



Bayswater/Far Rockaway Rezoning - Approved!

Overview

The Department of City Planning proposes zoning map changes for approximately 82 blocks in the Bayswater / Far Rockaway area of Community District 14 in Queens. The area proposed for rezoning is developed predominantly with one- and two-family detached homes, with some pockets of semi-detached houses. The proposed rezoning to lower density and [contextual zoning](#) districts would reflect and preserve the established neighborhood development patterns. The objectives of the proposal are to limit widespread lot subdivision, and to prevent development that is inconsistent with the character of the Bayswater and Far Rockaway communities.

Background



Bayswater and Far Rockaway are two distinct areas separated by the downtown Far Rockaway commercial district. The Bayswater rezoning area is west of downtown and generally bounded by Beach Channel Drive to the south and east, Mott Basin to the north, and Norton Basin to the west. The Far Rockaway rezoning area is east of downtown and generally bounded by Empire and Cornaga Avenues to the south, Nameoke Street to the west, Brunswick Avenue to the north, and the Nassau County line to the east.

The Rockaway Peninsula began to be developed in the early 1800's with the construction of several hotels that catered to New York's wealthy upper class. Summer mansions soon followed as the peninsula became a popular seaside resort. The Bayswater neighborhood was laid out around 1878 by William Trist Bailey, who built homes and a brick hotel called the Bayswater House. With the arrival of a steam railroad to Far Rockaway in the mid-1880's, many more city residents could travel to the Rockaways and several amusement parks opened. After World War II, year-round residents began to move into the Rockaway and Bayswater area as its popularity as a vacation spot declined.

Housing in the area today is a mix of some remaining, original large summer homes and prewar cottages and more recent one- and two-family detached and semi-detached homes built after 1945. Multifamily apartment buildings have been developed primarily along sections of Mott, Central and Cornaga Avenues.

Recently, some homes on larger lots have been demolished and replaced by several smaller homes on subdivided lots, increasing density and changing neighborhood character. Elsewhere, multi-unit row houses and apartment buildings have been constructed in areas characterized by one- and two-family detached homes. The proposed rezoning to lower-density and contextual zoning districts would update zoning that has not been changed since 1961 to better reflect the existing character of these neighborhoods.

Public Review

On December 19, 2005, the Department of City Planning certified the application for the proposed Bayswater/Far Rockaway Rezoning as complete, commencing the public [Uniform Land Use Review Procedure](#). Community Board 14 held a public hearing in response to the proposal on January 10, 2006 and recommended approval. The Queens Borough President recommended approval of the application on January 19, 2006.

The City Planning Commission held its public hearing on February 22nd, 2006, and voted to approve the proposal on March 22, 2006. ( [Read the CPC Report](#))

On April 26, 2006, the City Council adopted the zoning changes which are now in effect.

For more information about the Bayswater/Far Rockaway rezoning, please contact the Queens Office of the Department of City Planning at (718) 286-3170.

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Existing Zoning & Context

R2

The R2 district, mapped extensively in Bayswater, permits only single-family detached homes on lots with an area of at least 3,800 square feet, and a minimum width of 40 feet. The maximum *floor area ratio (FAR)* is 0.5. One parking space is required per residential unit.

In certain parts of Bayswater, many homes are built on lots that are over 7,600 square feet. The existing R2 would allow these homes to be demolished and replaced by two or more residences.



*New out-of-character
development in R2 district
Mott Avenue and Dunbar Street*

R3-2

An R3-2 district, mapped on several blocks in southeastern Bayswater, is the lowest-density general residence district in which multifamily structures are permitted. A variety of housing types are permitted, including garden apartments, row houses, semi-detached and detached houses, with a 35-foot height limit and a maximum FAR of 0.6 (including a 0.1 attic allowance for space beneath a pitched roof). However, a high percentage of the lots in the area are developed with detached and semi-detached homes. One parking space is required per residential unit.

R4

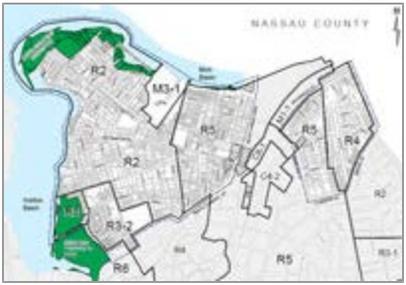
An R4 district is mapped in the eastern part of the Far Rockaway rezoning area where most of the homes are one- and two-family detached buildings. The district allows the same variety of housing types as the R3-2 district but at a moderately higher density. The maximum FAR is 0.9 (including a 0.15 attic allowance), and the maximum building height is 35 feet. On blocks that are predominantly developed, a maximum FAR of 1.35 is permitted with the R4 infill provision. One parking space is required per residential unit.

