



## East Elmhurst Rezoning - **Approved!**

### Overview

#### Update October 30, 2013:

On October 30, 2013 the City Council adopted the East Elmhurst Rezoning. The map changes are now in effect.

The Department of City Planning is proposing to change the Zoning Map on all or portions of 127 blocks in East Elmhurst, Community District 3 and 14 blocks in Community District 4. The rezoning area is located in northern Queens and encompasses much of the East Elmhurst neighborhood south of LaGuardia Airport, as well as a section of Corona at the northern boundary of Community District 4.

The East Elmhurst rezoning area is generally bounded by the Grand Central Parkway on the north and east, 32nd Avenue on the south and on the west by a stepped northwestward line beginning at 91st Street and 32nd Avenue and ending at the Grand Central Parkway and 80th Street. The Roosevelt Avenue rezoning area is comprised of blocks on the south side of the avenue that extend from Elmhurst Avenue on the west to 114th Street on the east.

The proposed rezoning was developed in close consultation with community boards 3 and 4, the Queens Borough President, local elected officials and area residents, and it responds to their concerns that the area's existing zoning does not closely reflect established building patterns or guide development to appropriate locations. This rezoning is intended to protect the one- and two-family character typically found on East Elmhurst's residential blocks while directing new residential and mixed-use development to locations along the rezoning area's main shopping corridors and near transit resources.



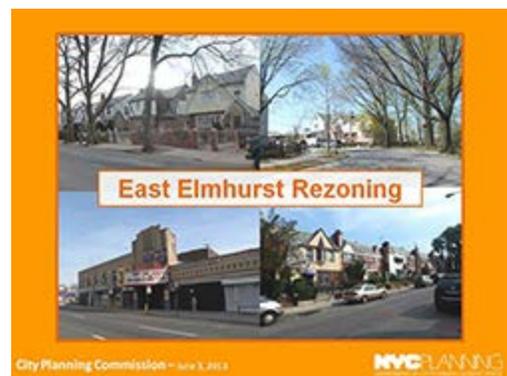
Locator Map

[View a larger image](#)

The rezoning area is primarily zoned R3-2 north of Astoria Boulevard and to the south of the boulevard east of 94th Street. An R4 zone encompasses the portion south of Astoria Boulevard and west of 94th Street. These zoning districts have remained unchanged since 1961 when the current Zoning Resolution was adopted, and they do not closely reflect prevailing contexts of built scale, density, and housing types found within the East Elmhurst neighborhood. Also, block fronts on the south side of Roosevelt Avenue between Elmhurst Avenue and 114th Street are zoned R5, R6 and R6B, but do not have commercial overlay districts that closely match existing land use patterns.

The Department of City Planning produced these proposed zoning changes in order to achieve the following three objectives:

- Protect neighborhood character and reinforce existing development patterns.
- Strengthen the character of Astoria Boulevard and support mixed-use development on lots with commercial overlays.
- Prevent commercial encroachment onto residential blocks by reducing the depth of commercial overlays and match land uses patterns with new overlay zones.

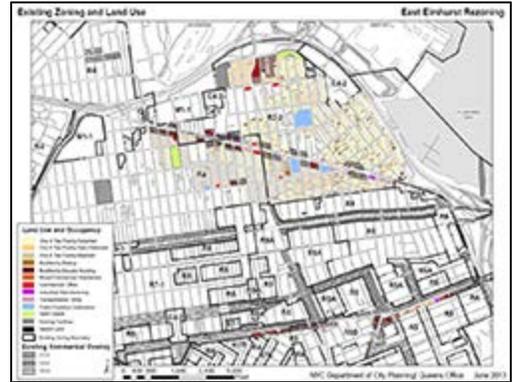


[View the presentation](#)

## East Elmhurst Rezoning - **Approved!** Existing Context and Zoning

The East Elmhurst rezoning area is primarily zoned R3-2 north of Astoria Boulevard and to the south of the boulevard east of 94th Street, while a section located south of Astoria Boulevard and west of 94th Street is zoned R4. These zoning districts have remained unchanged since 1961 when the current Zoning Resolution was adopted.

