# Sunnyside - Woodside Rezoning - Approved! Overview



#### **Update July 28, 2011:**

On July 28, 2011, the City Council adopted the Sunnyside - Woodside Rezoning with modifications to the zoning map and Inclusionary Housing zoning text. We View the adopted zoning map. We View the adopted sidewalk cafe text amendment. We view the adopted Inclusionary Housing text amendment. The zoning map and text changes are now in effect.

The Department of City Planning proposes to amend the Zoning Map on all or portions of 130 blocks in the neighborhoods of Sunnyside and Woodside in Queens Community District 2, to protect the lower-density character of these neighborhoods while allowing for a moderate increase in residential and commercial density along main corridors such as Queens Boulevard and Greenpoint Avenue.

This rezoning effort would complement contextual zoning changes adopted in 2006 as part of the Maspeth-Woodside rezoning, including zoning incentives for the provision of affordable housing available on sections of Queens Boulevard, and the revised zoning regulations that were updated in 2009 for the Special Planned Community Preservation District that regulate development in Sunnyside Gardens. This rezoning was developed through close consultation with community members, civic organizations, local elected officials and Community Board 2 and directly responds to concerns raised by the community and local elected officials that the current zoning allows for out-of-character developments.

The rezoning area is roughly bounded by the Sunnyside Rail Yard, 37th Avenue, the Brooklyn-Queens Expressway, the NY Connecting Railroad, 72nd Street, Woodside, Roosevelt and 48th Avenues, and 39th Street. The rezoning area is served by the #7 train on an elevated line above Queens Boulevard and Roosevelt Ave, the G, R, and V subway lines along Broadway and eleven MTA bus lines. The area also has

Brooklyn

Rezoning Area

Brooklyn

Rezoning Area

Locator Map

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several important commercial corridors, including Queens Boulevard, Greenpoint Avenue, and Roosevelt Avenue.

Sunnyside and Woodside are vibrant and diverse neighborhoods in western Queens stretching from 39th Street to the Brooklyn Queens Expressway (BQE) from west to east and from Broadway to the Long Island Expressway/BQE from north to south. The opening of the Queensboro Bridge in 1909 and the extension of the elevated train line (which would become the #7 line) through the area in 1917 precipitated a great amount of residential development in the neighborhoods. During the 1920's and 30's, numerous six-story, multi-family apartment buildings were built in Sunnyside, while construction of one- and two-family homes and small apartment buildings predominated in Woodside. It was also during this period that the City Housing Corporation constructed Sunnyside Gardens as a planned community with generous open spacesand a consistent low-rise scale.

Today the population of Sunnyside and Woodside continues to grow both in number and diversity. The pace of development in Sunnyside and Woodside has increased in recent years, in large part due to its close proximity to Manhattan, attractive and well-kept streetscapes, and convenient commercial corridors. The area currently contains seven zoning districts: R4, R5, R6, R7-1, C4-2, C8-1, and M1-1. These zoning districts have remained unchanged since 1961.



One- and Two Family Semi Detached Housing, 65th Place



One-and Two-Family Attached Housing, 50th Street



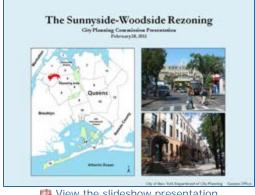
Small Multi-Family Apartment Buildings, 48th Street



Large Multi-Family Apartment Buildings, 43rd Avenue

The area's current zoning results in unpredictable building types that can lead to out-of-character construction. Zoning updates for Sunnyside and Woodside would provide opportunities to channel new growth to appropriate locations near wide streets and transit, while more closely reflecting established built contexts and land use patterns that define portions of these neighborhoods. DCP has, through consultation with community stakeholders, produced zoning recommendations that achieve the following objectives:

- Protect neighborhood character and reinforce existing development patterns.
- Direct new housing opportunities to major corridors and mass transit.
- Provide zoning incentives for the provision of affordable housing.
- Update commercial overlays to reinforce existing patterns of commercial uses.
- Remove zoning restrictions for small, unenclosed sidewalk cafés along Queens Boulevard.
- Allow only small unenclosed sidewalk cafés along Skillman Avenue.



