



Douglaston - Little Neck Rezoning - **Approved!**

Overview

Update December 20, 2006:

On December 20, 2006, the City Council adopted the Douglaston - Little Neck map changes with modifications ([View map of zoning modifications](#)). Zoning changes are now in effect.

Introduction

The Department of City Planning proposes zoning map changes for approximately 135 blocks in the northeast Queens neighborhoods of Douglaston and Little Neck in Community District 11. The area proposed for rezoning is generally bounded by Little Neck Bay and Long Island Sound to the north, the boundary line of the City of New York and Nassau County to the east, Grand Central Parkway to the south and Douglaston Parkway and Alley Pond Park to the west.

The proposed lower-density and contextual zoning districts – R1-1, R2, R2A, R3X, R3-1 and R4-1 -- would reflect well-established patterns of development in Douglaston and Little Neck. The new zoning districts would address community concerns, ensuring that future residential development would more closely match the existing scale and character of the neighborhoods. Additionally, the depth of existing commercial overlay districts along certain streets would be reduced to prevent encroachment of commercial uses onto the residential side streets.

Also, a zoning text change is proposed which would simplify procedures allowing homeowners to continue and complete active alterations to their houses in areas that are rezoned to R2A districts.



60th Road



Cornell Lane



Shore Road, Douglaston Historic District

Background

The Douglaston and Little Neck neighborhoods extend across northeast Queens from Little Neck Bay and Alley Pond Park to the eastern boundary line of New York City. Residential development in the area dates to the early 19th century with large estates on the Douglas Manor peninsula. The area south of the Manor was settled after the Long Island Rail Road began service in the late 1860s, connecting Little Neck with the Long Island City ferry to Manhattan. Between 1906 and the 1930s, the Rickert-Finlay Company was responsible for planning and developing much of Douglaston and Little Neck, incorporating the area's topography, water views and landscaping into its developments.

Douglas Manor, which was designated an historic district by the NYC Landmarks Preservation Commission in 1997, is a twentieth century model of a planned suburb that is based on the nineteenth century English garden city movement. The Westmoreland (eastern) section of Little Neck was constructed with covenants and deed restrictions to control residential density and design. The Douglaston Hill neighborhood south of the Manor was designated an historic district in 2004.

Today, the older areas of Douglaston and Little Neck north of the Long Island



Location Map

[View a larger image.](#)

Expressway remain predominantly low-density neighborhoods, characterized by single-family, detached homes on larger lots. The southern part of the rezoning area, which was developed during the post-World War II construction boom, is built at a slightly higher density and has a mixed housing stock, including garden apartments and a townhouse condominium development, as well as one- and two- family detached and semi-detached homes.

Recent construction trends in the area have caused community concerns about changing neighborhood character. In portions of the northern section, large residential lots are being subdivided. New development on these lots typically replaces older residences with multiple single-family homes, creating higher density than the surrounding context. In the southern part of the rezoning area, older single-family detached homes have been replaced with semi-detached structures often housing four families. And in much of the area, houses are being replaced with considerably larger houses. These new single-family buildings generally are out of context with the surrounding homes, but allowed under existing zoning regulations.

Prepared in close consultation with local civic associations, residents and elected representatives, the proposed rezoning will reinforce the established one- and two-family character of the area, prevent out-of-character development and ensure that future residential development will reflect the surrounding building patterns.

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Existing Context and Zoning

The Douglaston-Little Neck Rezoning Area has five existing residential zoning districts -- R1-2, R2, R3-1, R3-2 and R4 -- which allow a wide range of housing types from single-family, detached homes to three-story multifamily buildings. The area also includes a small M1-1 light industrial district and a C3 district that permits waterfront recreational uses as well as residences. No change in zoning is proposed for the M1-1 district. C1-2 and C2-2 commercial overlay districts are mapped along the area's major arterials and at major intersections: along Northern Boulevard; on four block fronts surrounding the Douglaston LIRR station; at the northeast corner of Douglaston Parkway and Northern Boulevard; along the north and south and service roads of the LIE at Marathon Parkway and at Little Neck Parkway.