Existing zoning does not adequately ensure that future development will reinforce the one- and two-family residential character typically found on East Elmhurst's residential blocks or distinguish its major commercial corridor, Astoria Boulevard, from residential side streets. Recent building trends have resulted in the demolition of detached one- and two-family houses and their replacement with semi-detached, attached, and multi-family buildings that do not match surrounding neighborhood built contexts. Little recent development or reinvestment has occurred along the Astoria Boulevard corridor where it could reinforce and strengthen its established character. In addition, block fronts on the south side of Roosevelt Avenue between Elmhurst Avenue and 114th Street are zoned R5, R6 and R6B, but do not have commercial overlay districts that closely match existing land use patterns. [View the zoning comparison chart.](#)



Existing Zoning and Land Use Map

[View a larger image](#)



Detached one-family houses on 91st Street and 30th Avenue within an existing R4 district



Detached two-family house on Butler Street and 31st Avenue within an existing R3-2 district



Semi-detached one- and two-family houses on 100th Street and 24th Avenue within an existing R3-2 district



Attached one-family houses with rear parking on 90th Street and 30th Avenue within an existing R4 district



Out-of-character semi-detached buildings on Ericsson Street within an existing R3-2 district



Out-of-character attached buildings along Ditmars Boulevard within an existing R3-2 district

**R3-2**

An R3-2 district encompasses most of the rezoning area north of Astoria Boulevard and east of 94th Street south of the boulevard.

The R3-2 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 residential *floor area ratio* (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. Front yards must be at least 15 feet deep. Community facilities are permitted at an FAR of 1.0. One parking space is required for each *dwelling unit*.

**R4**

An R4 district is located west of 94th Street and mostly south of Astoria Boulevard.

The R4 district allows the same variety of housing types as R3-2 zoning but at a slightly higher density. The maximum allowable 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 lot 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 with the R4 infill provision. Front yards must be 10 feet deep or, if deeper, a minimum of 18 feet. Community facilities are permitted at an FAR of 2.0. One parking space is required for each dwelling unit.

**Commercial Overlays**

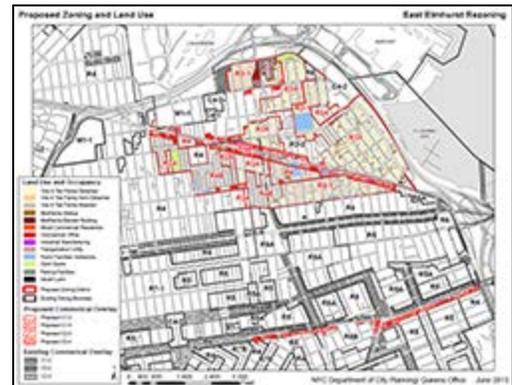
C1-2 and C2-2 *commercial overlay districts* are generally mapped on certain block fronts on both sides of Astoria Boulevard and a C1-2 overlay is located on two block fronts along the north side of 31st Avenue between 90th and 92nd streets. The depths for most of these existing overlays are 150 feet. Along Roosevelt Avenue the C1 and C2 overlays generally have a depth of 100 feet or are mapped to the mid-block center line. C1 and C2 overlays are mapped within residential districts to allow a range of local retail and service establishments needed in residential neighborhoods. C1 overlays allow Use Groups 1 through 6, while C2 overlays allow Use Groups 1 through 9 and 14.

When C1 and C2 overlay districts are mapped within R1 through R5 residential districts the maximum commercial FAR is 1.0, with commercial uses limited to the first floor in mixed-use buildings; within R6 and R6B districts the maximum commercial FAR is 2.0. Off-street parking requirements vary with the use. In C1-2 and C2-2 overlays, most retail uses require one accessory parking space per 300 square feet of commercial floor space, although the requirements can range between one space per 200 square feet and one space per 800 square feet. In C1-3 districts, most retail uses require one accessory parking space per 400 square feet of commercial floor space.

## East Elmhurst Rezoning - Approved!

### Proposed Zoning

The proposed zoning map amendments will affect all or portions of 127 blocks in East Elmhurst in Community District 3 and 14 block fronts along the south side of Roosevelt Avenue in Community District 4. The proposed zoning will replace all or portions of existing R3-2 and R4 districts with R2A, R3A, R3X, R3-1, R4-1, R4B, R4 and R6B districts, will provide C1-3, C2-3, C1-4 and C2-4 overlays to replace existing C1-2, C1-3 and C2-2 overlays or match existing land uses, and will eliminate existing C1-2 and C2-2 overlays where residential uses predominate.