View the slideshow presentation

# **Sunnyside - Woodside Rezoning - Approved!** Existing Zoning & Context

The Sunnyside-Woodside rezoning area is currently composed of seven zoning districts: R4, R5, R6, R7-1, C4-2, C8-1, and M1-1. These zoning districts have generally remained unchanged since their implementation in 1961. The proposed actions would also affect existing C1-2 and C2-2 commercial overlay districts. View the Zoning Comparison Chart.



Existing Zoning Map

Niew a larger image

#### R4

An R4 district is currently mapped in a portion of the rezoning area generally bounded by 39th Avenue, the Long Island Rail Road, Roosevelt Avenue, Skillman Avenue, and 43rd Street. R4 districts allow a variety of housing types, including garden apartments, row houses, semi-detached and detached houses. The maximum *floor area ratio* (*FAR*) is 0.9, which includes a 0.15 *attic allowance*. On certain blocks, a maximum FAR of 1.35 is permitted through the R4 *infill* provision. Infill zoning permits multifamily housing on blocks entirely within R4 or R5 districts in predominantly built-up areas. Detached residences are limited to lots with a minimum of 3,800 square feet in area and a minimum lot width of 40 feet. Semi-detached and attached residences require lots with a minimum of 1,700 square feet in area and a minimum lot width of 18 feet. R4 districts require a minimum *front yard* depth of 10 feet, which is increased to 18 feet if front yard parking is provided. The maximum building height is 35 feet, with a maximum perimeter wall height of 25 feet. *Community facilities* are permitted at an FAR of 2.0. One parking space is required for each *dwelling unit*.

A portion of the existing R4 district and two small areas currently zoned R7-1 and M1-1 are within a Special Planned Community Preservation District (PC). Created in 1974, the Sunnyside Gardens Preservation District requires City Planning Commission reviews of new developments and building enlargements to ensure such changes are congruent with existing built character and site plans. Since 2007 Sunnyside Gardens is also a New York City Historic District, which requires the Landmarks Preservation Commission (LPC) to review proposals for alterations or new development to ensure that they will compliment the historic district's character. In 2009, a zoning text amendment was enacted that relieved property owners within Sunnyside Gardens of the duplicative burden of applying to the City Planning Commission for modifications to their properties. A uniform .75 FAR with a .15 FAR attic allowance and a 35-foot maximum building height were applied to the entire Sunnyside Gardens PC district. Furthermore, R4 infill zoning provisions were prohibited throughout the Sunnyside Gardens PC District.

# R5

R5 districts are located in two sections of the rezoning area. The first section is located in Sunnyside and is generally bounded by Skillman Avenue, 41st Street, 47th Avenue, 48th Street, 48th Avenue, and 39th Place. The second section is located in Woodside and is generally bounded by 37th Avenue, 61st Street, the Long Island Rail Road, and 58th Street. 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. On blocks that are predominantly built up, a maximum FAR of 1.65 is permitted through the R5 infill provision. 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 requires lots with a minimum of 1,700 square feet in area and a minimum lot width of 18 feet. R5 districts require a minimum front yard depth of 10 feet, which is increased to 18 feet if front yard parking is provided. The maximum building height is 40 feet, with a maximum perimeter wall height of 30 feet. Community facilities are permitted an FAR of 2.0. Off-street parking in a grouped facility is required for at least 85 percent of the dwelling units.

#### R6

An R6 District currently encompasses a large portion of the Woodside area and is generally bounded by 37th Avenue, the Brooklyn-Queens Expressway, Woodside Avenue, Roosevelt Avenue, and 61st Street. R6 is a <u>height</u> <u>factor district</u> wherein <u>residential</u> and <u>community facility uses</u> are permitted with no fixed height limits and building

envelopes are regulated by a <u>sky exposure plane</u>. A maximum FAR of up to 2.43 is allowed for residential uses and up to 4.8 FAR is allowed for buildings containing community facility uses. Residential development under the optional <u>Quality Housing Program</u> within an R6 District has a maximum FAR of 2.2 on <u>narrow streets</u> (defined as less than 75 feet wide) with a 55-foot building height limit and a maximum of 3.0 FAR on <u>wide streets</u> (defined as 75 feet wide or greater) with a height limit of 70 feet. Off-street parking is required for 70 percent of the dwelling units. This requirement is lowered to 50 percent of the units if the lot area is less than 10,000 square feet or if Quality Housing provisions are used. If fewer than five spaces are required, then the off-street parking requirement is waived.