 View the [Douglaston-Little Neck Zoning Comparison Chart](#).



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

R1-2

R1-2 districts on the northern, western and eastern edges of the rezoning area are developed with older, distinctively designed single-family, detached homes on large lots. The R1-2 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 for both residences and community facilities. The maximum front wall height is 25 feet, given a minimum front yard depth of 20 feet; each additional linear foot of front yard depth yields an additional foot in the building's maximum front wall height. There is no established maximum building height; instead the building's maximum height is determined by its *sky exposure plane*. The size of the building footprint is determined by an *open space ratio* (OSR) of 150 and yard requirements. Two side yards totaling 20 feet (neither less than 8') must be provided. One parking space per dwelling unit is required.

R2

R2 districts are located along New York/Nassau boundary and in the center of the rezoning area. These areas are generally developed with single-family, detached homes, more modest in size than those in the R1-2 districts.

The R2 district permits one-family, detached residences on minimum 3,800 square-foot lots that have a minimum width of 40 feet. The maximum FAR is 0.5 (residences and community facilities). The maximum front wall height is 25 feet, given a minimum front yard depth of 15 feet; each additional linear foot in depth to the front yard yields an additional foot to the building's maximum front wall. The building's maximum height is determined by its sky exposure plane. The size of the building footprint is determined by an *open space ratio* (OSR) of 150 and yard requirements. Two side yards totaling 13 feet (neither less than 5') must be provided. One parking space per dwelling unit is required.



Browvale Lane
 Out of scale new development in R2 district

R3-1

There is one R3-1 district north of Northern Boulevard between 247th Street and Little Neck Parkway. Except for one cluster of single-family detached homes, most of this district is developed with semi-detached, frame, one- and two-family homes. The R3-1 district allows residential development constructed to a maximum FAR of 0.5 with an additional 0.1 *attic allowance*. One- and two-family detached and semi-detached housing is permitted on lots with a minimum of 3,800 and 1,700 square feet respectively. The maximum building height is 35 feet, with a maximum perimeter wall height of 21 feet. Community facilities are permitted an FAR of 1.0. One parking space is required for each dwelling unit.

R3-2

Generally located between the Long Island Expressway and the Grand Central Parkway, the R3-2 districts are developed with garden apartment complexes with areas of detached one- and two-family homes along the boundary line and the Grand

Central Parkway.

The R3-2 district 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 and semi-detached and detached residences. The maximum residential FAR is 0.5, plus a 0.1 attic allowance. (Community facilities are permitted an FAR of 1.0.) Minimum lot width and lot area depend upon the housing configuration: detached structures require a 40-foot lot frontage and 3,800 square feet of lot area; other housing types require lots that have at least 18 feet of frontage 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.



57th Avenue
Two-family, semi-detached structures replaced a single-family home in R3-2 district

R4

An R4 district occupies the southwest corner of the rezoning area near the Grand Central and Douglaston parkways and the 104-acre Douglaston Park Golf Course.

The R4 district allows the same variety of housing types as the R3-2 but at a moderately higher density. Detached residences are limited to lots with a minimum lot area of 3,800 square feet and a minimum lot width of 40 feet. All other housing types require a minimum lot area of 1,700 square feet and minimum lot width of 18 feet. The maximum FAR is 0.9, which includes a 0.15 attic allowance. (Community facilities are permitted an FAR of 2.0.) The maximum building height is 35 feet, with a maximum perimeter wall height of 25 feet. One parking space is required for each dwelling unit.

C3

There is a C3 district located in the northeastern section of the rezoning area within and adjacent to Udall's Cove and Little Neck Bay. Formerly the site of a small marina, much of the area is now an undeveloped open space and natural area that was designated a Forever Wild preserve by Department of Parks and Recreation. Significant portions of this area are owned by the state, city or the Douglas Manor Association. The southern portion of the C3 district extends south of 34th Avenue near Little Neck Parkway and is developed with one-and two-family, semi-detached homes.

C3 districts permit waterfront recreational activities, primarily boating and fishing, as well as other waterfront-related commercial uses along waterfront areas that are adjacent to residential districts. Residential and community facility uses are also permitted. Commercial buildings are permitted an FAR of 0.5 and have a 30-foot or two-story height limit, whichever is less. Residential development is governed by the R3-2 general residence district regulations.

