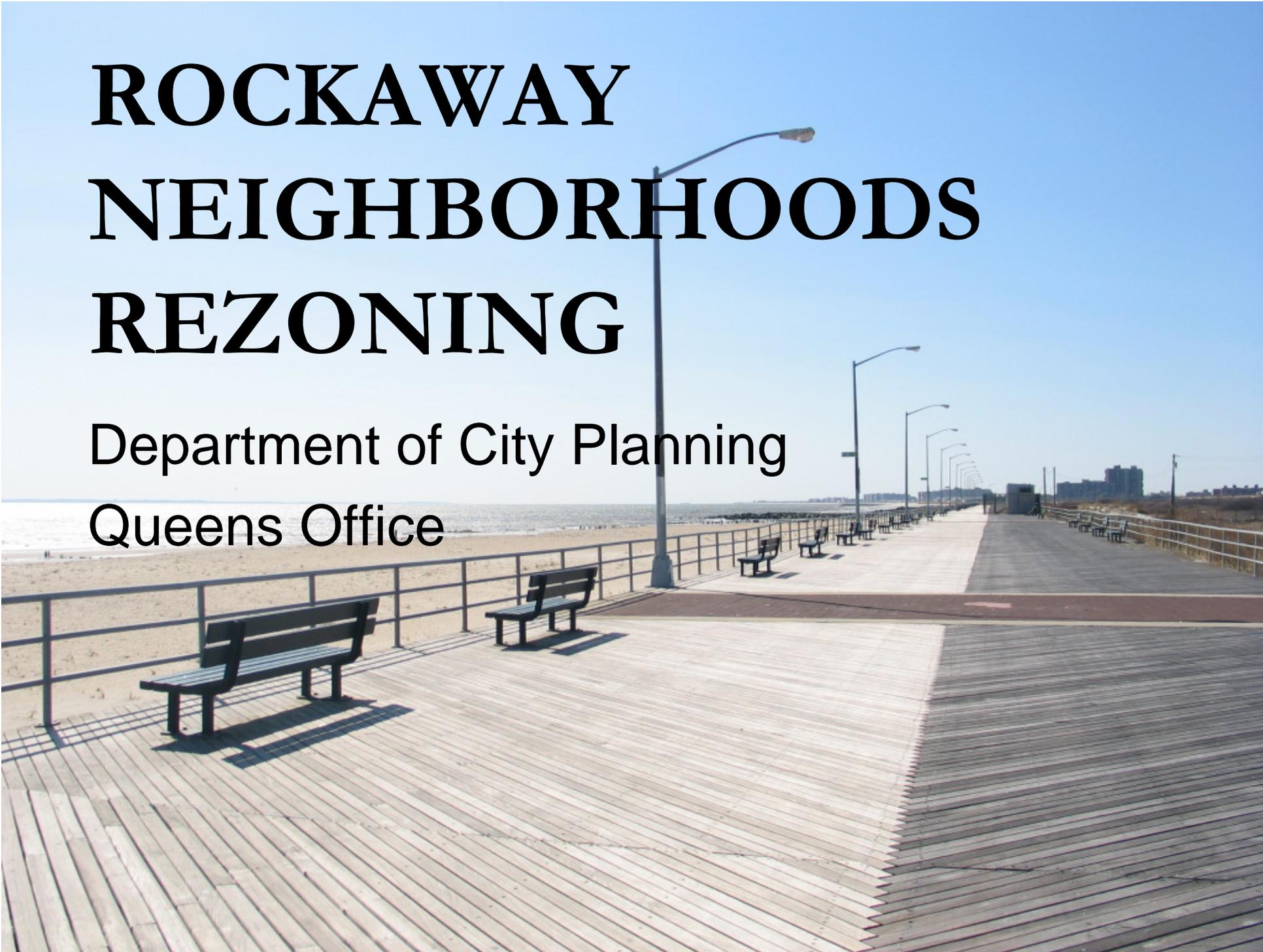


# ROCKAWAY NEIGHBORHOODS REZONING

Department of City Planning  
Queens Office



# BOROUGH LOCATION

- The Rockaway peninsula stretches 11 miles into lower New York Bay and separates Jamaica Bay from the Atlantic Ocean.
- It encompasses 15 neighborhoods, as well as Jacob Riis Park, Fort Tilden and part of Federal Gateway National Recreation Area.



# OVERVIEW

- Five neighborhoods
- 280 blocks
- 5,910 lots



# EXISTING ZONING - ISSUES

- Encourages development that is out of character with existing neighborhood context
- Restricts opportunities for mixed used development along the area's wide streets
- Does not reflect higher accessory parking demand in medium density areas



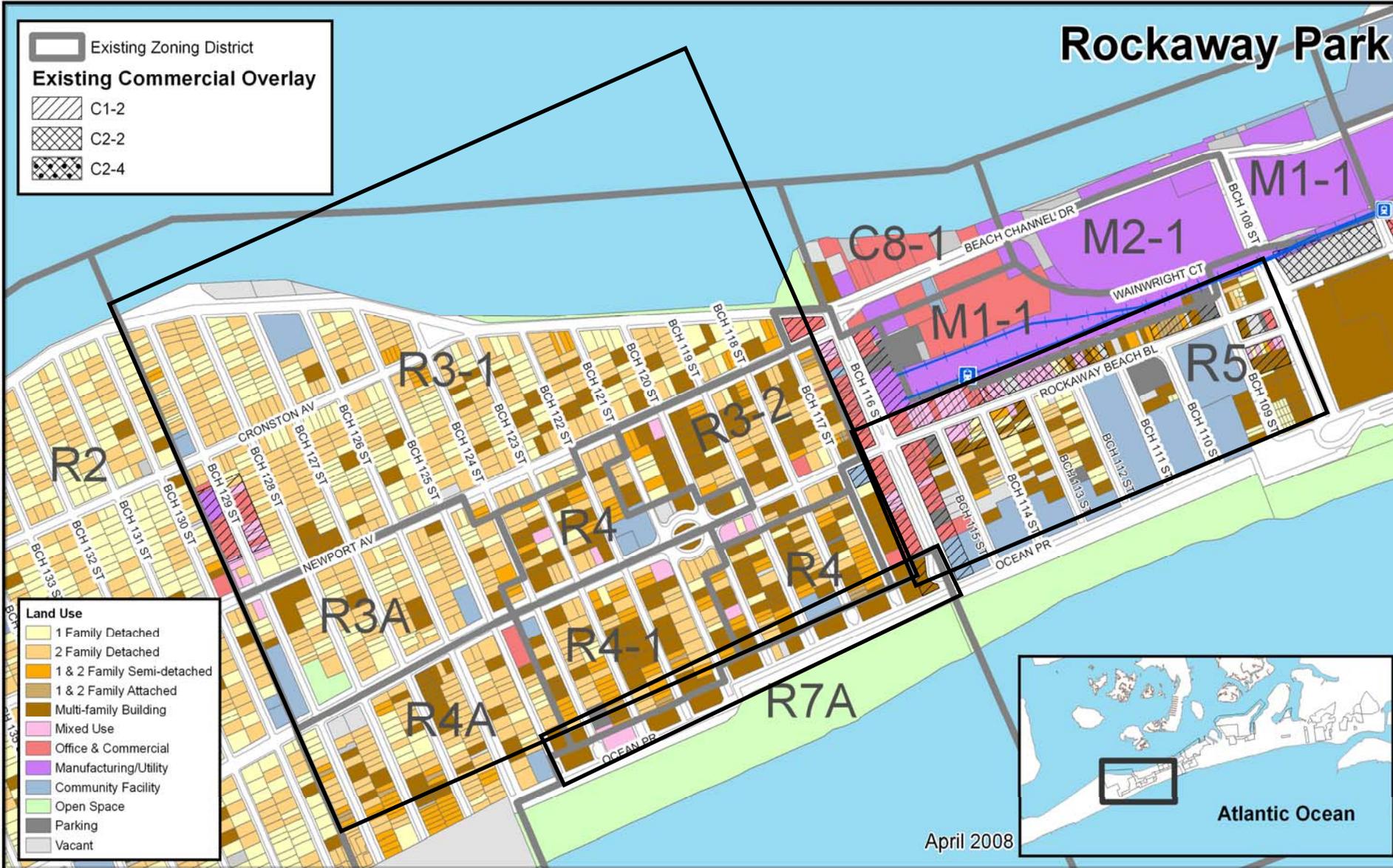
# OBJECTIVES



- Establish a low-scale framework to protect and reinforce established building scale
- Ensure the provision of 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.



# EXISTING ZONING



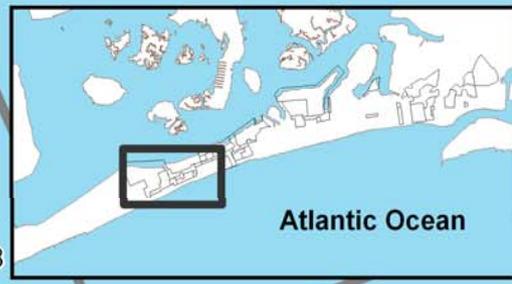
**Existing Zoning District**

**Existing Commercial Overlay**

- C1-2
- C2-2
- C2-4

**Land Use**

- 1 Family Detached
- 2 Family Detached
- 1 & 2 Family Semi-detached
- 1 & 2 Family Attached
- Multi-family Building
- Mixed Use
- Office & Commercial
- Manufacturing/Utility
- Community Facility
- Open Space
- Parking
- Vacant