New out-of-character 5-story 10 unit apartment buildings at 69-08 38th Avenue constructed under existing R6 regulations.



New out-of-character 6-story 15 unit apartment building at 41-37 67th Street constructed under existing R6 regulations.

## R7-1

An R7-1 District covers the portion of the rezoning area in Sunnyside that is generally bounded by Skillman Avenue, 50th Street, Queens Boulevard, 44th Street, 47th Avenue, and 41st Street. R7-1 zoning districts permit residential and community facility uses with a maximum FAR of 3.44 for residential uses and 4.8 for community facility uses. There are no fixed height limits and building envelopes are governed by the <a href="sky exposure plane">sky exposure plane</a>. Residential developments using the optional Quality Housing Program in an R7-1 district are allowed a maximum 3.44 FAR on a <a href="narrow street">narrow street</a> with a base height of between 40 and 60 feet and a maximum building height of seventy five feet, or a maximum 4.0 FAR on wide streets with a <a href="base height">base height</a> of between 40 and 65 feet, and a maximum building height of eighty feet. Off-street parking is required for 60 percent of the dwelling units. Off-street parking is required for 50% of the dwelling units under Quality Housing if the lot area is less than 10,000 sf. Off-street parking is waived if five spaces or less are required.

# C4-2

A C4-2 District is located in the portion of Sunnyside generally bounded by Queens Boulevard, 48th Street, 47th Avenue, and 44th Street. C4 districts are intended for regional commercial centers where uses serve a larger area than a neighborhood shopping area. C4-2 districts permit residential uses with a maximum FAR of 2.43 (R6 equivalent), commercial uses with a maximum FAR of 3.4 and community facility uses with a maximum FAR of 4.8. C4-2 districts have no fixed height limits and building envelopes are governed by the sky exposure plane. Residential development under the optional *Quality Housing Program* within a C4-2 District has a maximum FAR of 2.2 on narrow streets with a 55-foot building height limit and a maximum FAR of 3.0 on wide streets with a building height limit of 70 feet. Off-street parking is required for 70 percent of the dwelling units in a C4-2 District. This requirement is lowered to 50 percent of the units if the lot area is less than 10,000 square feet or if Quality Housing provisions are used.

#### C8-1

A C8-1 District is located at the intersection of Roosevelt Avenue and Queens Boulevard on all or portions of 4 blocks. C8-1 districts are general service districts that allow commercial and community facility uses in Use Groups 4 through 14 and 16. The most prevalent uses in C8 districts are automotive and commercial uses such as auto repair and showrooms, warehouses, gas stations and car washes. Residential uses are not permitted. The maximum commercial FAR in C8-1 districts is 1.0. The maximum building height is determined by its sky exposure plane, which begins 30' above the street line. Community facilities are permitted at an FAR of 2.4. Off-street parking requirements vary with the use, but generally most uses require one accessory parking space per 300 square feet of commercial space.

#### M1-1

An M1-1 District is located on 39th Avenue between Barnett Avenue and 48th Street. In M1-1 districts only light manufacturing and commercial uses are allowed at a maximum FAR of 1.0. Certain community facilities are allowed at a maximum FAR of 2.4. Building envelopes are regulated by the sky exposure plane. Parking requirements vary by use.

#### Commercial Overlays

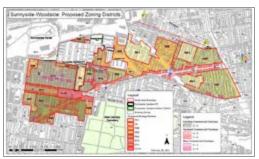
C1-2 and C2-2 commercial overlay districts are mapped along the area's major commercial streets including Queens Boulevard, Greenpoint Avenue, Roosevelt Avenue, 39th Avenue, Woodside Avenue, Skillman Avenue, 43rd Avenue, 47th Avenue, and 48th Avenue.

