and St. Albans communities, and is generally bounded by Liberty Avenue, 108th Avenue and South Road to the north; Merrick and Springfield Boulevards to the east; the North Conduit to the south; and the Van Wyck Expressway to the west.



Locator Map

 [View a larger image](#)

Most of the buildings within the rezoning area consist of 1- and 2-family detached houses with small concentrations of 1- and 2-family semi-detached and attached houses. Over the last several years, South Jamaica and its neighboring communities have experienced development pressure largely due to its outdated zoning which has remained unchanged since 1961. The area’s existing R3-2 and R4 zoning districts allow a variety of housing types and densities that are inconsistent with the prevailing scale and built character of South Jamaica’s neighborhoods.



Single-family homes on Southgate Street south of 137th Avenue in an existing R3-2 district

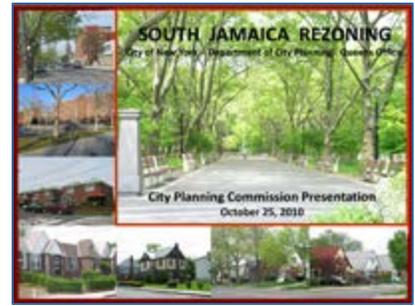


Single and two-family homes on Remington Street north of Shore Avenue in an existing R3-2 district

The proposal consists of four components:

- **Lower-density Contextual Rezoning:** Zoning map amendment for all or

portions of 528 blocks from R2, R3-2, R4, R5B, C8-1 and M1-1 districts to lower-density or lower density contextual zoning districts of R2, R3-1, R3-2, R3A, R3X, R4-1, and R4A to more closely reflect the existing lower density contexts.



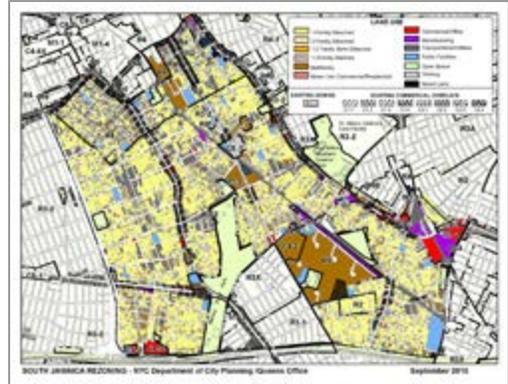
- **Medium-density Contextual Rezoning:** Zoning map amendment for all or portions of 108 blocks from R3-2, R3A, R4, R4B and C8-1 districts to R5, R5B and R5D districts to reflect existing building and land use patterns and to allow for moderate-density increases along the area's wide streets.
- **Commercial Overlay Modifications:** Zoning map amendment to either eliminate or reduce the depths of commercial overlays to prevent commercial intrusion onto residential blocks or to introduce commercial overlays to reflect current land uses and reinforce the character of the area's wide streets.
- **Zoning Text Amendment:** Extend FRESH zoning incentives to commercially-zoned portions of Jamaica Avenue, Liberty Avenue, Hollis Avenue, Linden Boulevard, Farmers Boulevard, Baisley Boulevard, Rockaway Boulevard, Merrick Boulevard, and Guy R. Brewer Boulevard, as well as in C4-2 and M1-1 districts within CD 12.

 [View the slideshow presentation](#)

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Existing Zoning & Context

The rezoning area is primarily residentially-zoned with an R4 district located north of 110th Avenue and a very expansive R3-2 district to the south. These districts have remained unchanged since 1961. The proposed actions would also affect portions of existing R2, R3A, R4B, R5B, C8-1 and M1-1 districts, as well as, C1-2, C1-4 and C2-2 [commercial overlays](#) located along Rockaway, Sutphin, Farmers and Merrick Boulevards. The descriptions of existing zoning districts within the rezoning area are described below. [View the Zoning Comparison Chart.](#)



Existing Zoning and Land Use Map

[View a larger image](#)

R2

The R2 district permits only single-family, detached residences on lots that have a minimum area of 3,800 square feet and a minimum lot width of 40 feet. The maximum [floor area ratio](#) (FAR) is 0.5. There is no maximum building height; instead, the building's maximum height is determined by its [sky exposure plane](#), which has a varying height depending on where the building is located on its zoning lot. A 15-foot minimum front yard is required. [Community facilities](#) are permitted at a maximum FAR of 0.5. One parking space per dwelling unit is required.