April 2008

# BUILT ENVIRONMENT



**Detached development on Beach 119<sup>th</sup> Street in an existing R3-2**



**Out of character development on Beach 108<sup>th</sup> Street in an existing R5**

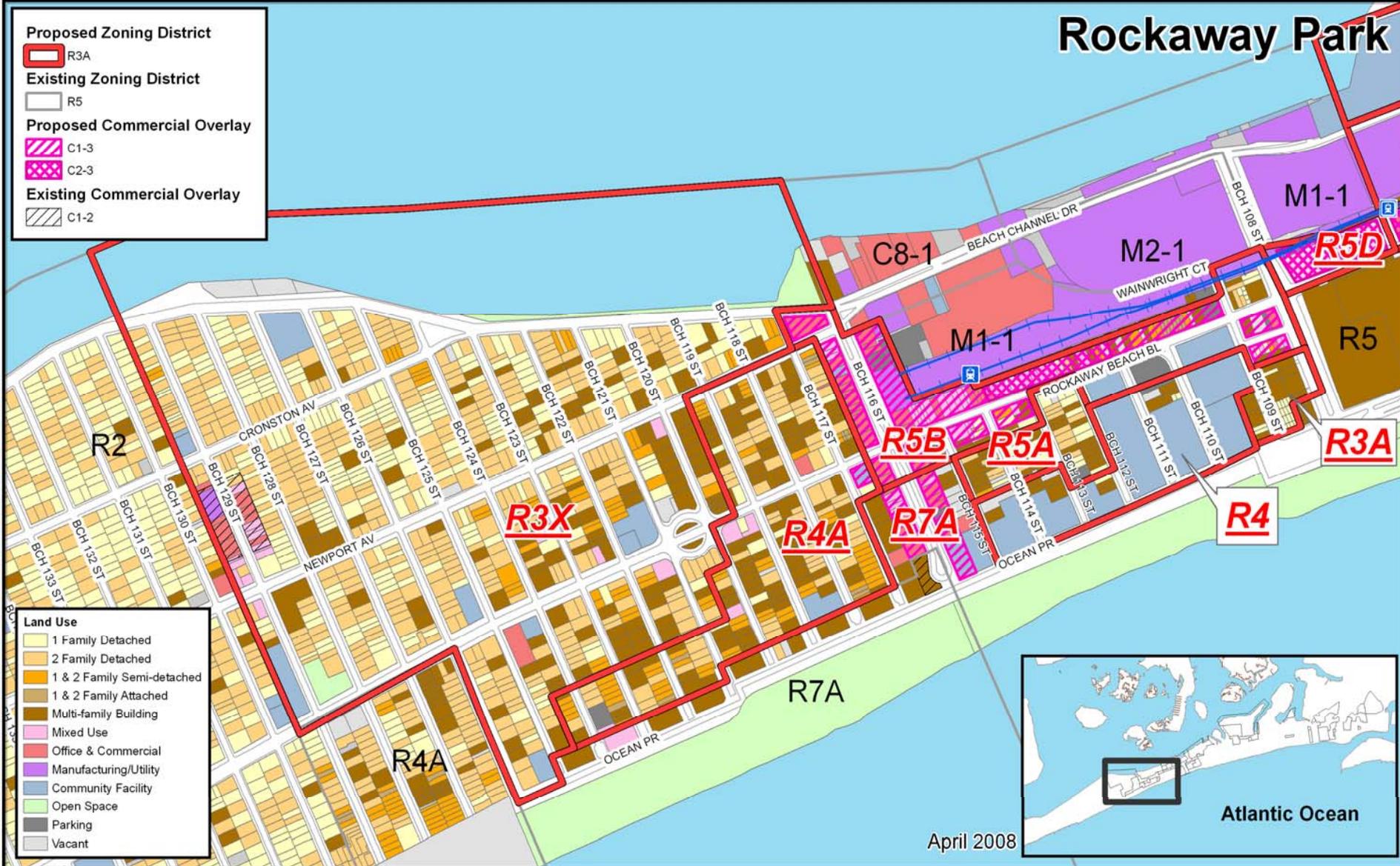
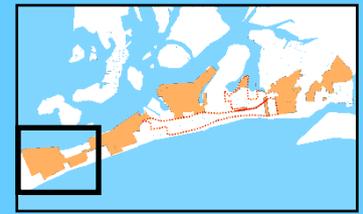


**Mid-rise development on Ocean Promenade in an existing R7A**



**Beach 116<sup>th</sup> Street corridor in an existing R5/C1-2**

# PROPOSED ZONING



**Proposed Zoning District**  
 R3A

**Existing Zoning District**  
 R5

**Proposed Commercial Overlay**  
 C1-3  
 C2-3

**Existing Commercial Overlay**  
 C1-2

**Land Use**

- 1 Family Detached
- 2 Family Detached
- 1 & 2 Family Semi-detached
- 1 & 2 Family Attached
- Multi-family Building
- Mixed Use
- Office & Commercial
- Manufacturing/Utility
- Community Facility
- Open Space
- Parking
- Vacant

**Rockaway Park**

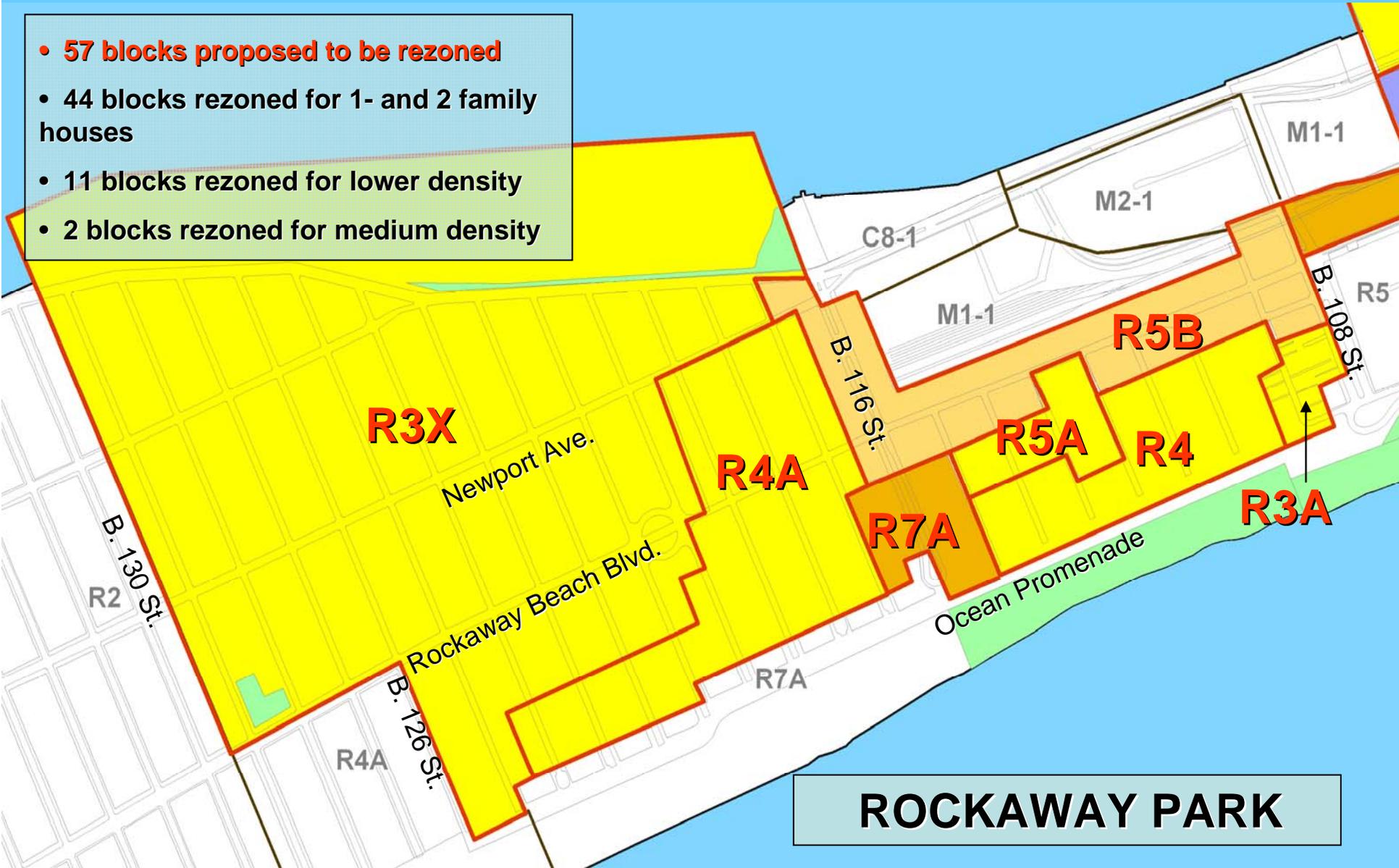


April 2008

# PROPOSED ZONING



- 57 blocks proposed to be rezoned
- 44 blocks rezoned for 1- and 2 family houses
- 11 blocks rezoned for lower density
- 2 blocks rezoned for medium density