C1 overlay districts are mapped within residential districts and permit Use Groups 1 through 6, which allow the kinds of local retail and service establishments frequently needed by neighborhood residents. C2 districts permit a slightly wider range of commercial uses than C1 districts. When C1 and C2 overlay districts are mapped in R1 through R5 residential districts the maximum commercial FAR is 1.0, with commercial uses limited to the first floor in mixed-use buildings. When these overlay districts are mapped in R6 and R7-1 districts then the maximum commercial FAR is 2.0, but commerce uses are limited to the first floor in mixed-use buildings. In C1-2 and C2-2 overlays, 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 800 square feet.

# **Sunnyside - Woodside Rezoning - Approved! Proposed Zoning**

The proposed actions would affect approximately 2,800 tax lots on 130 blocks. The proposed zoning changes would recognize existing development patterns in the majority of the rezoning area while providing targeted incentives for residential development, including affordable housing, in appropriate locations.

The proposed Zoning Map amendments will replace all or portions of existing R4, R5, R6, R7-1, C4-2, C8-1 and M1-1 zoning districts with R4, R4-1, R5B, R5D, R6A, R7A, R7X, and C4-5X districts, replace all or portions of existing C1-2 and C2-2 <u>overlay districts</u> with C1-3 and C1-4 overlay districts, eliminate all or portions of C2-2 overlay districts, and establish new C1-3 and C1-4 overlay districts. <u>Wiew the Zoning Comparison Chart</u>.



Proposed Zoning Map

Niew a larger image

Adopted by City Council on July 28, 2011

New Yiew the adopted zoning map.

# Proposed R4 (From R7-1 and M1-1)

Two R4 districts are proposed for the rezoning area. The first R4 District is generally bounded by Barnett Avenue, 48th Street, and 39th Avenue. The second R4 District is generally bounded by Skillman Avenue, 48th Street, Queens Boulevard, and 46th Street. These areas are characterized by attached two-story, one- and two-family homes with relatively low lot coverage.

This action would ensure that the entire Sunnyside Gardens Special Planned Community Preservation District would has the same underlying R4 District, consistent with the zoning text changes adopted in 2009. This zoning change would also bring residential uses on the northern edge of the Sunnyside Gardens development currently in an M1-1 zone into conformance. The proposed R4 District would allow a maximum building height up to 35 feet and a maximum *floor area ratio (FAR)* of 0.9 (including a 0.15 FAR attic allowance). This maximum FAR would more closely match



One- and two family attached houses on 47th Street within the Sunnyside-Gardens Planned Community Preservation district and the proposed R4 district

existing FARs and limit out-of character development on these blocks. 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. *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.

#### Proposed R4-1 (From R4, R5, and R6)

R4-1 districts are proposed for three sections of the rezoning area in Woodside. The first section is generally bounded by the Long Island Rail Road, 58th Street, and Woodside Avenue. The second section is generally bounded by 37th Avenue, 64th Street, 39th Avenue, and 61st Street. The third section is generally bounded by Roosevelt Avenue, 67th Street, 66th Street, Woodside Avenue, and Trimble Road. In the proposed R4-1 districts, one- and two-family detached and semi-detached development would be allowed, which is consistent with development patterns in these areas.

The proposed R4-1 district permits one- and two-family detached or semidetached residences. The maximum FAR is 0.9, which includes a 0.15 <u>attic</u> <u>allowance</u>. 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-



One- and two family semi-detached houses on 65th Place within the proposed R4 district

foot lot width and 1,700 square feet of lot area. The maximum building height is 35 feet, with a maximum

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

#### Proposed R5B (From R4, R5, and R7-1)

R5B districts are proposed for five sections of the rezoning area. The first section is generally bounded by Skillman Avenue, 40th Street, 43rd Avenue, and 39th Street. The second section covers all or portions of four block fronts on the south side of Skillman Avenue between 43rd Street and 47th Street. The third section covers a portion of the block bounded by Queens Boulevard, 50th Street, 47th Avenue, and 49th Street. The fourth section covers portions of four blocks which are generally bounded by 39th Avenue, 52nd Street, Skillman Avenue, and 48th Street. The fifth section covers all or portions of 20 blocks and is generally bounded by Barnett Avenue, 39th Avenue, 58th Street, 37th Avenue, 61st Street, Roosevelt Avenue, Skillman Avenue, 54th Street, 39th Drive, and 52nd Street. The areas proposed to be rezoned to R5B are predominantly developed with two- and three-story attached and semi-detached buildings.