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, 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 configuration: detached residences 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 lot area. The maximum building height is 35 feet, with a maximum [perimeter wall](#) height of 21 feet. Front yards must be at least 15 feet deep. Community facilities are permitted at an FAR of 1.0. One parking space is required for each dwelling unit.



New semi-detached development on Sloan Street between Eastgate Plaza and Southgate Plaza in an R3-2 district

R3A

The R3A district permits only one- and two-family detached residences on lots that have a minimum area of 2,375 square feet and a minimum lot width of 25 feet.

The maximum FAR is 0.6, which also includes a 0.1 attic allowance. The maximum building height is 35 feet, with a maximum perimeter wall height of 21 feet. The front yard of a new building must be at least as deep as an adjacent front yard with a minimum depth of 10 feet and a maximum depth of 20 feet. Community facilities are permitted at 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 allowable 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 require a minimum lot 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. In a predominantly built up area, a maximum FAR of 1.35 is permitted with the R4 infill provision. Front yards must be 10 feet deep or, if deeper, a minimum of 18 feet. Community facilities are permitted at an FAR of 2.0. One parking space is required for each dwelling unit.



Multi-family development on 105th

R4B

The R4B district limits occupancy to one or two families, but allows a variety of housing types including detached, semi-detached and attached structures. The maximum FAR allowed is 0.9. Detached residences require a minimum area of 2,375 square feet and a minimum lot width of 25 feet. Semi-detached and attached houses require a minimum lot area of 1,700 square feet and a minimum lot width of 18 feet. The maximum building height is 24 feet. Community facilities are permitted at a maximum FAR of 2.0. One parking space is required for each dwelling unit. No front yard parking is allowed.

Avenue between Inwood and Princeton Streets in an R4 district

C8-1

C8-1 districts are low-density service districts that allow a wide range of [commercial uses](#), including heavy automotive and heavy commercial services, at a maximum FAR of 1. Residential uses are not allowed. Maximum building height is regulated by a sky exposure plane.

M1-1

M1-1 districts are intended for light industry, although heavier industrial uses can be located within M1-1 districts if they meet [performance standards](#) set forth in the Zoning Resolution. Commercial uses are also allowed and the maximum FAR for all permitted uses is 1.0. Residential uses are not allowed. Maximum building height is regulated by a sky exposure plane.

Commercial Overlays

C1-2, C1-3, C1-4, C2-2 and C2-3 commercial overlays are generally found along Rockaway, Sutphin, Guy R. Brewer, Merrick and Farmers Boulevards at depths of 100 feet or 150 feet.

C1 and C2 districts are mapped within residential districts and allow a range of local retail and service establishments. C1 districts permit [Use Groups](#) 1 through 6, while C2 districts permit Use Groups 1 through 9 and 14.

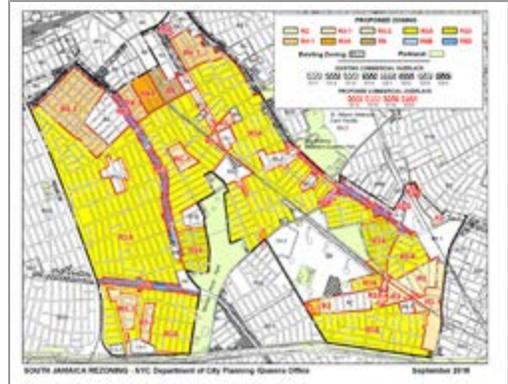
In the rezoning area, C1 and C2 districts are mapped within R3-2, R4, R3A, R4B and R5B districts and have a maximum commercial FAR of 1.0. For community facility uses, the maximum FAR is 1.0 when C1 or C2 overlays are mapped in R3-2 and R3A districts, and 2.0 when mapped in R4 and R4B districts. Residential FAR is determined by the underlying residential zone.

Parking requirements for most commercial uses in C1-2 and C2-2 districts, are one accessory parking space per 300 square feet of commercial floor space. In C1-3 and C2-3 districts, most retail uses require one accessory parking space per 400 square feet of commercial floor space. And, in C1-4 districts, most retail uses require one accessory parking space per 1,000 square feet of commercial area.