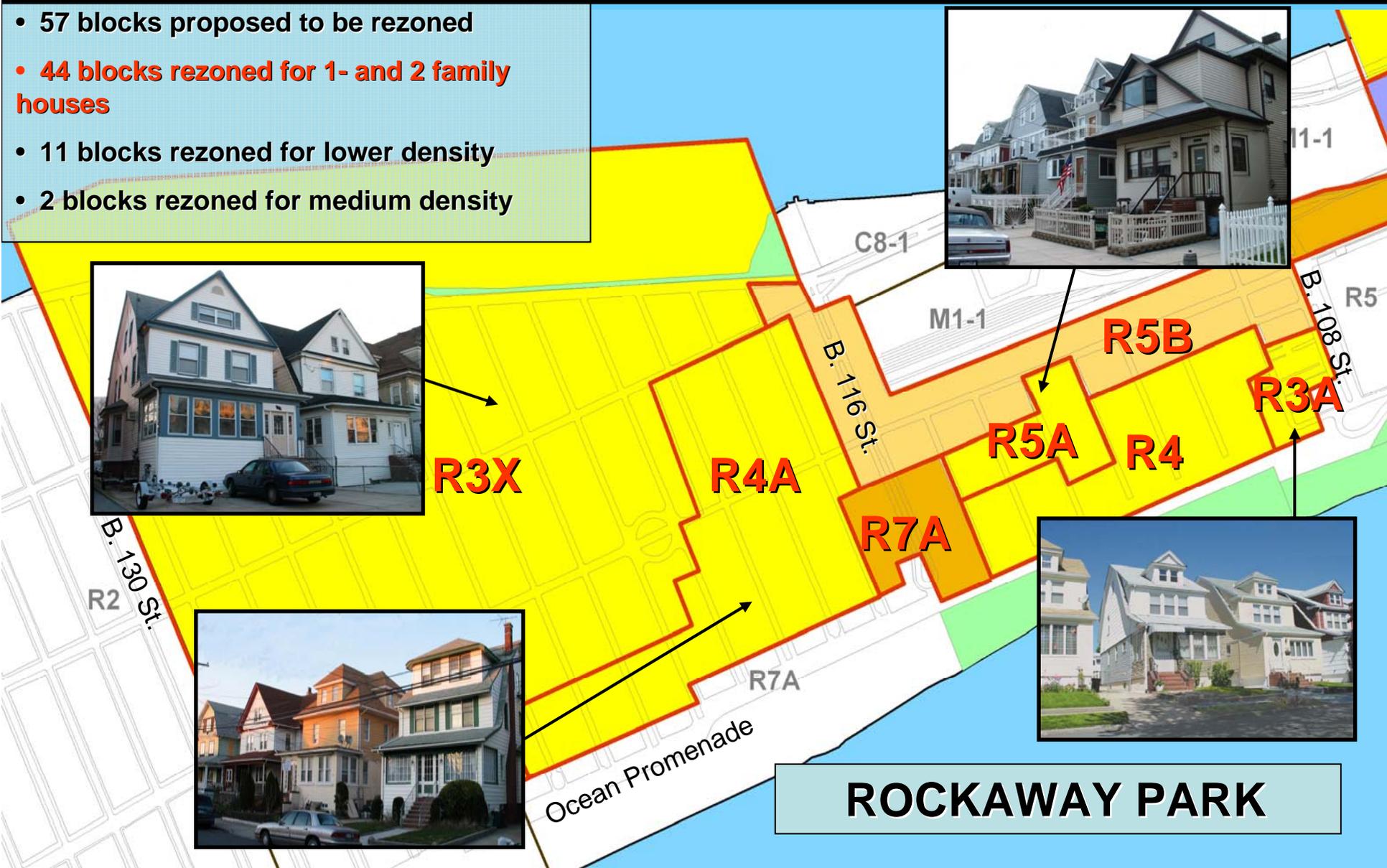


**ROCKAWAY PARK**

# PROPOSED ZONING



- 57 blocks proposed to be rezoned
- **44 blocks rezoned for 1- and 2 family houses**
- 11 blocks rezoned for lower density
- 2 blocks rezoned for medium density

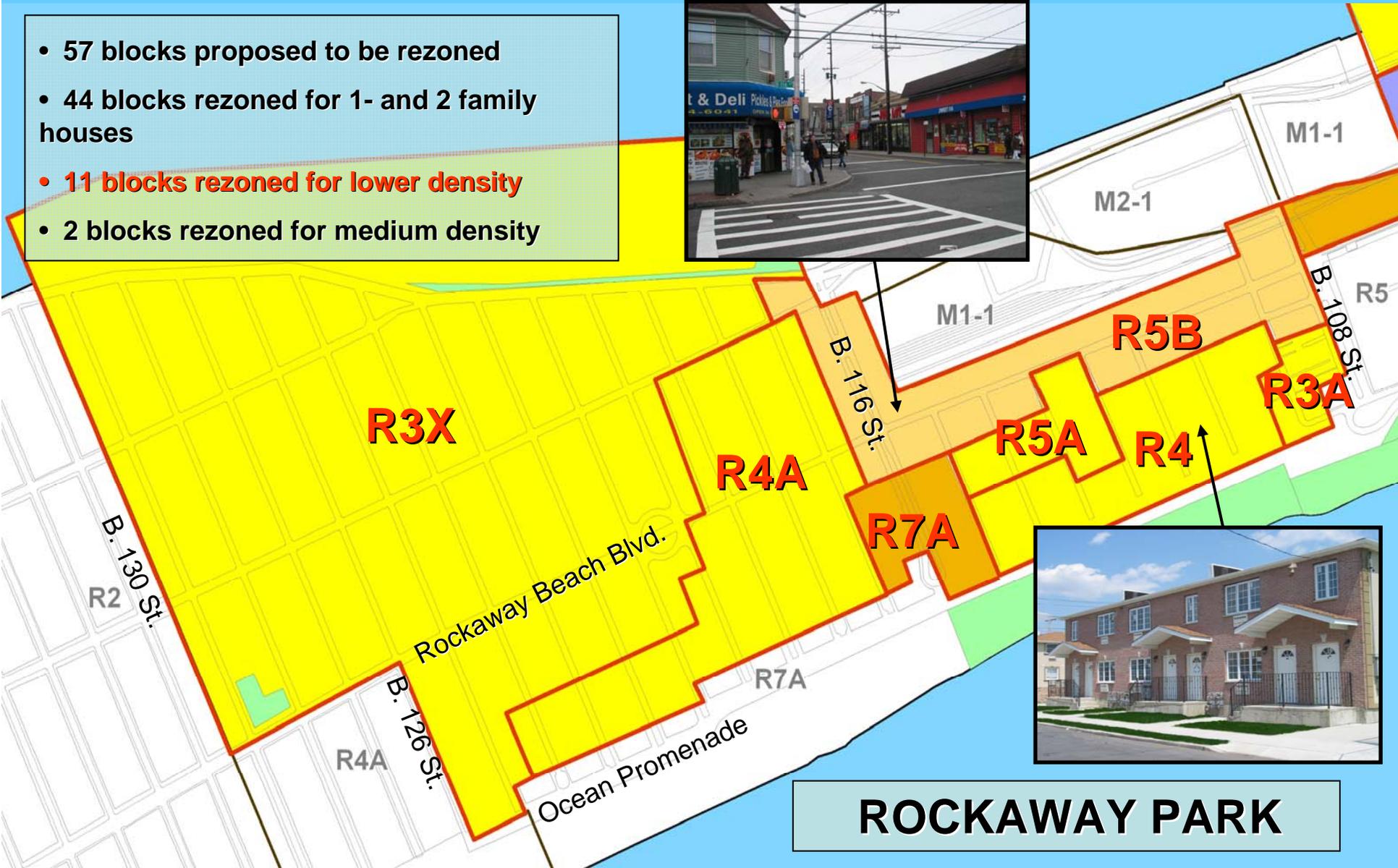


**ROCKAWAY PARK**

# PROPOSED ZONING



- 57 blocks proposed to be rezoned
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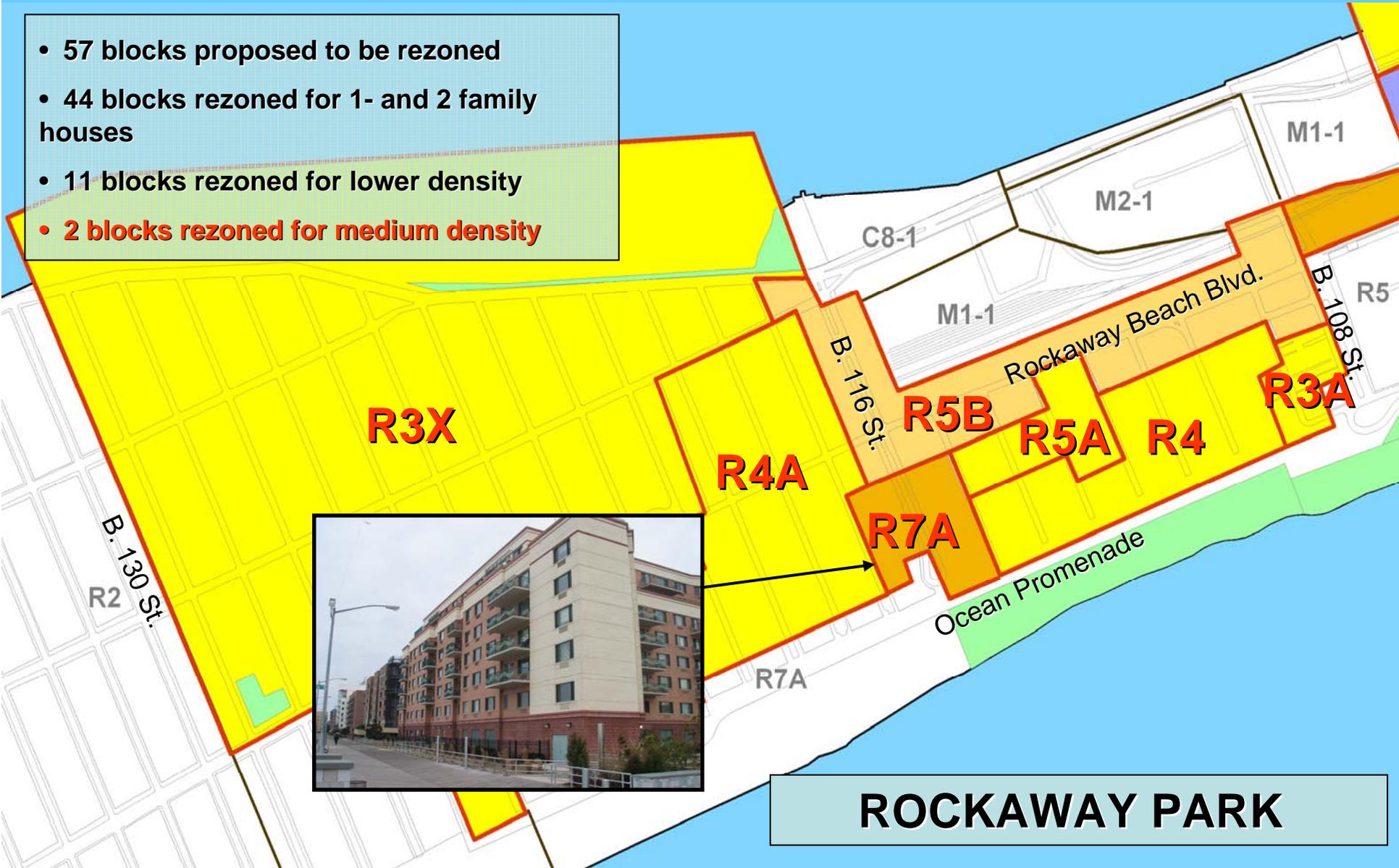


