



Cord Meyer–Forest Hills Rezoning - **Approved!**

Overview

Update June 30, 2009:

On June 30, 2009, the City Council adopted the Cord Meyer–Forest Hills Rezoning. The zoning changes are now in effect.

The Department of City Planning proposes a zoning map change for approximately 32 blocks in the Cord Meyer section of the central Queens neighborhood of Forest Hills in Community District 6. The Cord Meyer-Forest Hills rezoning area is generally bounded by 66th Avenue and 67th Road to the north, Grand Central Parkway to the east, 72nd Road to the south, and 108th Street to the west. The entire area is currently zoned R1-2.



The rezoning area consists primarily of single-family detached houses, the majority of which were built between 1910 and 1940. Over the last few years, Cord Meyer-Forest Hills has experienced development pressure largely due to outdated zoning that has remained unchanged since 1961. In recent years, houses have been demolished and replaced with larger and taller structures that are out-of-scale with the surrounding neighborhood.

The proposed rezoning aims to protect the neighborhood’s built character by ensuring future single-family building envelopes are more predictable and reflect the prevailing scale. This study was initiated in response to community concern that recent residential development is inconsistent with the neighborhood’s established character.

Context

[View a larger image](#)



Typical single-family detached houses on 68th Avenue.



Typical single-family detached houses on 69th Road.

Cord Meyer–Forest Hills Rezoning - **Approved!** Existing Context and Zoning

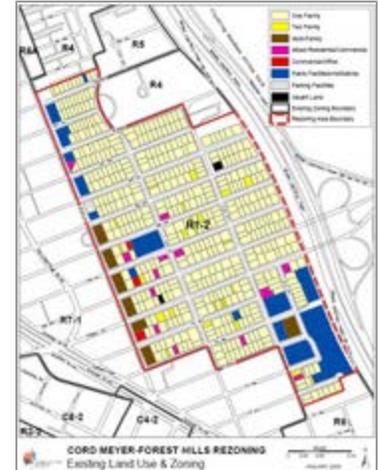
Named for the local businessman who developed the neighborhood, the Cord Meyer area consists primarily of low-rise houses located in the portion of Forest Hills north of Queens Boulevard between Grand Central Parkway and 108th Street. Approximately 90 percent of the lots are developed as single-family detached houses. Higher-density uses, including apartments, public facilities and commercial structures, are found at the peripheries of the rezoning area.

R1-2

The entire area is currently zoned R1-2, a lower-density designation for single-family detached residences on relatively large lots. Lots in R1-2 districts require a minimum width of 60 feet and a minimum area of 5,700 square feet.

The maximum floor area ratio (FAR) is 0.5. The floor area of the lowest story is exempt from floor area calculations if the ground floor has a garage. One parking space per dwelling unit is required. Community facilities also have a maximum FAR of 0.5.

There is no fixed maximum building height. The building's envelope is determined by the [sky exposure plane](#).



Existing Land Use & Zoning
[View a larger image](#)



Out-of-context single-family detached house on Jewel Avenue.

Cord Meyer–Forest Hills Rezoning - **Approved!** Proposed Zoning

The rezoning proposes to change all blocks of the Cord Meyer-Forest Hills rezoning area from an R1-2 district to an R1-2A district. The proposed R1-2A is a new residential zoning district that was developed in conjunction with the [North Flushing Rezoning](#). R1-2A is a *contextual* district that includes height limits, limited floor area exemptions and front yard regulations to more predictably regulate the scale of new residential development. The proposed R1-2A zoning text was referred for public comment on January 20, 2009. View the [proposed text amendment](#).

Most current R1-2 regulations governing housing type, maximum FAR, lot size and lot width would be unchanged in the proposed R1-2A district. The main components of the R1-2A are:

Floor Area Regulations Regarding the Exemption of Lowest-Floor Space that Includes a Garage:

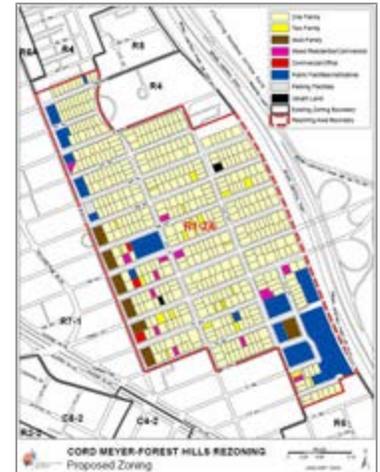
Under the current R1-2 the lowest story of a residence does not count as floor area if such floor contains a garage. This can result in buildings substantially taller and bulkier than surrounding buildings. The proposed R1-2A would allow a floor area exemption of only the floor space used for the garage, up to a maximum exemption of 300 square feet for a one-car garage, or 500 square feet for a two-car garage. Additionally, the new R1-2A district would allow an increase in the maximum floor area if a detached garage is constructed in a rear yard, with a maximum increase of 300 square feet for a one-car garage or 500 square feet for a two-car garage. The maximum lot coverage would be 30 percent and detached garages would not count in the calculation for lot coverage.

Maximum Building Height and Perimeter Wall Height Regulations:

The R1-2 has no building height limits and the building envelope is determined by the *sky exposure plane*. The proposed R1-2A district would have a maximum perimeter height of 25 feet and a maximum building height of 35 feet.

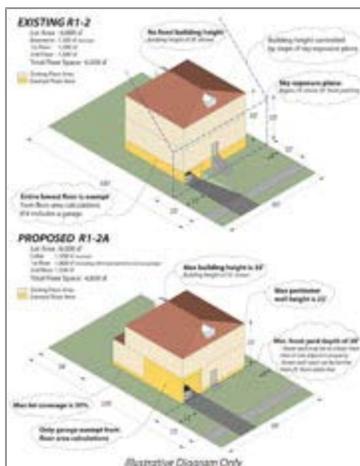
Front Yard Regulations:

Both the R1-2 and R1-2A require a minimum front yard depth of 20 feet. The proposed R1-2A has the additional requirement that a front yard be as deep as an adjacent front yard, up to a depth of 25 feet from the street line.



Proposed Zoning
[View a larger image](#)

Zoning District Comparison Diagram



R1-2 vs. R1-2A

[View a larger image](#)

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Public Review

On March 2, 2009 the Department of City Planning certified the Uniform Land Use Review Procedure ([ULURP](#)) application (C 090283 ZMQ) for the Cord Meyer-Forest Hills Rezoning to begin the formal public review process.

Milestone	Date
Department of City Planning Certification	March 2, 2009
Community Board 6 Approval	March 11, 2009
Queens Borough President Approval	April 14, 2009
City Planning Commission Hearing	April 22, 2009
City Planning Commission Approval (Read the CPC Report)	May 20, 2009
City Council Approval	June 30, 2009

For more information, 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.