Commercial Overlay Districts

C1 and C2 overlay districts mapped within residential districts permit the retail and service establishments needed in residential neighborhoods. C2 districts permit a slightly wider range of uses than C1 districts, but both have the same bulk and parking requirements. Maximum commercial floor area can reach 1.0 FAR, with commercial uses limited to the first or second floor. Parking requirements are determined by the use, requiring one accessory parking space per 300 to 800 square feet of commercial floor space.

The C1-2 commercial overlay districts in the rezoning area are generally mapped to a depth of 150 feet along the area's major arterials: Northern Boulevard, between Little Neck Parkway and the city line; on four block fronts that surround the Douglaston LIRR station; at the northeast corner of Douglaston Parkway and Northern Boulevard; on the south service road of the LIE at Marathon Parkway and the north service road at Little Neck Parkway. C2-2 commercial overlay districts on the north side of Northern Boulevard between 244th and 250th streets are occupied by auto sales, a shopping center and drive-thru fast food facilities.

Douglaston - Little Neck Rezoning - **Approved!** Proposed Zoning



37th Avenue
Proposed R3-1



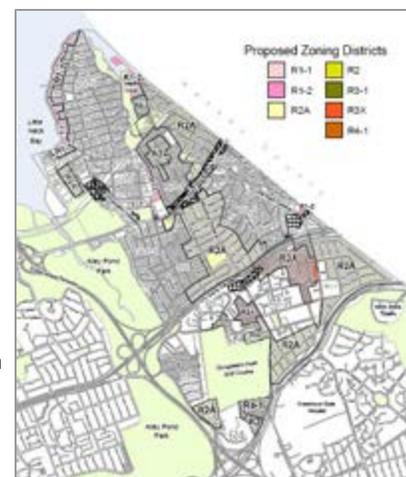
40th Avenue
Proposed R2A



61st Avenue
Proposed R3X

The principal objectives of the Douglaston-Little Neck rezoning proposal are to reinforce the established neighborhood character and prevent out-of-context development; limit subdivision of large residential lots, establish a framework for future residential development that reflects the surrounding built context and prevent commercial uses from encroaching onto residential side streets.

In the northern part of the rezoning area, along Little Neck Bay in Douglas Manor, an R1-1 district would be established to reflect the area's very large lots and maintain its low density. It would be the first such district in Queens. The existing C3 district near Udall's Cove and Little Neck Bay would be changed to R1-2 and R3-1 to limit development in this environmentally sensitive area and reflect the adjacent residential development. R2A districts are proposed for eight areas, including a small R1-2 section just east of Little Neck Bay, R2 areas in the Westmoreland, Little Neck Pines, North Hills Estates and Winchester Estates neighborhoods, and two R3-1 areas in Little Neck where the character of the area is predominantly low-scale and single-family detached residences. In the south central sections of the rezoning area, the general residence R3-2 and R4 zoning districts will be rezoned to R2, R3X and R4-1 to reflect the area's housing types and low density.



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

R1-1: *R1-2 to R1-1*

All or part of 18 blocks within the Douglaston Historic District, which are currently zoned R1-2, are proposed to be rezoned R1-1. Both R1-2 and R1-1 districts limit residential development to one-family detached houses and have the same FAR, building height, front yard and parking requirements. However, the minimum lot size and lot width requirements increase to 9,500 square feet and 100 feet and the minimum side yard width increases from 20 feet (total) to 35 feet (total) for new detached development. (See [Zoning Comparison Chart](#).) The increased yard and lot area requirements will lessen the potential for subdividing building lots and altering the density of the area.

R1-2: *R3-1, R4 and C3 to R1-2*

Three areas, encompassing all or part of five blocks, are proposed to be rezoned to R1-2: in the area adjacent to Udall's Ravine, west of 247th Street between 41st and 43rd avenues; at Little Neck Parkway and Northern Boulevard, adjacent to the City line and Udall's Cove Little Neck Bay, 34th Avenue and Brookside Street.