**ROCKAWAY PARK**

# PROPOSED ZONING

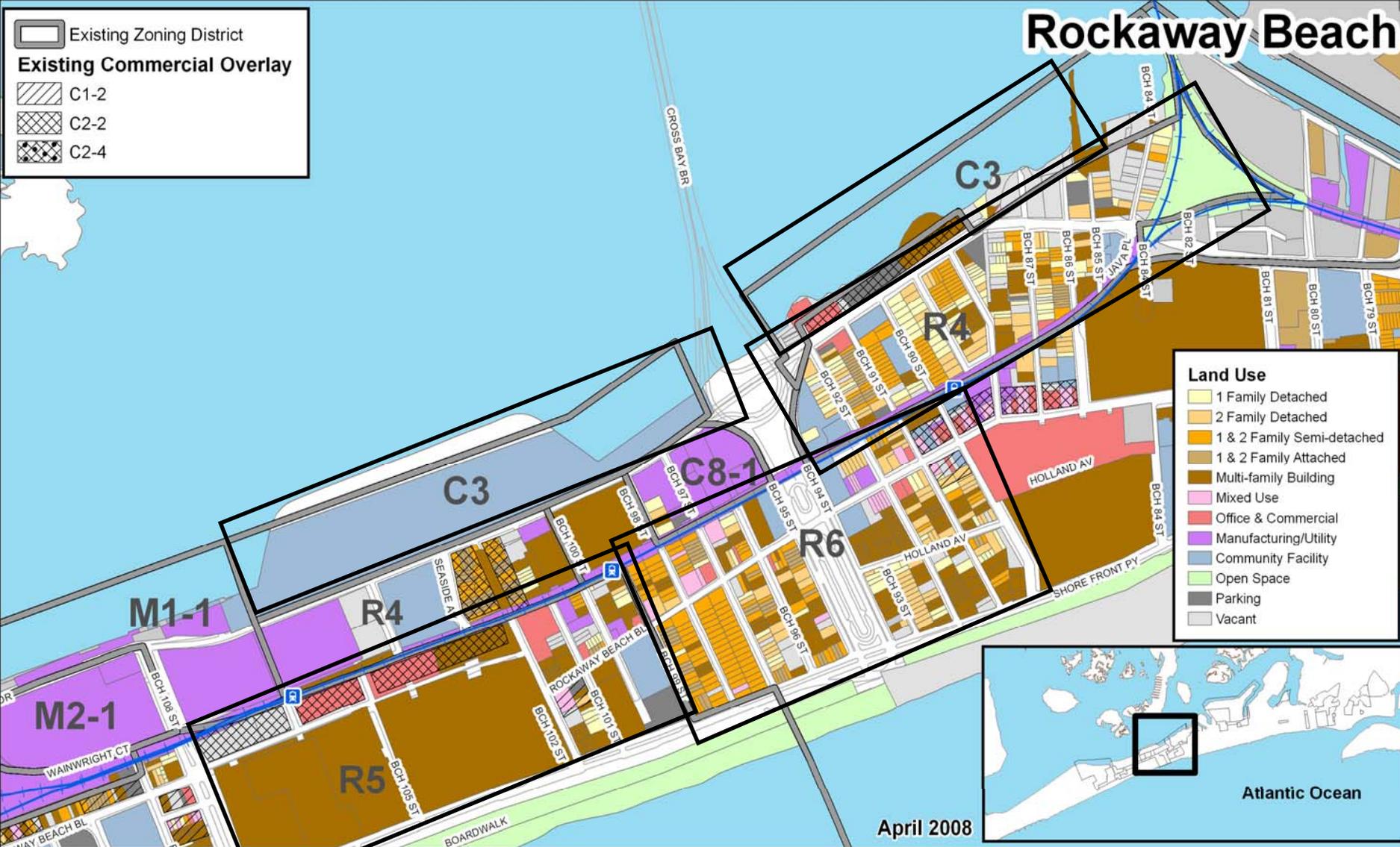
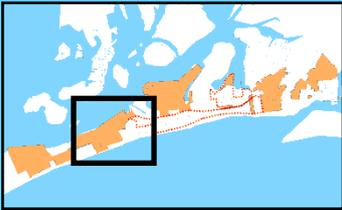


- 57 blocks proposed to be rezoned
- 44 blocks rezoned for 1- and 2 family houses
- 11 blocks rezoned for lower density
- **2 blocks rezoned for medium density**



**ROCKAWAY PARK**

# EXISTING ZONING



**Existing Zoning District**

**Existing Commercial Overlay**

- C1-2
- C2-2
- C2-4

**Land Use**

- 1 Family Detached
- 2 Family Detached
- 1 & 2 Family Semi-detached
- 1 & 2 Family Attached
- Multi-family Building
- Mixed Use
- Office & Commercial
- Manufacturing/Utility
- Community Facility
- Open Space
- Parking
- Vacant



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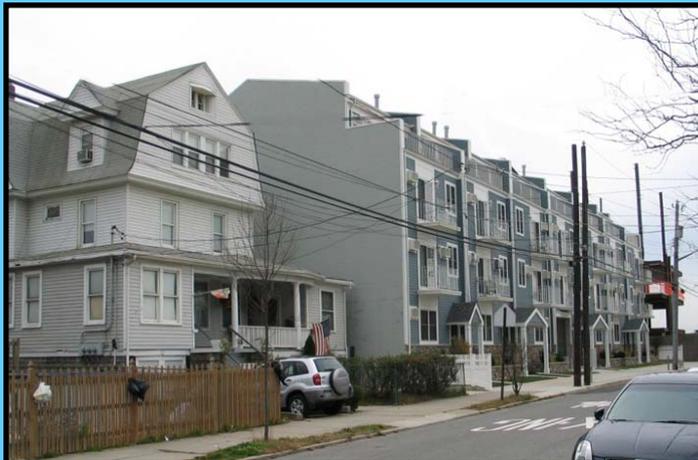
# BUILT ENVIRONMENT



