



Auburndale – Oakland Gardens – Hollis Hills Rezoning - **Approved!**

Overview

Update October 27, 2010:

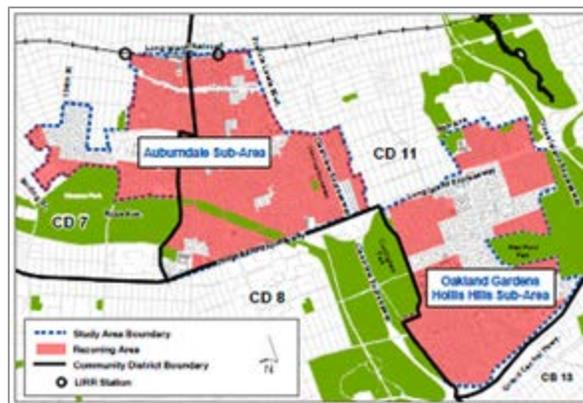
On October 27, 2010 the City Council adopted the Auburndale – Oakland Gardens – Hollis Hills Rezoning. The zoning map and text changes are now in effect.

The Department of City Planning proposes to amend the Zoning Map on all or portions of 418 blocks in the northeast Queens neighborhoods of Auburndale, Oakland Gardens and Hollis Hills in Community Districts 7, 8, and 11. The rezoning aims to preserve the established lower-density character of these communities. The rezoning area is composed of two sub-areas, the Auburndale Sub-area and the Oakland Gardens-Hollis Hills Sub-area. The Auburndale Sub-area is generally bounded by Station Road to the north, the Long Island Expressway to the south, 166th and Robinson Streets to the west and Francis Lewis Boulevard, Rocky Hill Road and 208th Street to the east. The Oakland Gardens – Hollis Hills Sub-area is generally bounded by the Long Island Expressway and 56th Avenue to the north, the Clearview Expressway to the west, Alley Pond Park to the east and the Grand Central Parkway to the south.



Locator Map

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Study Area

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This rezoning was undertaken by the Department of City Planning in response to requests from local elected officials, Community Boards 7 and 11 and local civic associations. The rezoning builds upon previous lower-density and contextual rezonings in the adjacent neighborhoods of Bayside, Kissena Park, and East Flushing adopted by the City Council in 2005, and North Flushing, which was adopted by the Council in 2009.

Today, the Auburndale, Oakland Gardens and Hollis Hills neighborhoods remain attractive residential areas composed of predominately lower density, suburban style housing. The neighborhoods are located in close proximity to large open space resources, such as Cunningham Park, Alley Pond Park and Kissena Park.

Over the last several years, the neighborhoods in the rezoning area have been experiencing development pressure largely due to outdated zoning, which has generally remained unchanged since 1961. The area's R3-2, R4, and R5 zoning districts allow a variety of housing types and densities that are inconsistent with the prevailing scale and built character. In areas zoned R1-2 and R2 for single-family detached residences, new large homes have been constructed that are considerably out-of-scale with the surrounding context.

The proposed zoning changes would:

- Preserve the established lower-density character of portions of Auburndale, Oakland Gardens, and Hollis Hills;
- Ensure that future residential development more closely reflect the existing

built scale and development patterns of one- and two-family, detached and semi-detached housing areas;

- Allow modest new multi-family residential development to reinforce the existing scale of the elevator apartments along major thoroughfares;
- Modify commercial overlays to reflect existing land use patterns and prevent commercial uses from encroaching onto predominantly residential streets.