South Jamaica Rezoning - **Approved!**

Proposed Zoning

The proposed zoning map amendment will affect all or portions of 530 blocks and will replace existing R3-2, R4, R3A, R4, R4B, R5B, C8-1 and M1-1 zoning districts with R2, R3-2, R3-1, R3A, R3X, R4A, R4-1, R5, R5B and R5D districts. The proposal also includes changes to certain [commercial overlays](#) within the rezoning area to more closely match existing land use contexts and reinforce development patterns. [View the Zoning Comparison Chart.](#)



Proposed Zoning Map

[View a larger image](#)

Proposed R2 (From R3-2 and C8-1)

R2 districts are proposed on all or portions of 5 blocks south of 137th Avenue and west of Farmers Boulevard; on portions of 4 blocks located east of Farmers Boulevard and southwest of the LIRR right of way; and on 5 blocks bounded by 137th Avenue, Sloan Street, Southgate Plaza and Westgate Street. An extension of an existing R2 district east of Montauk Street and south of Williamson Avenue is also proposed, increasing the depth of an R2 district to 100 feet from Williamson Street.

The R2 district permits only single-family, detached residences on lots that have a minimum area of 3,800 square feet and a minimum lot width of 40 feet. The maximum [floor area ratio](#) (FAR) is 0.5. There is no maximum building height; instead, the building's maximum height is determined by its [sky exposure plane](#), which has a varying height depending on where the building is located on its zoning lot. A 15-foot minimum front yard is required. [Community facilities](#) are permitted at a maximum FAR of 0.5. One parking space per dwelling unit is required.



Detached building on Southgate Plaza and Bennett Street in proposed R2 district

Proposed R3-2 (From R2, R5B, C8-1 and M1-1)

R3-2 districts are proposed on a portion of 1 block bounded by Mars Place, Farmers Boulevard and Sidway Place; and on portions of 4 blocks located at the intersection of Farmers Boulevard, Nellis and Montauk Streets; on 1 block bounded by the LIRR r-o-w, Guy R. Brewer and Linden Boulevards; and on a portion of a block front along the west side of Merrick Boulevard, north of Foch Boulevard.

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, 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 configuration: detached residences 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 lot area. The maximum building height is 35 feet, with a maximum [perimeter wall](#) height of 21 feet. Front yards must be at least 15 feet deep. Community facilities are permitted at an FAR of 1.0. One parking space is required for each dwelling unit.



Attached homes on Mars Place between Farmer's Boulevard and Eveleth Road in proposed R3-2 district.

Proposed R3-1 (From R3-2)

R3-1 districts are proposed on all or portions of 16 blocks south of Bascom and Sutter Avenues generally between 140th and 145th Streets; on all or portions of 4 blocks north of 115th Road between 155th and 157th Streets; on a portion of 1 block north of Linden Boulevard and east of Guy R. Brewer Boulevard; on 1-1/2 blocks east of Guy R. Brewer Boulevard between 137th and 140th Avenues; and on all or portions of 6 blocks west of Springfield Boulevard generally between Eastgate Plaza and 144th Avenue.

The R3-1 district permits one- and two-family detached or semi-detached residences. The maximum FAR is 0.6, which includes a 0.1 attic allowance. The minimum lot width and lot area depend upon the housing configuration: detached residences require a minimum 40-foot lot width and 3,800 square feet of lot area; semi-detached residences require 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. Front yards must be at least 15 feet deep. Community facilities are permitted at a maximum FAR of 1.0. One parking space is required for each dwelling unit.



Semi-detached buildings at Sutter Avenue and 140th Street in proposed R3-1 district

Proposed R3A (From R3-2 and R4)

R3A districts are proposed on all or portions of 385 blocks located throughout the rezoning area.

The R3A district permits one- and two-family detached residences on lots that have a minimum area of 2,375 square feet and a minimum lot width of 25 feet. The maximum FAR is 0.6, which also includes a 0.1 attic allowance. The maximum building height is 35 feet, with a maximum perimeter wall height of 21 feet. The front yard of a new building must be at least as deep as an adjacent front yard with a minimum depth of 10 feet and a maximum depth of 20 feet. Community facilities are permitted at a maximum FAR of 1.0. One parking space is required for each dwelling unit.