**New development on Cross Bay Parkway in an existing R6**



**New mid-rise development on Beach 96th Street in an existing R6**

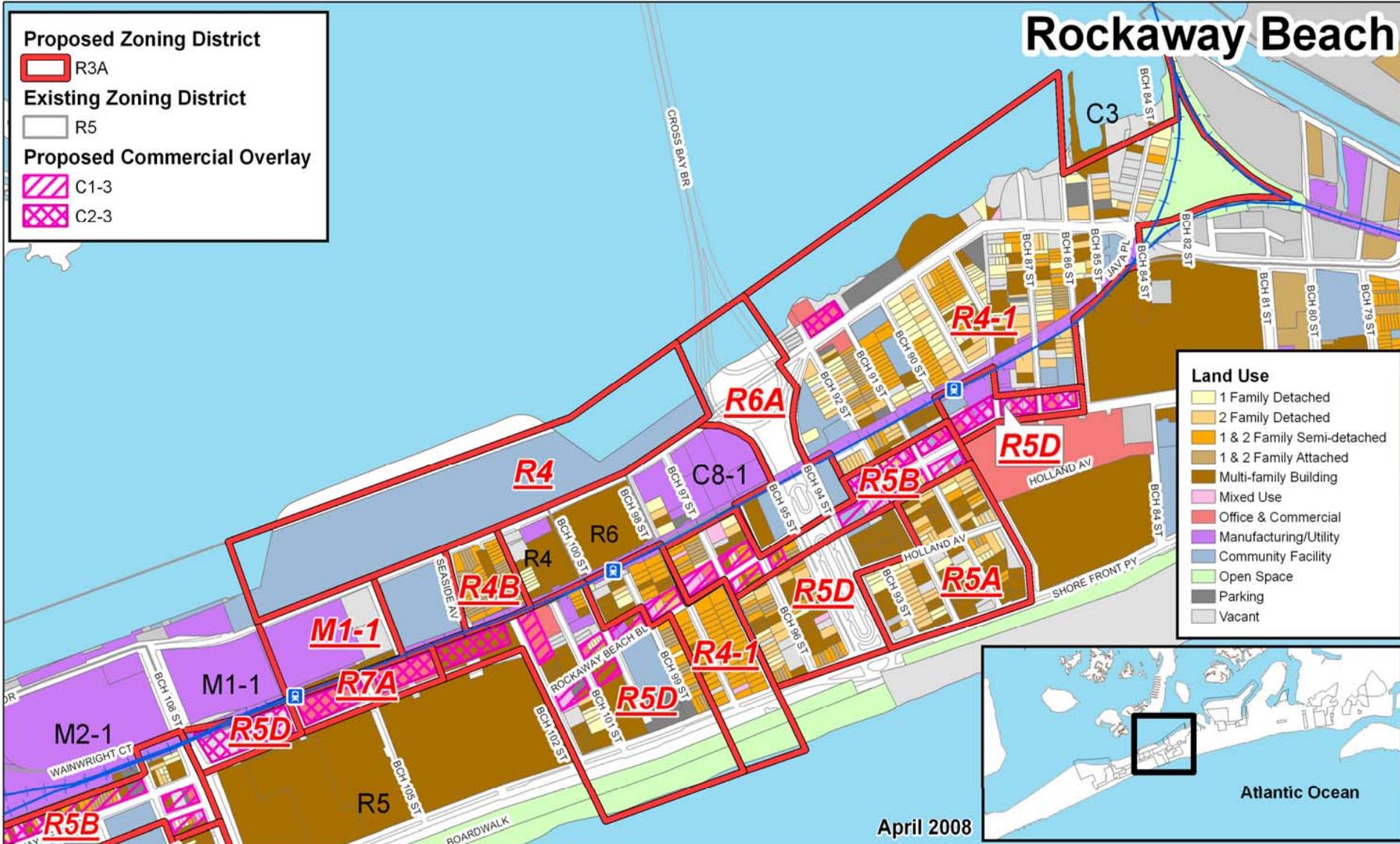


**Out of character development on Beach 92nd Street in an existing R6**



**New semi-detached development on Beach 97th Street in an existing R6**

# PROPOSED ZONING

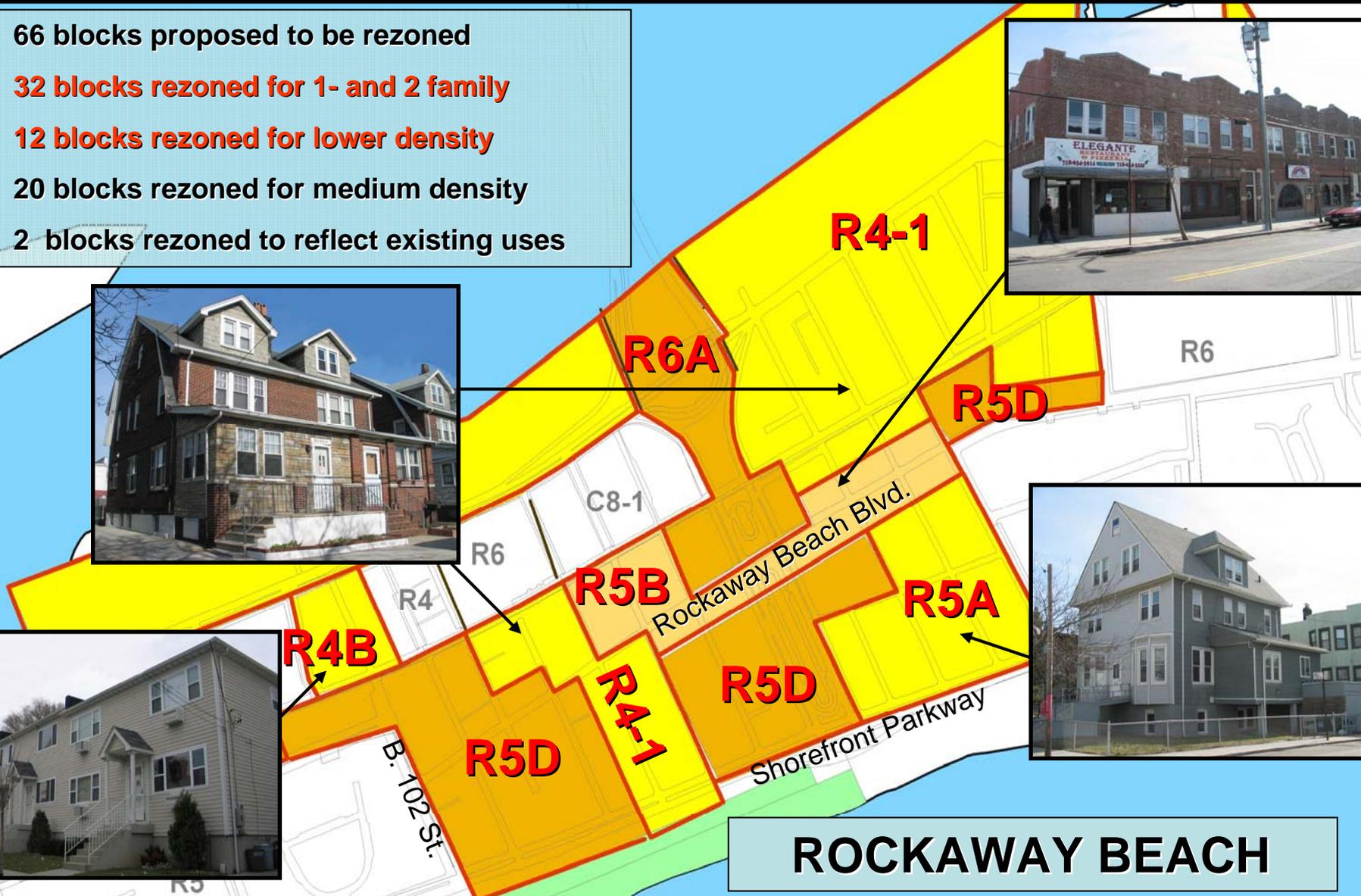




# PROPOSED ZONING



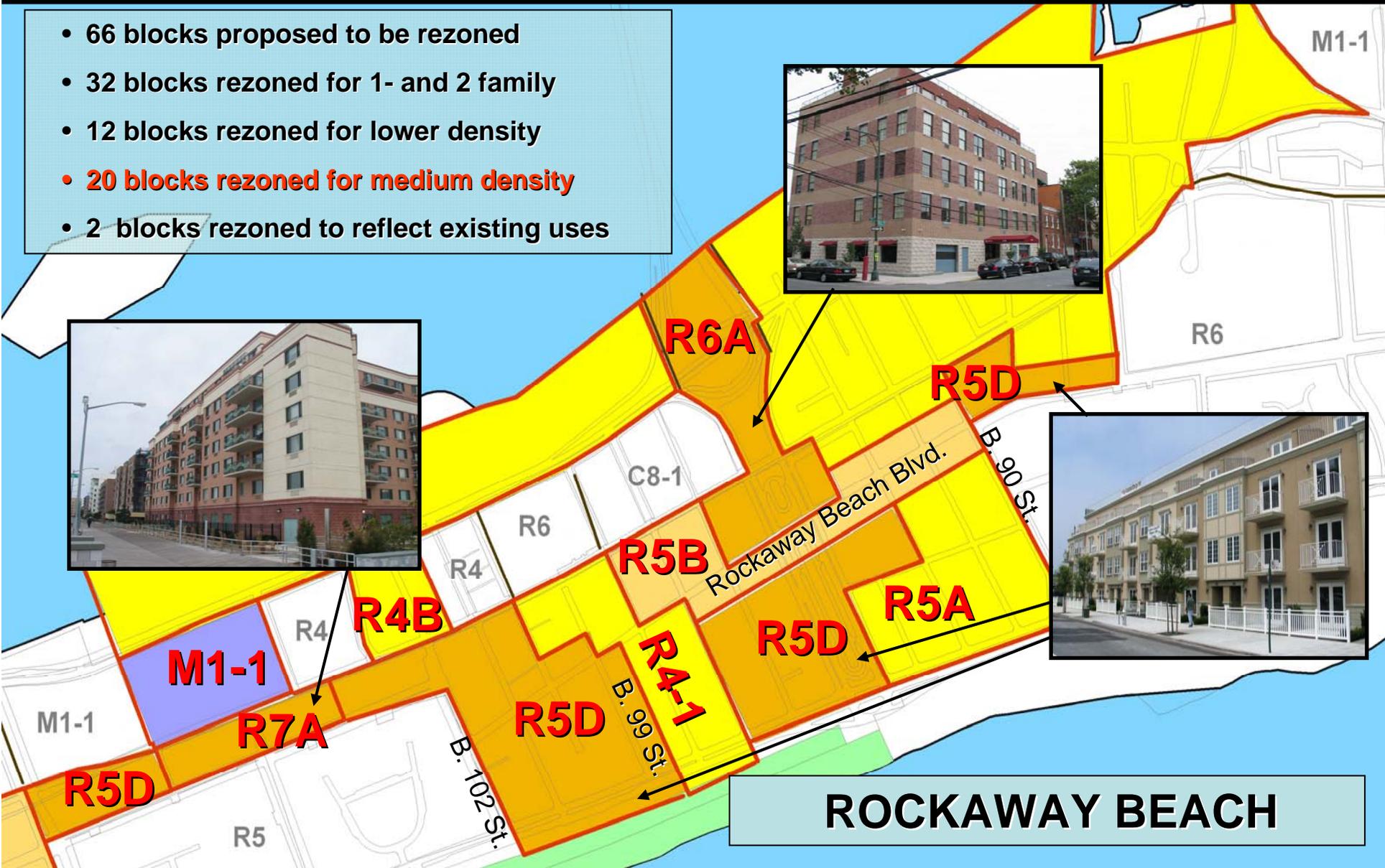
- 66 blocks proposed to be rezoned
- 32 blocks rezoned for 1- and 2 family
- 12 blocks rezoned for lower density
- 20 blocks rezoned for medium density
- 2 blocks rezoned to reflect existing uses



# PROPOSED ZONING

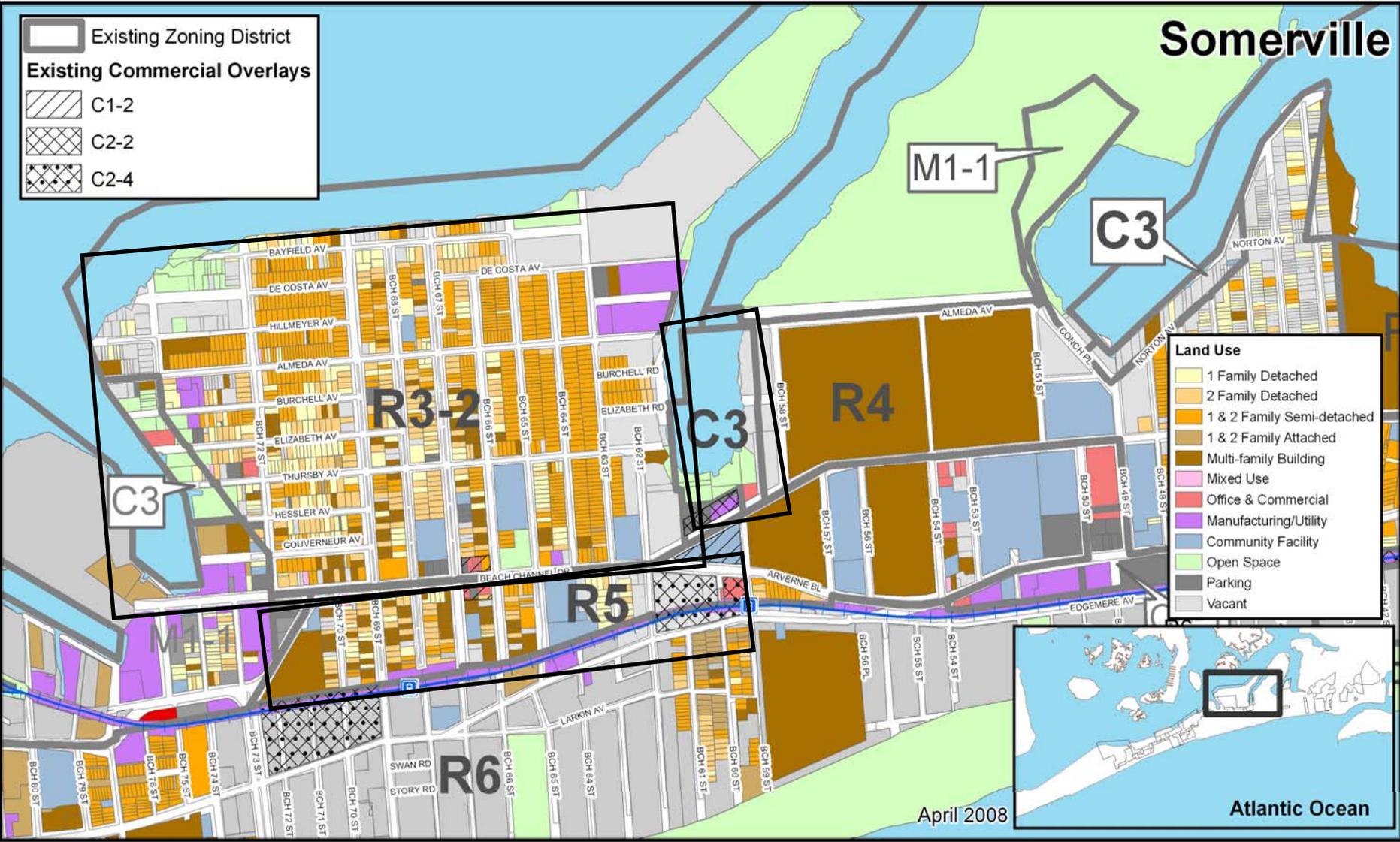


- 66 blocks proposed to be rezoned
- 32 blocks rezoned for 1- and 2 family
- 12 blocks rezoned for lower density
- **20 blocks rezoned for medium density**
- 2 blocks rezoned to reflect existing uses