 [View the presentation](#)



Single family detached homes on 166th Street in an existing R2 district



Two-family detached homes along 57th Road in an existing R3-2 district

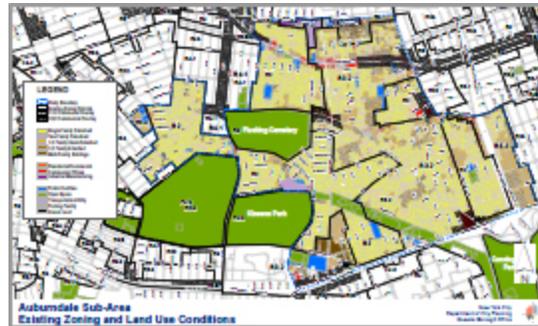
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Existing Zoning & Context



Oakland Gardens/Hollis Hills

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Auburndale

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The Auburndale-Oakland Gardens-Hollis Hills rezoning area is currently comprised of seven residential zoning districts R1-2, R2, R3-1, R3-2, R4, R4-1 and R5 which allow a variety of housing types and building envelopes that are inconsistent with the prevailing scale, density and built character of these neighborhoods. Commercial overlay districts within the rezoning area (C1-1 and C2-2) are mapped along portions of 46th Avenue, the Long Island Expressway, Bell Boulevard, Springfield Boulevard and Union Turnpike.

R1-2

The R1-2 zoning district permits one-family, detached residences on minimum 5,700 square-foot lots that have a minimum width of 60 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 beyond the minimum required front yard. Community facilities are permitted at a maximum FAR of 0.5. One parking space per dwelling unit is required.

R2

The R2 zoning 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 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 beyond the minimum required front yard. Community facilities are permitted at a maximum FAR of 0.5. One parking space per dwelling unit is required.

R3-1

The R3-1 zoning 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. Community facilities are permitted at a maximum FAR of 1.0. One parking space is required for each dwelling unit.

R3-2

The R3-2 zoning 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. One parking space is required for each dwelling unit.

R4

The R4 zoning 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 area of 3,800 square feet, and a minimum lot width of 40 feet. Semi-detached and attached residences require lots with a minimum 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 by R4 infill provisions. Community facilities are permitted at an FAR of 2.0. One parking space is required for each dwelling unit.

R4-1

R4-1 zoning district permits one- and two-family detached or semi-detached residential development. 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 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 25 feet. Community facilities are permitted at a maximum 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 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 by R5 infill provisions. Community facilities are permitted a FAR of 2.0. Off-street parking in a grouped facility is required for 85% of the dwelling units.

Commercial Overlays – C1-2 and C2-2

C1-2 and C2-2 commercial overlay districts are mapped within existing residential districts along primary thoroughfares, including the Long Island Expressway service road, Union Turnpike, Springfield Boulevard and 46th Avenue. C1-2 districts allow Use Group 6 commercial establishments, which include uses to serve local retail needs (e.g. grocery stores, restaurants). C2-2 districts include a wider range of retail and service establishments in Use Groups 5 through 9 and 14 (e.g. repair services, catering halls, funeral homes). Maximum commercial floor area can reach 1.0 FAR with commercial uses limited to the first floor in mixed-use buildings. Most retail uses require one accessory parking space per 300 square feet of commercial floor space, though the requirements may range between one space per 200 square feet and one space per 800 square feet of commercial floor area.



Out of character single family detached home on 193rd Street in an existing R2 district



Out of character semi-detached home on 67th Avenue in an existing R3-1 district



Out of character multi-family building on 45th Avenue in an existing R3-2 district

Auburndale – Oakland Gardens – Hollis Hills Rezoning - **Approved!** Proposed Zoning



Oakland Gardens-Hollis Hills

- [View a larger image](#)
- [View map modified by CPC \(9/29/10\)](#)
- [View map modified by CC \(10/27/10\)](#)



Auburndale

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The proposed Zoning Map amendments will replace all or a portions of existing R1-2, R2, R3-1, R3-2, R4, R4-1 and R5 zoning districts with R1-2A, R2A, R3X, R4-1, R4B, and R5D districts, as well as replace certain C1-2 and C2-2 Commercial overlay districts with C1-3 and C1-2 overlays. [View zoning comparison chart.](#)

Proposed R1-2A (from R1-2)

R1-2A zoning is proposed for all or portions of 12 blocks bounded by Long Island Expressway to the north, 67th Avenue to the south and between 210th Street to Bell Boulevard.