Proposed Zoning and Land Use Map

[View a larger image](#)

The proposed [contextual zoning](#) strategy will protect the character of residential blocks and ensure future residential development is predictable and consistent with surrounding neighborhood built contexts. The proposed zoning along Astoria Boulevard, along with new C1-3 and C2-3 commercial overlay zones, will support moderate density, mixed-use development that could reinforce its street-wall continuity and strengthen its neighborhood "shopping street" character. Updates to commercial overlay zones would more closely match established land use patterns and ensure that commercial uses do not encroach onto residential side streets. [View the zoning comparison chart.](#)

#### Proposed R2A (from R4)

R2A zoning is proposed on three block portions located on 84th and 90th streets between Astoria Boulevard and 30th Avenue. The R2A district will more closely reflect the predominant single-family, detached housing found on these block portions.

The R2A 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 floor area is 0.5 FAR. The maximum building height is 35 feet, with a maximum perimeter wall height of 21 feet. The front yard must be at least 15 deep and match the depth of an adjacent front yard up to 20 feet deep. Community facilities are permitted at 0.5 FAR and up to 1.0 FAR by special permit. One parking space is required.



Single-family detached residence on 90th Street within the proposed R2A district

#### Proposed R3A (from R3-2 & R4)

R3A districts are proposed in three areas on all or portions of 11 blocks. Two are located south of Astoria Boulevard between 91st and 94th streets; the third area is located north of the boulevard between 100th and Curtis streets. The R3A district will more closely reflect the predominant one- and two-family, detached housing on narrow lots found on these blocks.

The R3A district allows one- and two-family detached only residences on lots that have a minimum area of 2,375 square feet and a minimum lot width of 25 feet. The maximum FAR is 0.6, which includes a 0.1 attic allowance. The maximum building height is 35 feet, with a maximum perimeter wall height of 21 feet. The front yard of a new building must be at least as deep as an adjacent front yard with a minimum depth of 10 feet and a maximum depth of 20 feet. Community facilities are permitted at a maximum FAR of 1.0. One parking space is required for each dwelling unit.



One- and two- family detached houses on 92nd Street within the proposed R3A district.

#### Proposed R3X (from R3-2 & R4)

R3X districts are proposed in three areas located north of Astoria Boulevard between 92nd Street and the Grand Central Parkway on all or portions of 44 blocks. The R3X district will more closely reflect the predominant one- and two-family, detached housing found on these blocks.

The R3X district allows one- and two-family detached residences on lots that have a minimum area of 3,325 square feet and a minimum lot width of 35 feet. The maximum FAR is 0.6 which includes a 0.1 FAR attic allowance. The maximum building height is 35 feet, with a maximum perimeter wall height of 21 feet. The front yard of a new building must be at least as deep as an adjacent front yard with a minimum depth of 10 feet and a maximum depth of 20 feet. Community facilities are permitted at a maximum 1.0 FAR. One parking space is required for each dwelling unit.



One and two-family detached houses on Ditmars Boulevard within the proposed R3X district

#### Proposed R3-1 (from R3-2)

R3-1 districts are proposed for two areas located north of Astoria Boulevard on all or portions of 19 blocks between 92nd Street and 101st Street. The R3-1 district will more closely reflect the predominant one- and two-family, detached and semi-detached housing found on these blocks.

The R3-1 district allows 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. The minimum front yard depth is 15 feet. Community facilities are permitted at a maximum FAR of 1.0. One parking space is required for each dwelling unit.



One- and two- family semi-detached houses on 101st Street within the proposed R3-1 district

#### Proposed R4-1 (from R3-2)

R4-1 zoning is proposed for 16 full and partial blocks north of 32nd Avenue and south of Astoria Boulevard between 94th and 108th streets to reinforce the semi-detached configuration and greater density of existing residences in this portion of the rezoning area.

The R4-1 district allows one- and two-family detached or semi-detached residences. 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 a minimum 18-foot lot 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.



One- and two-family semi-detached houses on 99th Street within the proposed R4-1 district

#### Proposed R4B (from R3-2 & R4)

R4B zoning is proposed for all or portions of 26 blocks south of Astoria Boulevard between 82nd and 95th streets. The R4B district will more closely reflect the one- and two-family, attached housing, with accessory parking in rear yards, typically found on these blocks.