In the proposed R1-2 zoning districts, residential development would be limited to one-family, detached homes with a maximum 0.5 FAR. The minimum lot size and lot width requirements be 5,700 square feet and 60 feet respectively for any new residential development. The minimum front yard would increase to a 20-foot depth from the 15-foot depth currently required under R2, R3 and C3 and 18 feet under R4. Minimum side yards would increase to 20 feet (total) from 13 feet (total) under current regulations. Maximum building height would be controlled by a sky exposure plane.

In the undeveloped areas near Udall's Cove, the proposed R1-2 district will introduce stricter density controls and reduce any potential adverse impacts on the adjacent natural area in the event of future development. In the other areas, the new R1-2 zoning will ensure that any new development will be consistent in scale, density and character with the surrounding area.

12/20/06

[View zoning map modifications as adopted by City Council](#)

R2: R4 to R2

All or portions of two blocks currently zoned R4 are proposed to be rezoned to R2. Both blocks, in the vicinity of Grand Central Parkway and 73 Avenue, are predominantly developed with single-family detached homes. In the proposed R2 zoning district, residential development would be limited to one-family, detached homes with a maximum 0.5 FAR. The minimum lot size and lot width requirements would be 3,800 square feet and 40 feet for any new residential development. The minimum front yard depth would be 15 feet. Maximum building height would be controlled by a sky exposure plane.

R2A: R1-2, R2, R3-1 and R3-2 to R2A

The proposed R2A districts are located in eight areas throughout the Douglaston and Little Neck neighborhoods, encompassing approximately 97 blocks or more than 70 percent of the rezoning area. (See [Proposed Zoning Map](#).) The areas are currently zoned R1-2, R2, R3-1 and R3-2 and developed predominantly with single-family, detached homes.

In the proposed R2A zoning districts, residential development would be limited to one-family detached houses. The minimum lot size and lot width requirements are 3,800 square feet and 40 feet, respectively. The allowable FAR is 0.5. The minimum front yard depth is 15 feet and the yard of a new building must be at least as deep as an adjacent yard, up to a depth of 20 feet. Side yards require a total width of 13 feet and, for corner lots, 20 feet. Floor area exemptions are more limited and include no more than 300 square feet for enclosed accessory parking. The maximum building height is 35 feet and the maximum perimeter wall height is 21 feet. The maximum lot coverage under R2A is 30 percent, including any detached exterior garage.

The proposed change of R3-1 and R3-2 residence districts to R2A precludes development of multifamily structures. In the other areas, the proposed R2A more closely reflects the area's existing building patterns.

R3-1: R2 and C3 to R3-1

The proposed R3-1 district encompasses part of three blocks in the area generally bounded by 34th Avenue, Little Neck Parkway, 37th Avenue and Brookside Street and is predominantly developed with one- and two-family semi-detached homes.

The R3-1 district allows one- and two-family detached and semi-detached housing on lots of 3,800 and 1,700 square feet respectively. A maximum FAR of 0.5, with an additional 0.1 attic allowance, is permitted. The maximum building height is 35 feet, with a maximum perimeter wall height of 21 feet. Lot coverage is limited to 35 percent, and one parking space is required for each dwelling unit.

R3X: R3-2 to R3X

Portions of 18 blocks currently zoned R3-2, in three separate areas south of Northern Boulevard, are proposed to be rezoned to R3X districts. The blocks are predominantly developed with one- and two-family, detached homes.

The R3X district allows one- and two-family detached housing on minimum lots of 3,325 square feet, with a minimum width of 35 feet. A maximum FAR of 0.5, with an additional 0.1 attic allowance, is permitted. The maximum building height is 35 feet, with a maximum perimeter wall height of 21 feet. Lot coverage is limited to 35 percent, and one parking space is required for each dwelling unit.

The proposed change from R3-2 to R3X would preclude multifamily structures and ensure that new residential construction would be limited to detached homes, reflecting the areas' predominant building type.