Single detached homes on 213th Street in proposed R1-2A district

The proposed R1-2A zoning district permits only single-family, detached houses on lots with a minimum width of 60 feet and a minimum area of 5,700 square feet. The R1-2A district has a maximum building height of 35 feet and a maximum perimeter wall height of 25 feet. The maximum allowed FAR is 0.5, and floor area exemptions for accessory parking are limited and include no more than 300 square feet for a one car garage and 500 square feet for a two car garage. One parking space per dwelling unit is required.

The proposed R1-2A zoning would maintain the existing low-density character of detached, single-family housing on larger lots and it will ensure that future development would be closer in scale to surrounding residences.

Proposed R2A (from R2, R3-1, R3-2 and R4-1)

R2A zoning is proposed for all or portions of 295 blocks including two areas in Auburndale, most of Hollis Hills and a portion of Oakland Gardens.

One portion of Auburndale where R2A zoning is proposed is generally located south of 47th Avenue between Robinson Street and the Clearview Expressway and north of the Long Island Expressway. The other proposed Auburndale R2A area is located south of Station Road and north of 46th Avenue, generally between 166th and 172nd Streets. In Hollis Hills R2A zoning is proposed generally south of 76th and Richland Avenues between Hollis Hills Terrace, 86th Avenue and Cloverdale Boulevard. In Oakland Gardens R2A zoning is proposed in two portions: one is bounded by Alley Pond Park to the south and east and 69th Avenue to the north and 222nd Street to the west, and the other is bounded by Cloverdale Boulevard on the west, 64th Avenue on the north, 233rd Street on the east and 67th Avenue on the south.



Single family detached homes on 224th Street in a proposed R2A district

The proposed R2A districts permit only single-family, detached homes at a maximum FAR of 0.5. In R2A districts, floor area exemptions are limited and include no more than 300 square feet for enclosed accessory parking. The maximum building height in R2A districts is 35 feet and the maximum perimeter wall height is 21 feet. In addition to the 15-foot minimum front yard requirement, a deeper front yard would be required (up to 20 feet) if needed to line up with the yard depth of an adjacent building. The maximum lot coverage under R2A is 30%, including any exterior garage. One parking space per dwelling unit is required.

The proposed R2A zoning would maintain the character of the existing detached single-family housing in these areas and ensures that future development would be closer in scale to surrounding residences.

Proposed R3X (from R2, R3-1, R3-2, and R5)

R3X zoning is proposed for all or portions of 71 blocks. In Auburndale, there are three areas where R3X is proposed. The first area is generally bounded by Station Road to the north and Northern Boulevard to the south, between 172nd Street and Francis Lewis Boulevard. The second area is generally bounded by Northern Boulevard to the north and 47th Avenue to the south, between 172nd Street and Francis Lewis Boulevard. The third area is generally bounded by Hollis Court Boulevard to the north, 47th Avenue to the south and Fresh Meadow Lane to the west. In Oakland Gardens, R3X is proposed for the area generally bounded by 57 Avenue to the north and 67th Avenue to the south, between Cloverdale Boulevard and 233rd Street.



Two family detached homes on 57th Road in a proposed R3X district

The R3X district permits one- or two- family, detached houses. The maximum FAR is 0.6, which includes a 0.1 [attic allowance](#). The minimum lot width is 35 feet and the minimum lot area is 3,325 square feet. In addition to the 10-foot minimum front yard requirement, a deeper front yard would be required to match the yard depth of an adjacent building up to 20 feet. The maximum building height is 35 feet, with a maximum perimeter wall height of 21 feet. One parking space is required for each dwelling unit.

The proposed R3X zoning would more closely match the predominant character of these areas which consists of one- or two family detached buildings.

Proposed R3-1 (from R2 and R3-2)

R3-1 zoning is proposed for all or portions of 38 blocks. Four small areas in Auburndale are proposed to be rezoned to R3-1, as well as a larger area south of Rocky Hill Road and north of the Long Island Expressway between the Clearview Expressway and 208th Street. In Oakland Gardens, R3-1 is proposed for six blocks located south of 67th Avenue and north of 69th Avenue between 210th Street and Bell Boulevard.