Attached houses on 50th Street within the proposed R5B district

In the proposed R5B districts, all housing types would be allowed. The maximum residential FAR would be 1.35 (2.0 for community facilities), and buildings would be limited to 33 feet in height, with a 30 foot maximum perimeter wall. 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 percent of the dwelling units. Front yard parking is prohibited in R5B districts.

# Proposed R5D (From R5, R6, and R7-1)

R5D districts are proposed for six sections of the rezoning area. The first section covers portions of three blocks and is generally bounded by 39th Street, Queens Boulevard, 41st Street, and 47th Avenue. The second section covers a portion of one block that is generally bounded by 47th Avenue, 44th Street, 48th Avenue, and 43rd Street. The Third section covers all or portions of three blocks and is generally bounded by Skillman Avenue, 50th Street, 43rd Avenue, and 48th Street. The fourth section covers portions of six blocks and is generally bounded by Skillman Avenue, 55th Street, Roosevelt Avenue, and 52nd Street. The fifth section covers all or portions of 14 blocks and is generally bounded by 37th Avenue, 62nd Street, 39th Avenue, 64th Street, 37th Avenue, the Brooklyn-Queens Expressway, Roosevelt Avenue, and 61st Street. The sixth section covers all or portions



Three-story multi-family apartment buildings on Skillman Avenue in the proposed R5D district

of 17 blocks and is generally bounded by Roosevelt Avenue, the Brooklyn-Queens Expressway, 72nd Street, Woodside Avenue, and 64th Street. These areas are characterized by with three- and four-story attached buildings and some small apartment buildings.

R5D districts allow all housing types at a maximum FAR of 2.0, which is generally consistent with existing context. R5D regulations would limit building height to 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 percent of the dwelling units. Accessory residential parking can be waived if no more than one space is required.

# Proposed R6A (From R5, R7-1, and C4-2)

An R6A District is proposed for two sections of the rezoning area. The first section covers a potion of one block that is roughly bounded by Barnett Avenue, 48th Street, and 39th Avenue. This action would replace the current M1-1 District covering this portion of the rezoning area in order to bring the existing apartment complex on the site into conformance. The second section covers all or portions of 23 blocks and is generally bounded by Queens Boulevard, 49th Street, 48th Avenue, and 40th Street. The areas proposed to be rezoned to R6A are predominantly developed with high

lot coverage, four- to six-story walk-up and elevator buildings on large lots.

The proposed R6A District allows all housing types. The maximum FAR for all apartment buildings on 42nd Street in development is 3.0. Above base height of 40 to 60 feet, the building must

Four- and five-story multi-family the proposed R6A district

set back to a depth of 10 feet on a wide street and 15 feet on a narrow street before rising to its maximum height of 70 feet To preserve the traditional streetscape, the street wall of a new building can be no closer to the street line than any building within 150 feet on the same block, up to a depth of 15 feet. Off-street parking, which is not allowed in front of a building, is required for 50 percent of a building's dwelling units, or waived if five or fewer spaces are required.

#### **Proposed R7A** (From R4, R5, R6, R7-1, and C4-2)

R7A Districts are proposed for two sections of the rezoning area. The first section covers all or portions of 17 blocks and is generally bounded by Skillman Avenue, 47th Street, Queens Boulevard, and 39th Place. The second section covers all or portions of ten blocks and is generally bounded by 43rd Avenue, 49th Street, Skillman Avenue, 52nd Street, 43rd Avenue, Roosevelt Avenue, Queens Boulevard, and 48th Street. The bulk regulations would ensure that new development reflects the consistent, low- to mid-rise character found throughout the area.

The R7A District permits residential and community facility uses at an FAR of 4.0. Above a base height of 40 to 65 feet, the building must set back to a depth of 10 feet on a wide street and 15 feet on a narrow street before rising to its maximum height of 80 feet. The street wall of a new building can be no closer to the street line, up to a depth of 15 feet, than any



Six- and Seven-story multi-family apartment buildings on 45th Street in the proposed R7A district

building within 150 feet on the same block. Off-street parking is not allowed in front of a building. Parking is required for 50% of dwelling units and may be waived if 15 or fewer spaces are required.