**ROCKAWAY BEACH**

# EXISTING ZONING



**Existing Zoning District**

**Existing Commercial Overlays**

- C1-2
- C2-2
- C2-4

**Land Use**

- 1 Family Detached
- 2 Family Detached
- 1 & 2 Family Semi-detached
- 1 & 2 Family Attached
- Multi-family Building
- Mixed Use
- Office & Commercial
- Manufacturing/Utility
- Community Facility
- Open Space
- Parking
- Vacant



April 2008

Atlantic Ocean

# BUILT ENVIRONMENT



**Detached development on Gouverneur Avenue in an existing R3-2**



**Semi-detached development on Almeda Avenue in an existing R3-2**

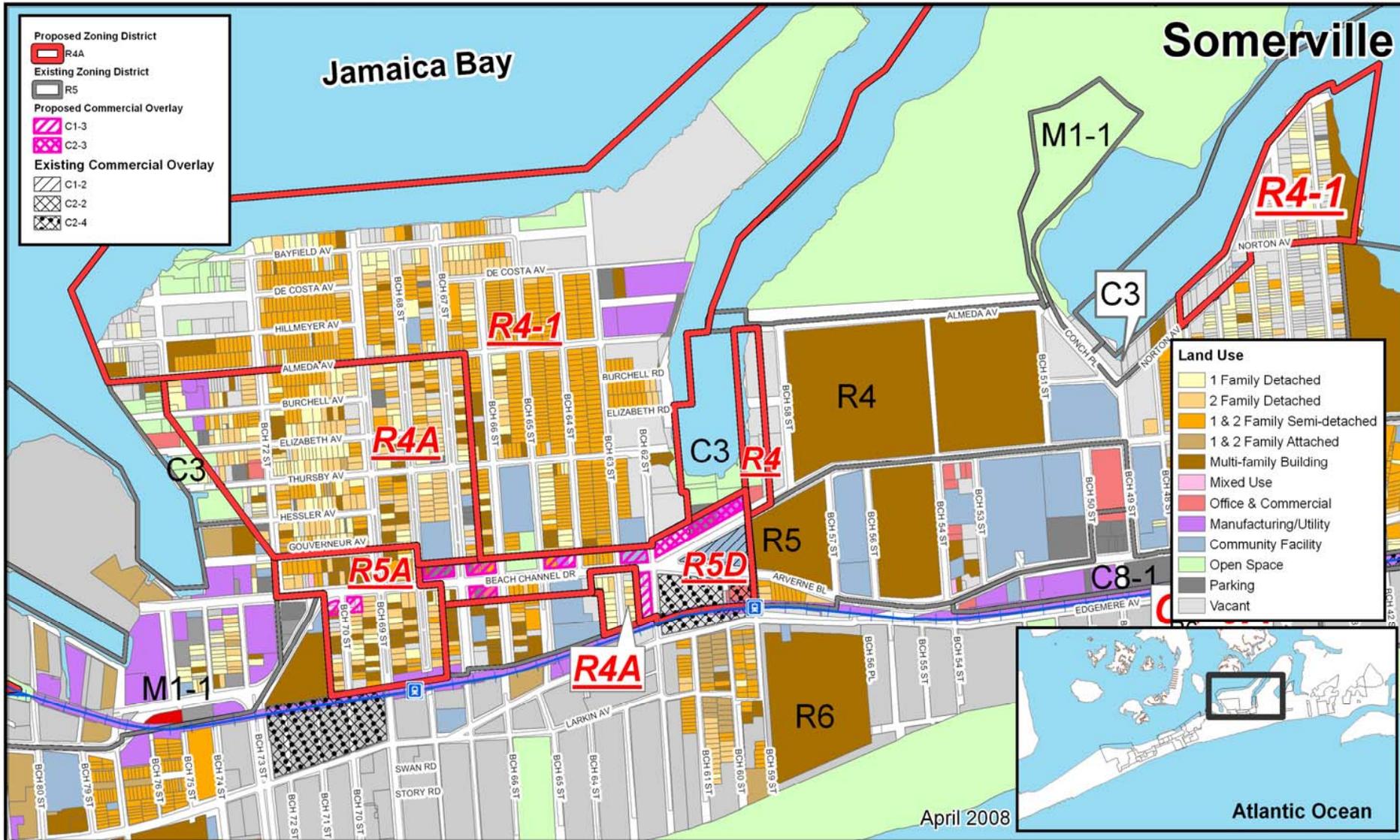


**Detached development on Beach 69<sup>th</sup> Street in an existing R5**



**Out of character development on Beach 69<sup>th</sup> Street in an existing R3-2**

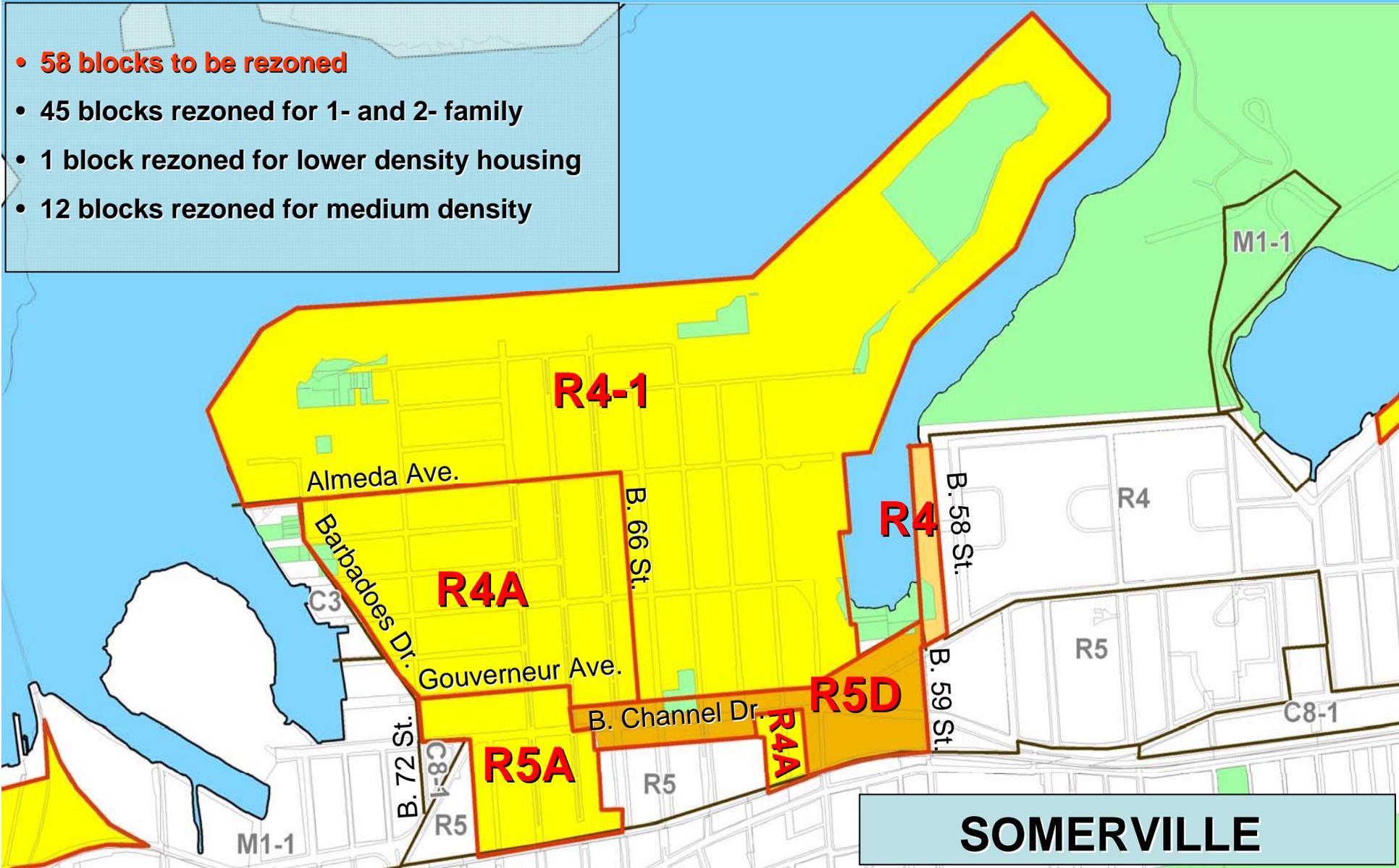
# PROPOSED ZONING



# PROPOSED ZONING



- 58 blocks to be rezoned
- 45 blocks rezoned for 1- and 2- family
- 1 block rezoned for lower density housing
- 12 blocks rezoned for medium density