R5

R5 districts, covering nearly half of both the Bayswater and Far Rockaway areas, allow all housing types, including detached, semi-detached, attached and multifamily residences. As in the existing R3-2 and R4 districts, however, many of the blocks in the R5 districts are developed predominantly with semi-detached and detached, one and two family homes. The maximum FAR for all housing types in R5 districts is 1.25. The maximum *street wall* height is 30 feet and the maximum building height 40 feet. On blocks that are predominantly developed, a maximum FAR of 1.65 is permitted with the R5 infill provision which limits the street wall height to 30 feet and the overall building height to 33 feet. One parking space per residential unit is required, or 85 percent of units when parking is grouped.



*New out-of-character
development in R5 District
Nameoke and Gipson Streets*



Existing Zoning Map

 [View a larger image.](#)

Bayswater/Far Rockaway Rezoning - **Approved!** Proposed Zoning

The two principal objectives of the zoning proposal are to:

- Protect areas developed with large homes on large lots by limiting subdivision into smaller lots; and
- Prevent out-of-character multifamily and attached developments in areas developed primarily with one- and two-family detached residences.

To ensure that new development better matches the existing housing types and densities found in Bayswater and Far Rockaway, the Department of City Planning is proposing to rezone some areas within the existing R2 district to R1-2, and rezone all or portions of the existing R3-2, R4 and R5 districts to lower-density or contextual districts (R3A, R3X, R4A and R4-1).



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

View the [Bayswater Rezoning District Summary](#)

R1-2:

All or portions of 22 blocks in two distinct areas are proposed to be rezoned to R1-2. Both areas are within the existing R2 district in Bayswater, one in the vicinity of Mott and Bayswater Avenues and the other along Healy Avenue.

In the proposed R1-2 district, residential development would continue to be limited to one-family detached houses. The maximum FAR is 0.5. The minimum lot size and lot width requirements are 5,700 square feet and 60 feet respectively. The higher lot area and lot width required for new development, compared with R2 regulations, would limit future subdivisions. One parking space per residential unit is required.



Proposed R1-2 District
Westbourne Street and Waterloo Place

R3A:

All or portions of three blocks characterized by detached homes on relatively narrow lots are proposed to be rezoned R3A. The blocks are generally bounded by Dickens Street, Mott Basin, Eggert Street and Mott Avenue. In the proposed R3A zoning district, residential development would be limited to one- and two-family detached houses with a maximum building height of 35 feet. The minimum lot size is 2,375 square feet and lot width is 25 feet. The maximum FAR is 0.6 (including a 0.1 attic allowance). One parking space per residential unit is required.



Proposed R3A District
Dickens Street

R3X:

All or portions of 37 blocks in three distinct areas are proposed to be rezoned R3X: along Nameoke and Gipson Streets in the Bayswater area, and a large portion of the Far Rockaway area from Nameoke Street to the Nassau border. These blocks are characterized by one- and two-family detached homes, most on larger lots than those in the proposed R3A district.

In R3X districts, residential development is limited to one- and two-family detached residences with a maximum building height of 35 feet. The minimum lot size is 3,325 square feet and lot width is 35 feet. The maximum FAR is 0.6 (including a 0.1 attic allowance). One parking space per unit is required.



Proposed R3X District
Nameoke Street

R4A:

All or portions of nine blocks in two distinct areas are proposed to be rezoned R4A: along Hartman Lane in Bayswater, and along Rose Street in Far Rockaway. The one- and two-family detached homes on these blocks generally have a larger FAR and smaller lot size than those in the R3X.

In R4A districts, residential development is limited to one- and two-family detached residences with a maximum building height of 35 feet. The minimum lot size is 2,850 square feet and lot width is 30 feet. The maximum FAR is 0.9 (including a 0.15 attic allowance). One parking space per unit is required.



*Proposed R4A district
Dwight Avenue*

R4-1:

All or portions of 18 blocks in four distinct areas are proposed to be rezoned R4-1: along Bay 32nd Street, Beach Channel Drive and Eggert Street in Bayswater and along Empire Avenue in Far Rockaway. Residential development in these areas is a mix of detached and semi-detached one- and two family houses.

In R4-1 districts, residential development is limited to one- and two-family detached and semi-detached residences with a maximum building height of 35 feet. The minimum lot size and lot width requirements are 2,375 square feet and 25 linear feet for new detached residences, and 1,700 square feet and 18 linear feet for semi-detached development. The maximum FAR is 0.9 (including a 0.15 attic allowance). One parking space is required per residential unit.



*Semi-detached homes
in proposed R4-1 district
Bay 32nd Street*

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.