## Proposed R7X (From R5 and R7-1)

An R7X district is proposed along block fronts on both sides of Queens Boulevard from a line halfway between 39th Street and 39th Place to 44th Street. This portion of Queens Boulevard is a major arterial roadway that is well served by mass transit. The proposed R7X district would encourage development of new market rate and affordable housing on Queens Boulevard. An associated proposed action (discussed below) would allow optional Inclusionary Housing Program provisions in the proposed R7X zone.

Within the proposed R7X District on Queens Boulevard, Residential developments that provide affordable housing pursuant to the Inclusionary Housing Program would be permitted a maximum floor area ratio (FAR) of up to 5.0. Developments not participating in the program would be allowed a maximum FAR of 3.75. Developments can qualify for the maximum FAR of 5.0 by providing 20 percent of residential floor area for households with



Six-story mixed-use building on Queens Boulevard in the proposed R7X district

incomes at or below 80 percent of the HUD Area Median Income (AMI). Affordable units would be developed and administered pursuant to a Lower Income Housing plan with the Department of Housing Preservation and Development and would remain affordable in perpetuity. In the proposed R7X District where the Inclusionary Housing program would be available, a developer may earn the floor area bonus by setting aside a portion of the units within the new building at below-market rates, or by providing new or rehabilitated affordable units off-site. The off-site units could be located within Community District 2 or within a one-half mile radius of the development site in an adjacent community district. Community facility developments would be allowed up to a maximum 5.0 FAR

The R7X District allows for a minimum base height of 60 feet and a maximum base height of 85 feet. Setbacks of 10 feet on a wide street and 15 feet on a narrow street would be required above the base before a building could achieve the maximum building height of 125 feet. The street wall of a new building can be no closer to the street

line, up to a depth of 15 feet, than any building within 150 feet on the same block. Parking is required for 50 percent of the dwelling units, and is waived if 15 or fewer spaces are required.

### **Proposed C4-5X** (From C4-2, C8-1)

A C4-5X District is proposed for all or portions of 10 block fronts along both sides of Queens Boulevard between 44th Street and 48th Street. The proposed C4-5X district would also extend along the southern block fronts of Queens Boulevard 48th Street and 50th Street.

The residential equivalent of a C4-5X district is R7X, consistent with the R7X District proposed to the west and the existing R7X District to the east. The same Inclusionary Housing Program provisions for the proposed R7X district, as described above, would be applied to the proposed C4-5X District.

In the proposed C4-5X District, community facility uses would be limited to maximum FAR of 5.0, while commercial uses would be limited to a maximum FAR of 4.0. After reaching a base height of 60 to 85 feet, a building must set back to a depth of 10 feet on a wide street and 15 feet on



Six-story mixed-use building on Queens Boulevard in the proposed C4-5X district

a narrow street before rising to its maximum height of 125 feet. To maintain the traditional streetscape, the street wall of a new building can be no closer to the street line, up to a depth of 15 feet, than any building within 150 feet on the same block. In C4-5X districts commercial uses are allowed above a building's first floor, but they must be below the first story of any residential use. Parking would be required for 50 percent of the dwelling units, and is waived if 15 or fewer spaces are required. In the proposed C4-5X District, parking would not be required for commercial uses and would be required for a limited number of community facility uses.

#### Proposed Commercial Overlays

Existing C1 and C2 commercial overlays are mapped along streets that serve the local needs of the surrounding residential neighborhood. C1 districts permit local commercial uses that generally serve the immediate neighborhood, while C2 districts permit a slightly wider range of retail and service uses.

The rezoning would replace existing C1-2 and C2-2 districts with C1-3 and C1-4 districts and generally reduce the depth of commercial overlays from 150 to 100 feet. Most retail uses in the proposed C1-3 and C1-4 districts would require one accessory parking space per 400 square feet of commercial floor area. In the proposed C1-4 districts, most retail uses would require one accessory parking space per 1,000 square feet of commercial floor area. These requirements vary depending on the type of use. The proposed reduced depth of new and existing overlays, would reflect land uses, and reduce the encroachment of commercial uses on residential streets.