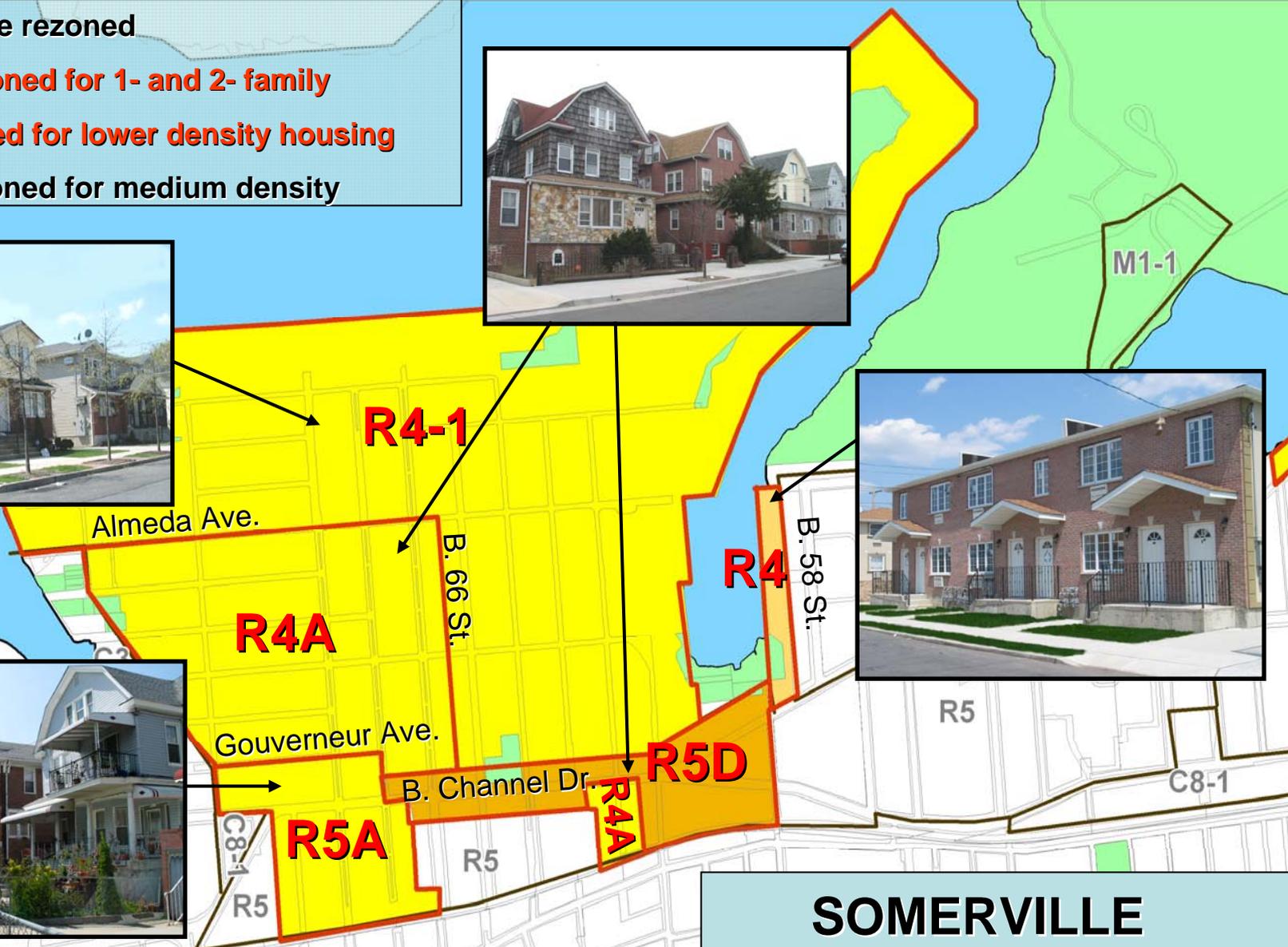


**SOMERVILLE**

# PROPOSED ZONING



- 58 blocks to be rezoned
- 45 blocks rezoned for 1- and 2- family
- 1 block rezoned for lower density housing
- 12 blocks rezoned for medium density

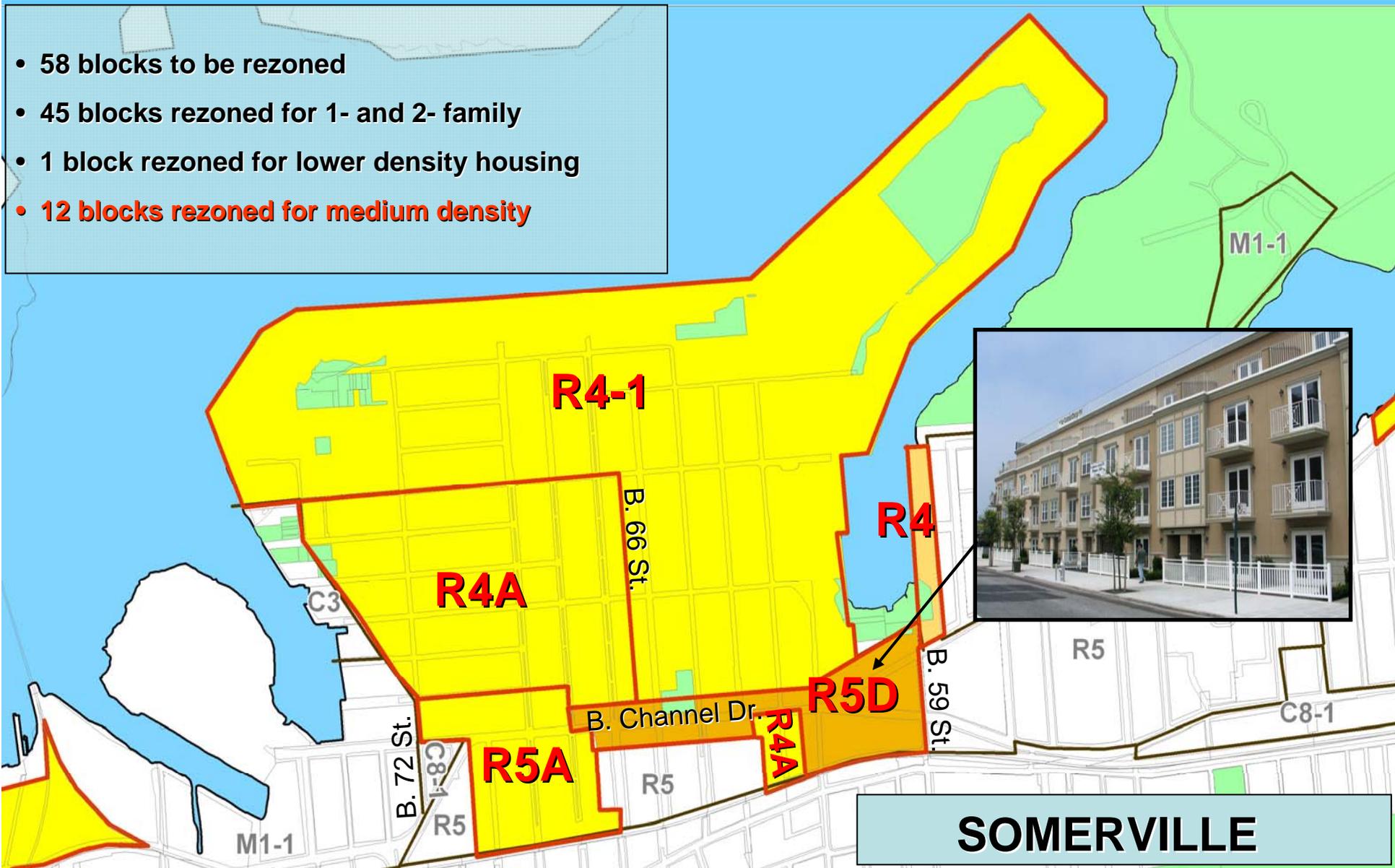


**SOMERVILLE**

# PROPOSED ZONING



- 58 blocks to be rezoned
- 45 blocks rezoned for 1- and 2- family
- 1 block rezoned for lower density housing
- **12 blocks rezoned for medium density**