R4-1: R4 to R4-1

Portions of two blocks, predominantly developed with one- and two-family, detached and semi-detached homes and currently zoned R4, are proposed to be rezoned to R4-1, precluding new multifamily development. The blocks are generally bounded by Douglaston Golf Course, 244th Street, 73rd Avenue and Commonwealth Boulevard.

The R4-1 district allows one- and two-family detached and semi-detached housing on lots of 2,375 and 1,700 square feet respectively. A maximum FAR of 0.75, with an additional 0.15 attic allowance, is permitted. The maximum building height is 35 feet, with a maximum perimeter wall height of 25 feet. One parking space is required for each dwelling unit.

Proposed Commercial Overlay District Changes:

The Department of City Planning is proposing to change the depths of existing C1-2 and C2-2 commercial overlay districts in four areas:

1. Reduce the depth of a C1-2 commercial overlay district to approximately 200 feet south of 42nd Avenue covering an irregularly-shaped block at 42nd Avenue and Douglaston Parkway. The commercial overlay would be removed from a residential apartment building.
2. Reduce the depth of an existing C1-2 commercial overlay district to 100 feet north on the northern block front of Nassau Boulevard between Little Neck Parkway and the city line.

3. Reduce the depth of an existing C1-2 commercial overlay district to 100 feet on four block fronts on the north side of Northern Boulevard between the city line and Marathon Parkway/250th Street and a C2-2 commercial overlay district on one block front between 248th and 249th streets.
4. Reduce the depth of an existing C1-2 commercial overlay district to 100 feet on the southern block front of Northern Boulevard between the city line and 254th Street.

Removing the commercial zoning from these parcels will reflect the existing residential development and prevent intrusion of commercial uses onto the residential side streets. No new commercial overlay districts are proposed as part of this rezoning action.

View the  [proposed commercial overlay district changes](#).

Proposed Zoning Text Amendment

The zoning text amendment is intended to simplify the requirements for completing construction of home alterations after the effective date of any future R2A rezoning. Under the proposed zoning text amendment, if homeowners have completed the structural framing of the alteration at the time an R2A rezoning goes into effect, they would be able to continue construction based on a determination by the Commissioner of Buildings, and not have to file an application with the Board of Standards and Appeals.

View the  [proposed zoning text amendment](#).

Douglaston - Little Neck Rezoning - **Approved!**

Public Review

On July 10, 2006, the Department of City Planning certified the [Uniform Land Use Review Procedure](#) (ULURP) application (C 060562 ZMQ) for the Douglaston – Little Neck rezoning to begin the formal public review process. The related zoning text amendment application (N 060563 ZRQ) was referred on July 10, 2006 for concurrent review.

Milestone	Date
Department of City Planning Certification / Referral	July 10, 2006
Community Board 11 Approval with conditions	September 5, 2006
Borough President Public Hearing	September 21, 2006
City Planning Commission Public Hearing	October 25, 2006
City Planning Commission Approval (approved the proposal with modifications. *) ( Read the CPC Reports.)	December 4, 2006
City Council (adopted the proposal with additional modifications.**)	December 20, 2006

*The Commission approved the zoning text as proposed and, in response to concerns raised during the public review, approved the zoning map changes with the following modifications:

1. Retained the existing R3-1 zoning district along the west side of Little Neck Parkway, south of 41st Avenue;
2. Reduced the C2-2 commercial overlay on the northwest corner of Northern Boulevard and 249th Street from 150 feet to 125 feet instead of the originally proposed 100 feet; and
3. Changed the proposed R2A to R2 east of Marathon Parkway between Northern Boulevard and the Horace Harding Expressway.

**City Council adopted the zoning text as proposed, and adopted the zoning map changes with the following two modifications:

1. Restored the originally proposed 100-foot depth for the portion of the C2-2 commercial overlay on the northwest corner of Northern Blvd and 249th street. and
2. Restored the originally proposed R2A zoning on the east side of Marathon Parkway for about five and a half blocks or block portions located north of Cambria Avenue. The blockfronts along the east side of Marathon Parkway and the block between Cambria Ave and Morenci Lane were zoned R2; the rest of the blocks were zoned R1-2).

For more information, please contact the Queens Office of the Department of City Planning at (718) 286-3170.

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.