Semi-attached building on 212th Street in a proposed R3-1 district

The R3-1 district allows one- and two-family detached and semi-detached developments. The maximum FAR is 0.6, which includes a 0,1 attic allowance. The minimum lot width for detached structures is 40 feet and the minimum lot area is 3,800 square feet. Semi-detached homes require lots that are at least 18 feet wide with a minimum 1,700 square feet. The maximum building height is 35 feet, with a maximum perimeter wall height of 21 feet. One parking space is required for each dwelling unit.

The proposed R3-1 zoning would more closely reflect the character of detached and semi-detached housing that typifies development in these locations.

Proposed R4 (from R5)

The R4 district is proposed for portions or all of 4 blocks. This area is bounded on the north by Station Road and 42nd Avenue on the south and between 190th Street and 194th Street.



Multi-family walk-up apartments on Station Road in a proposed R4 district

The R4 district permits a variety of housing types, including detached, semi-detached, attached and multi-family buildings. 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 require a minimum of 1,700 square feet in area and a minimum lot width of 18 feet. A front yard of at least 10 feet is required, and if the front yard exceeds 10 feet, then a front yard depth of 18 feet is required. 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.

The proposed R4 district would ensure that future development more closely matches the density and scale of existing development in this area.

Proposed R4-1 (from R1-2, R3-2 and R4)

R4-1 zoning is proposed for all or portions of 23 blocks. There are three areas proposed for this district. One area is in Auburndale generally located south of 46th Avenue and north of Hollis Court Boulevard between 189th and 192nd Streets. Two areas are in Oakland Gardens: one is generally located south of 56th Avenue and north of the Long Island Expressway between Springfield Boulevard and 229th Street, and one is generally located south of the Long Island Expressway and north of 67th Avenue between Bell Boulevard and 219th Street.



Semi-attached building on 229th Street Avenue in a proposed R4-1 district

The R4-1 district allows 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. 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. One parking space is required for each dwelling unit.

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

The proposed R4-1 zoning more closely reflects the predominant building pattern found in these areas which consists of one- or two-family, semi-detached houses.

R4B (from R3-2 and R5)

The R4B zoning is proposed for all or portions of 5 blocks located in two sections of Auburndale. The first area is located along Station Rd between 193rd Street and Francis Lewis Boulevard. The second area is located along 172nd Street between Northern Boulevard and Station Road.



Attached single family homes on 172nd Street in a proposed R4B district

The R4B district permits one- and two-family residences and is primarily characterized by low-rise row houses. The maximum FAR is 0.9. The maximum building height is 24 feet. 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. A front yard of at least 5 feet is required and must be as deep as an adjacent front yard up to 20 feet. Community facilities are permitted an FAR of 2.0. One parking space is required for each dwelling unit and it is not permitted in the front yard.

The proposed R4B zoning would more closely reflect areas that are predominantly developed with one- and two-family rowhouses with parking access in rear alleys.

R5D (from R2, R3-2 and R4)

R5D zoning is proposed for all or portions of 10 blocks located in two sections of Oakland Gardens. The first section is generally bounded by 73rd Avenue to the north, 210th Street to the west, 217 Street to the east and the Vanderbilt Motor Parkway historic site to the south. The second section generally encompasses the blockfronts at the intersection of Union Turnpike and Springfield Boulevard and extends southeasterly to 86th Avenue and the Grand Central Parkway.



Elevator apartment building at Bell Boulevard and 73rd Avenue in a proposed R5D district

The proposed R5D districts permits all types of residential buildings and permits 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. 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.

The R5D zoning more closely reflects the scale of elevator apartment buildings that predominate in these locations.

Commercial Overlay District Modifications

The proposal includes changes to certain existing commercial overlays that are mapped within residential districts in the rezoning area in order to more closely match existing land use patterns.