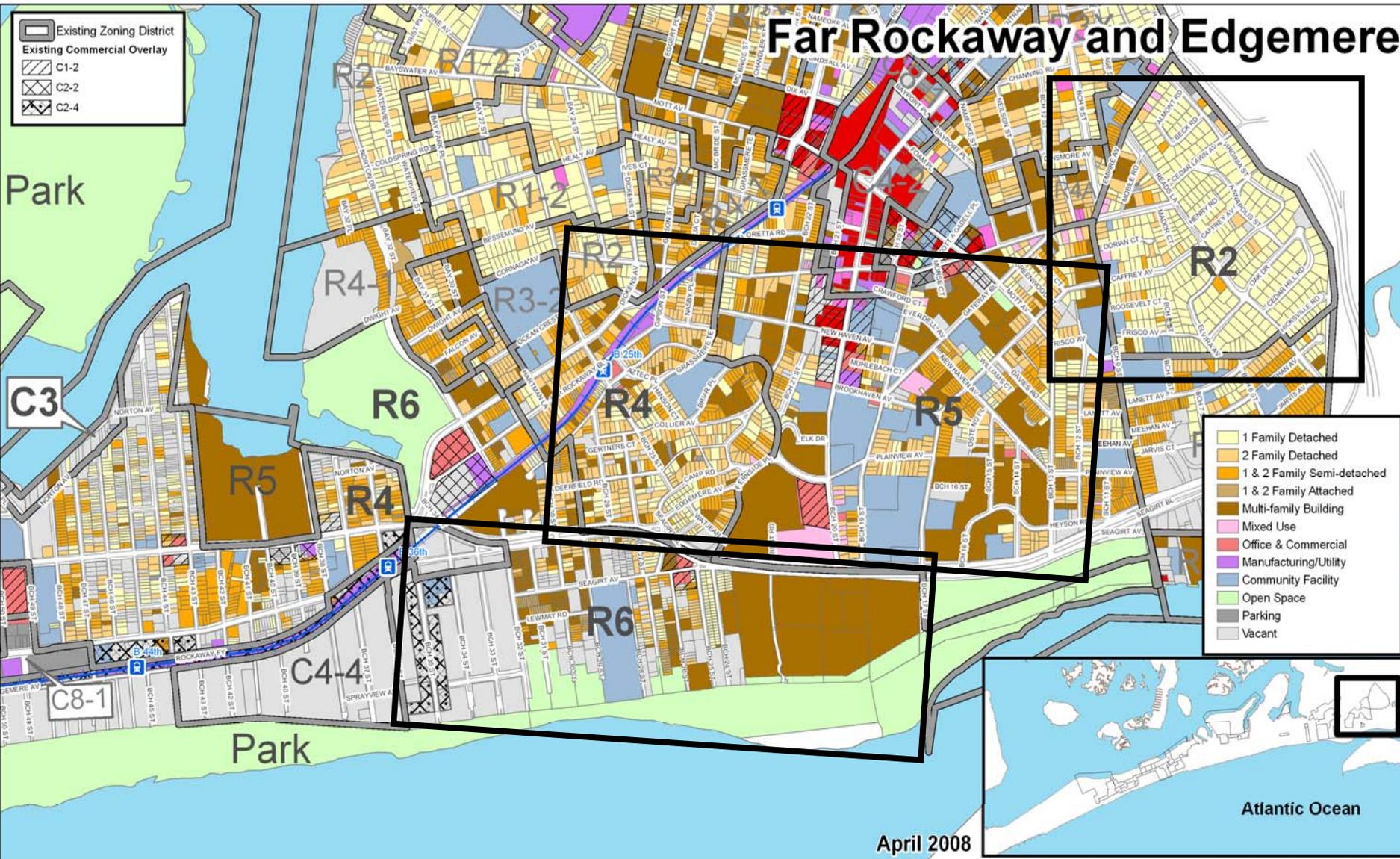


**SOMERVILLE**

# EXISTING ZONING



## Far Rockaway and Edgemere



# BUILT ENVIRONMENT



**Detached development on Beach 12<sup>th</sup> Street in an existing R5**



**Out of character development on Beach 26<sup>th</sup> Street in an existing R6**

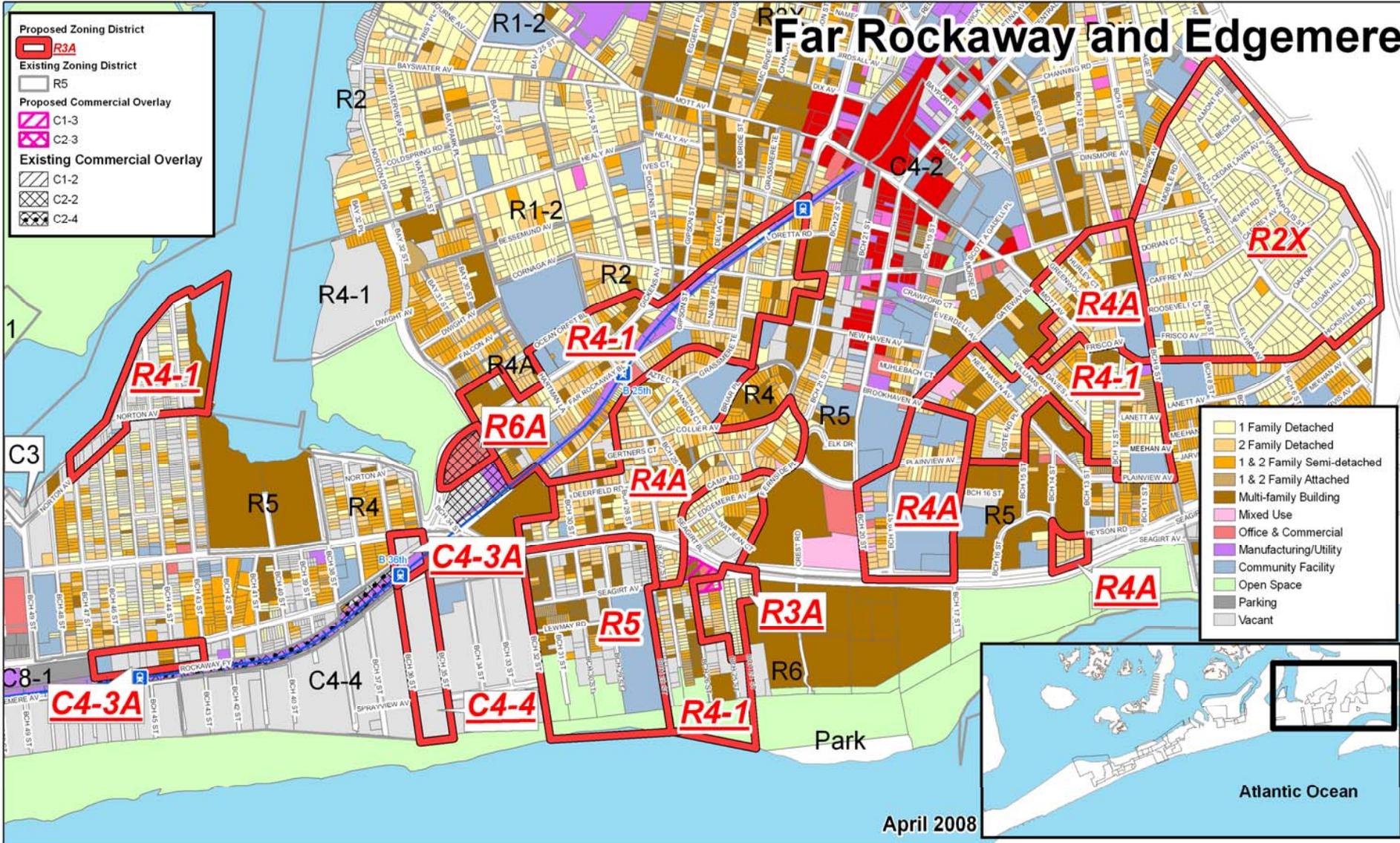


**Detached development on Beach 25<sup>th</sup> Street in an existing R6**



**New ocean front development in an existing R6**

# PROPOSED ZONING





# PROPOSED ZONING



- 116 blocks proposed to be rezoned
- 22 blocks rezoned for 1-family houses
- 79 blocks rezoned for 1- and 2- family houses
- 10 blocks rezoned for lower density housing
- 5 blocks rezoned for medium density



**FAR ROCKAWAY & EDGEMERE**



# COMMERCIAL OVERLAYS



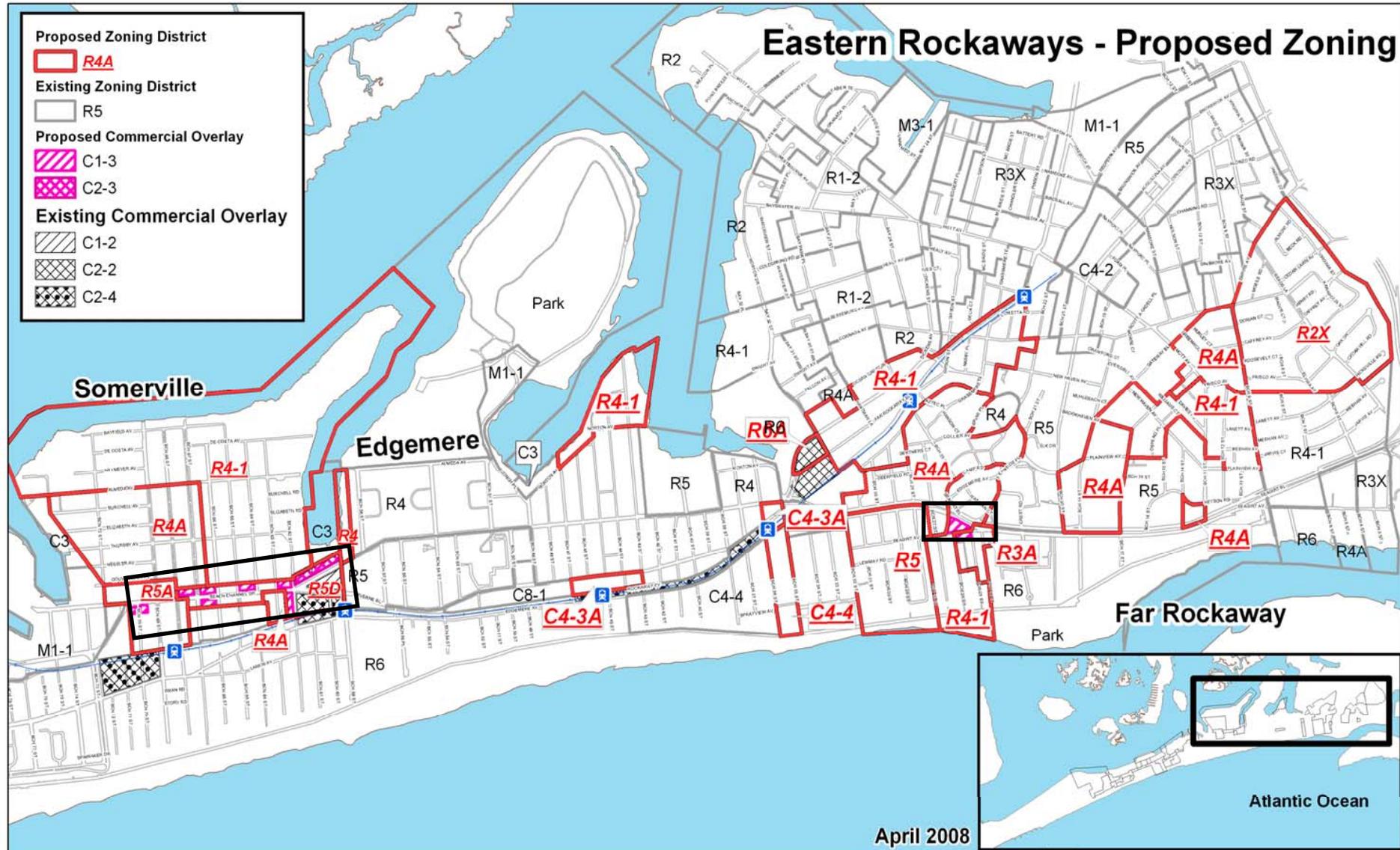
- Provide new C1-3 and C2-3 commercial overlays to reflect existing commercial uses and provide for commercial and retail expansion.
- Reduce commercial overlay depth to reflect existing location of commercial uses and to reduce the expansion of commercial uses onto residential blocks.



**Beach 116<sup>th</sup> Street and  
Rockaway Beach Boulevard  
in an existing R5/C1-2**



# COMMERCIAL OVERLAYS



# TEXT AMENDMENT



- Allow an R2X district in CD 14  
Currently the R2X district can only be mapped in the Special Ocean Parkway District in Brooklyn.
- Apply R5 residential accessory off-street parking regulations to R6 or R7 areas in CD 14 (except in existing Urban Renewal Areas)  
Accessory off-street parking increased from 50% or 70% (depending on zoning district) to 85%

# 280 Total Blocks Rezoned

- 266 blocks rezoned to protect low density character
- Additional accessory parking requirements
- Strengthen existing contexts in select locations with mixed residential and commercial activities

A long wooden boardwalk stretches along a sandy beach under a clear blue sky. The boardwalk is lined with dark wooden benches and tall, slender streetlights. In the distance, a city skyline is visible on the horizon. The text 'ROCKAWAY NEIGHBORHOODS REZONING' is overlaid in large, bold, white letters with a black outline on the right side of the boardwalk.

**ROCKAWAY  
NEIGHBORHOODS  
REZONING**