New C1-3 and C1-4 districts are proposed in certain locations in order to recognize existing commercial land uses and provide new business location opportunities. C1-4 commercial overlays would be established along portions of Greenpoint Avenue. New C1-3 commercial overlay districts would be established on portions of 39th Avenue, Skillman Avenue, Woodside Avenue, 43rd Avenue, and 47th Avenue where commercial uses currently exist.

## **Inclusionary Housing Text Amendment**

In order to ensure the long-term affordability of a portion of newly constructed housing units, DCP is proposing a text amendment to Section 23-144 of the Zoning Resolution of the City of New York that would establish an Inclusionary Zoning bonus. We view adopted text amendment.

- The Inclusionary Housing program would apply within two proposed zoning districts: a) an R7X District proposed on both side of Queens Boulevard from the midblock line between 39th Street and 39th Place to 44th Street; and b) a C4-5X District proposed on both sides of Queens Boulevard generally between 44th Street and 50th Street.
- The proposed text would permit the maximum Floor Area Ratio (FAR) of 5.0 for developments within the specified R7X and C4-5X districts that provide affordable housing either within the development receiving the bonus, through the preservation of existing units, or through new construction at a location within Community District 2, Queens.
- Developments would qualify for the maximum FAR of 5.0 by providing up to 20 percent of residential floor area for households with incomes below 80 percent of the HUD Area Median Income (AMI).
- Developments not participating in the Inclusionary Housing program would be allowed a maximum FAR of 3.75.
- Affordable units would be developed and administered pursuant to a Lower Income Housing plan with the Department of Housing Preservation and Development and would remain affordable in perpetuity.

#### Sidewalk Cafe Text Amendment

In order to allow the development of small sidewalk cafés along Queens Boulevard where they are currently prohibited and along portions of Skillman Avenue where all types of sidewalk cafés are allowed, DCP is proposing a text amendment to Sections 14-41 and 14-43 of the Zoning Resolution of the City of New York. View adoped text amendment.

- Currently under section 14-41 of the Zoning Resolution all types of sidewalk cafés are prohibited on streets with elevated rail transit lines, unless specifically permitted by section 14-43 and all types of sidewalk cafés are permitted all other streets, unless specifically restricted.
- The text amendment to section 14-41 would add Skillman Avenue to this list of streets where enclosed and unenclosed sidewalk cafés are restricted.
- The text amendment to section 14-43 would add a section of Queens Boulevard from 100 feet east of 39th Street to 48th Street and portions of Skillman Avenue between 45th Street and 51st Street to the list of areas were small side walk cafes are specifically permitted.

# Sunnyside - Woodside Rezoning - Approved! Public Review

The Sunnyside-Woodside rezoning proposal began formal public review on February 28, 2011 with the Department of City Planning's certification of the <u>Uniform Land Use Review (ULURP)</u> application (110207 ZMQ) and referral of the text amendments (N 110208 ZRQ, N 110209 ZRQ).

Milestones	Target Dates
Department of City Planning certification	February 28, 2011 - Drive View the presentation
Community Board 2 Approval	April 7, 2011
Queens Borough President Approval	May 6, 2011
City Planning Commission Approval (Read the CPC Reports.)	June 6, 2011
City Council Approval (with modifications*)	July 28,2011

#### \*City Council Modifications

On July 28, 2011, the City Council adopted the zoning map changes and zoning text amendments with two modifications affecting block fronts on Queens Boulevard between 39th and 50th Streets area. The City Council changed a R7X district between 39th and 44th Streets to a R7A district and a C4-5X district between 44th and 50th Streets to a C4-4A district.

In both areas the maximum building height would be reduced from 125 feet to 80 feet. Also the maximum residential FAR using



Adopted zoning map: May View a larger image.

the Inclusionary Housing option would be reduced from 5.0 to 4.6 in both districts. Similarly the residential FAR permitted for developments not using the Inclusionary Housing option would be reduced from 3.75 to 3.45. In addition C4-4A districts allow a maximum community facility FAR of 4.0 where as the C4-5X district allows a maximum of 5.0

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

# **Projects & Proposals**

# **Related Notes**

- Litems accompanied by this symbol require the free Adobe Acrobat Reader.
- Brief explanations of terms in *green italics* can be viewed by <u>visiting glossary page</u>. 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.