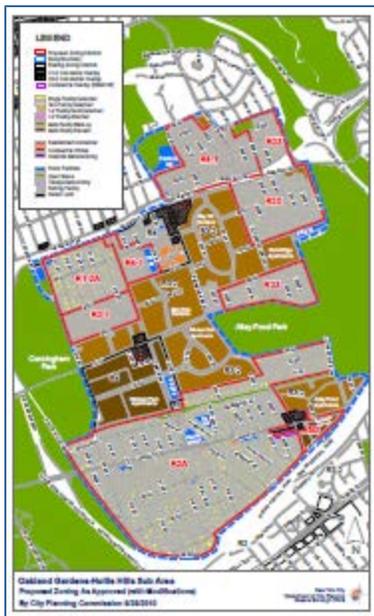
A C1-2 overlay is proposed to replace a C2-2 overlay, along the north side of the Long Island Expressway between 182nd and 185th Streets and C1-2 overlays along the Long Island Expressway, Hollis Court Boulevard and Union Turnpike will be removed or have their depths reduced in order to preclude commercial uses from intruding into residential mid-blocks. A C1-3 overlay with a 100-foot depth is proposed to replace C1-2 overlays with a 150-foot depth along 46th Avenue between Auburndale Lane and 189th Street.

Maximum commercial floor area in C1-2 and C1-3 districts can reach 1.0 FAR with commercial uses limited to the first floor in mixed-use buildings. Changing the existing C2-2 commercial overlay to C1-2 would limit uses to local retail and service uses in Use Group 6 (e.g. grocery stores, restaurants). In C1-2 districts, most retail uses require one accessory off-street parking space per 300 square feet of commercial floor space, though the requirements may range between one space per 200 square feet and one space per 800 square feet of commercial floor area. Changing existing C1-2 overlays to C1-3 overlays would reduce required off-street parking for most retail uses from one space per 300 square feet of commercial floor space to one space per 400 square feet of commercial space.

Auburndale – Oakland Gardens – Hollis Hills Rezoning - **Approved!** Public Review

The Auburndale-Oakland Gardens-Hollis Hills rezoning proposal began formal public review on May 24, 2010 with the Department of City Planning's certification of the [Uniform Land Use Review \(ULURP\)](#) application (C 100409 ZMQ).

Milestones	Target Dates
Department of City Planning Certification	May 24, 2010 - View the presentation
Community Board 11 Approval (with conditions)	June 8, 2010
Community Board 7 Approval (with conditions)	June 15, 2010
Community Board 8 Approval	July 7, 2010
Queens Borough President Approval (with conditions)	July 27, 2010
Queens Borough Board Approval	July 27, 2010
City Planning Commission Hearing	August 11, 2010
City Planning Commission Approval (with modifications*) (Read the CPC Report)	September 29, 2010
City Council Approval (with modification**) View the adopted zoning map .	October 27, 2010



Oakland Gardens-Hollis Hills Sub Area - Proposed Zoning As Approved (with Modifications) By City Planning Commission
9/29/2010

[View a larger image.](#)

*City Planning Commission Modification

On September 29, 2010 the City Planning Commission (CPC) approved the rezoning application (C 100409 ZMQ) with two modifications in response to testimony at its public hearing and the comments of the Queens Borough President.

- One modification retained existing R4 and R2 zoning on all or portions of 5 blocks generally bounded by 73rd Avenue, 210th Street, 217th Street and the former Vanderbilt Motor Parkway.
- The other modification changed proposed R2A zoning to R3X zoning for two locations in Oakland Gardens: all or portions of 7 blocks generally bounded by 64th Avenue, Cloverdale Boulevard, 233rd Street and 67th Avenue, and all or portions of 8 blocks generally bounded by 69th Avenue, 222nd Street, 230th Street and 73rd Avenue.



**** City Council Modification**

On October 27, 2010, the City Council adopted the zoning map changes with one modification located in the Oakland Gardens area. The City Council changed an R4 district approved by the Planning Commission to an R5 district. The area for this change includes 4 blocks generally bounded by 73rd Avenue, 210th Street, 217th Street and the former Vanderbilt Motor Parkway.

Oakland Gardens-Hollis Hills Sub Area - Proposed Zoning As Approved (with Modifications) By City Council 10/27/2010

[View a larger image.](#)

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.