Detached houses on 160th Street, south of 110th Avenue in proposed R3A district

Proposed R3X (From R3-2)

R3X districts are proposed on all or portions of 14 blocks north of 125th Avenue and west of Sutphin Boulevard, and on all or portions of 14 blocks generally northwest of Farmers Boulevard and southeast of 129th Avenue.

The R3X district permits one- and two-family detached residences on lots that have a minimum area of 3,325 square feet and a minimum lot width of 35 feet. The maximum FAR is 0.6, which also includes a 0.1 attic allowance. The maximum building height is 35 feet, with a maximum perimeter wall height of 21 feet. The front yard of a new building must be at least as deep as an adjacent front yard with a minimum depth of 10 feet and a maximum depth of 20 feet. Community facilities are permitted at a maximum FAR of 1.0. One parking space is required for each dwelling unit.



Detached buildings on 132nd Avenue between 176th and 178th Streets in proposed R3X district

Proposed R4-1 (From R4)

R4-1 districts are proposed north of 110th Avenue on all or portions of 43 blocks west of Sutphin Boulevard on all or portions of 10 blocks east of Sutphin Boulevard; and on all or portions of 10 blocks west of Merrick Boulevard.

The R4-1 district permits one- and two-family detached or semi-detached residences. The maximum FAR is 0.9, which includes a 0.15 attic allowance. The minimum lot width and lot area depend upon the housing type: detached residences require a minimum 25-foot lot width and 2,375 square feet of lot area. Semi-detached residences require a minimum 18-foot lot width and 1,700 square feet of lot area. The maximum building height is 35 feet, with a



Semi-detached buildings on 110th Avenue between 143rd and Inwood Streets in proposed R4-1 district

maximum perimeter wall height of 25 feet. Community facilities are permitted at a maximum FAR of 2.0. One parking space is required for each dwelling unit.

Proposed R4A (From R4)

R4A districts are proposed on all or portions of 5 blocks located west of the LIRR right-of-way between 108th and 110th Avenues.

The R4A district permits one- and two-family detached residences on lots that have a minimum area of 2,850 square feet and a minimum lot width of 30 feet. The maximum FAR is 0.9, which also includes a 0.15 attic allowance. The maximum building height is 35 feet, with a maximum perimeter wall height of 21 feet. The front yard of a new building must be at least as deep as an adjacent front yard with a minimum depth of 10 feet and a maximum depth of 20 feet. Community facilities are permitted at a maximum FAR of 2.0. One parking space is required for each dwelling unit.



Detached buildings on 109th Avenue between 156th and 157th Streets in proposed R4A district

Proposed R5 (From R4)

An R5 district is proposed on all or portions of 3 blocks east of the LIRR right of way between 108th and 110th Avenues.

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 perimeter wall height of 35 feet. In a predominantly built up area, a maximum FAR of 1.65 is permitted with the R5 infill provision. Community facilities are permitted an FAR of 2.0. Off- street parking in a grouped facility is required for 85% of the dwelling units.



Multi- family building at 110th Avenue and 160th Street in proposed R5 district

Proposed R5B (From R3-2 and C8-1)

R5B districts are proposed on all or portions of 7 blocks along Merrick and Baisley Boulevards, and along a portion of 2 blocks generally located east of Guy R. Brewer Boulevard and north of 107th Avenue.

The proposed R5B districts permit all types of residential buildings and have a maximum FAR of 1.35. The maximum building height is 33 feet, with a maximum perimeter wall height of 30 feet. 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 a maximum of 20 feet. Community facilities are allowed at an FAR of 2.0. Off-street group parking is required for 66% of the dwelling units. Front yard parking is prohibited in R5B districts.

Proposed R5D (From R3-2, R3A, R4, R4B and C8-1)

R5D districts are proposed on all or portions of 80 blocks along parts of Rockaway, Sutphin and Merrick Boulevards and on a portion of 1 block located at the northeast corner of Union Hall Street and 109th Avenue.

The proposed R5D districts permit all types of residential buildings and have a maximum FAR of 2.0. The maximum building height is 40 feet. 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 a maximum of 20 feet. Community facilities are allowed at an FAR of 2.0. Off-street group parking is required for 66% of the dwelling units. Accessory residential parking can be waived if no more than one space is required.

Commercial Overlays

The proposal would establish new C1-2, C1-3, C1-4 and C2-3 districts in order to recognize existing [commercial](#) land use patterns and provide new business opportunities.

Several C1-2 and C2-2 overlays along Sutphin, Guy R. Brewer, Merrick, Farmers and Rockaway Boulevards 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 onto residential blockfronts. New C1-2 commercial overlays are proposed along Guy R. Brewer Boulevard between 137th and 140th Avenues and on the northeast corner of Farmers Boulevard and 122nd Avenue. And, an extension of an existing C1-4 commercial overlay is proposed at the northeast corner of 109th Avenue and Union Hall Street.

Changing the existing C1-2 and C2-2 commercial overlays to C1-3 and C2-3 commercial overlays would reduce the parking from generally one parking space per 300 square feet of commercial floor area to one space per 400 square feet of commercial floor area. In the proposed C1-4 district, most retail uses would require one accessory parking space per 1,000 square feet of commercial floor area.

The proposal also includes the removal of C1-2 and C2-2 commercial overlays where no commercial use currently exists.

Zoning Text Amendment

A zoning text amendment is proposed to extend the applicable area of the [Food Retail Expansion to Support Health \(FRESH\)](#) program to South Jamaica's commercial corridors. Adopted by the City Council in December 2009, the FRESH program provides zoning incentives to property owners, developers and grocery store operators in neighborhoods of New York City that are currently underserved by grocery stores and show high level of obesity and diabetes.

To facilitate and encourage FRESH Food Stores in designated underserved neighborhoods, the program allows additional residential floor area in a mixed building for every square foot provided for a FRESH food store up to a maximum of 20,000 square feet and allows FRESH food stores as-of-right up to 30,000 square feet in M1 districts, eliminating the need for a special permit and its costly and lengthy land use and environmental review.

Today, the FRESH program is applicable within 18 community districts located in the Bronx, Brooklyn and Manhattan and in only one part of Queens --- Downtown Jamaica. The proposed text amendment would extend applicability to all C1 and C2 districts which includes portions of Rockaway, Sutphin, Guy R. Brewer, Merrick, Linden Boulevard, Baisley Boulevard and Farmers Boulevards; and portions of Jamaica Liberty and Hollis Avenues in Community District 12. The proposed zoning text would also make the FRESH zoning incentives available in all C4-2 and M1 districts located within Community District 12. The only areas where these incentives are not proposed to apply are located in the southernmost and northeast areas of the District, based on their locations at the edge of the Community District and proximity to nearby food stores.

The text amendment also proposes accessory parking requirements to be the same as other retail uses. This would require a parking rate of 1 space 300 square feet of floor area in C1-2, C2-2, C4-2, C8-1 and M1-1 districts; and 1 space per 400 square feet of floor area in C1-3 and C2-3 districts. Parking requirements in M1-4 districts and C1-4 districts would remain unchanged.

[View the adopted text amendment.](#)



Existing and Proposed FRESH Applicable areas in Queens Community District 12

[View a larger image](#)



Boundaries of FRESH Excluded areas in Queens Community District 12

[View a larger image](#)

South Jamaica Rezoning - **Approved!**

Public Review

The South Jamaica rezoning proposal and FRESH program extension began formal public review on November 29, 2010 with the Department of City Planning's certification of the [Uniform Land Use Review \(ULURP\)](#) application (C 110145 ZMQ) and referral of the text amendment (N 110146 ZRQ).

<i>Milestones</i>	<i>Target Dates</i>
Department of City Planning certification	November 29, 2010 -  view the presentation
Community Board 12 Approval	January 19, 2011
Queens Borough President Approval	March 1, 2011
City Planning Commission Hearing	March 2, 2011
City Planning Commission Approval (Read the CPC Reports)	March 30, 2011
City Council Approval	May 11, 2011

For more information about this proposal please contact the Queens Office of the Department of City Planning at (718) 520-2100.

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.