The R4B district allows one- and two-family detached, semi-detached and attached residences. For detached buildings, lot width must be at least 25 feet, for all others the lot width must be a minimum of 18 feet. A lot area minimum of 2,375 square feet for detached residences or 1,700 square feet for other types is required. The front yard can be a minimum of 5 feet deep, but it must be as deep as one adjacent front yard up to 20 feet. The maximum building height is 24 feet. The maximum FAR is 0.9. One off- street parking space per dwelling unit is required. Parking must be accessed from the rear of the site for lots that are at least 40 feet in width.



One- and two- family attached houses on 90th Street within the proposed R4B district

### Proposed R4 (from R3-2)

R4 zoning is proposed for ten blocks in two areas south of Astoria Boulevard between 86th and 100th streets to more closely reflect the density of development in this portion of the rezoning area, which is predominantly comprised of attached housing with front yard parking.

The R4 zone is a general residential district which permits a full range of residential building types: detached, semi-detached and attached at a slightly higher density than is allowed for R3-2 districts. The maximum allowable 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 lot 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 with the R4 infill provision. Front yards must be 10 feet deep or, if deeper, a minimum of 18 feet. Community facilities are permitted at an FAR of 2.0. One parking space is required for each dwelling unit.



Attached houses on 88th Street within the proposed R4 district

### Proposed R6B (from R3-2 & R4)

R6B zoning is proposed for all or portions of 32 block fronts. The proposed zoning will be mapped to a depth of 100 feet in most cases on both sides of the boulevard between 87th and 99th streets including a portion of 25th Avenue. R6B is proposed for the south side of Astoria Boulevard between 99th and 108th streets. The R6B district typically fosters development of three- to five-story buildings. Such buildings would reinforce an appropriate scale of development along Astoria Boulevard, which is very wide street that is well-served by City bus service.

R6B zoning allows all housing types. The maximum FAR for residential and community facilities is 2.0 FAR. New buildings would have a minimum base height of 30 feet and a maximum base height of 40 feet. Above this height any portion would be required to set back at least 10 feet from a wide street and 15 feet from a narrow street, and maximum building height is limited to 50 feet. Off-street parking would be required for 50 percent of dwelling units, but this requirement may be waived if five or fewer spaces are required.



Apartment building on Astoria Boulevard within the proposed R6B district

### Proposed Commercial Overlays

Existing C1-2 and C2-2 commercial overlay districts are mapped generally along certain block fronts on Astoria Boulevard and the south side of Roosevelt Avenue between Elmhurst Avenue and 114th Street, but they do not closely match established land use patterns. C1 districts permit local commercial uses that generally serve the immediate neighborhood, while C2 districts permit a wider range of retail and service uses.

The proposed updates to commercial overlays would replace C1-2 and C2-2 overlays along Astoria Boulevard with C1-3 and C2-3 overlays and generally reduce the depth of commercial overlays from 150 feet to 100 feet to prevent commercial uses from encroaching onto residential side streets. Existing C1-2 overlays on the north side of Astoria Boulevard between 29th and 31st avenues would be eliminated since these two block fronts have predominantly residential uses, while new C1-3 and C2-3 commercial overlays are proposed in certain locations along Astoria Boulevard and 23rd and 31st avenues to recognize existing commercial uses. Along Roosevelt Avenue, C1-4 and C2-4 commercial overlays are proposed along most block fronts between Elmhurst Avenue and 114th Street to reflect existing commercial uses and provide new business location opportunities.

Parking requirements in overlay zones vary with use. Most retail uses in C1-3 and C2-3 districts require one parking space per 400 square feet of commercial floor area, and most retail uses in C1-4 and C2-4 overlay zones require one accessory parking space per 1,000 square feet of commercial floor area.

 [View the commercial overlay comparison chart.](#)

## East Elmhurst Rezoning - **Approved!**

### Public Review

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On June 3, 2013 the Department of City Planning certified the Uniform Land Use Review Procedure (ULURP) application (C 130344 ZMQ) for the East Elmhurst rezoning to begin the formal public review process.

Milestone	Date
Department of City Planning Certification	June 3, 2013 -  <a href="#">View the presentation</a>
Community Board 4 Approval	June 11, 2013
Community Board 3 Approval	June 20, 2013
Queens Borough President Approval	July 31, 2013
Queens Borough Board Approval	August 6, 2013
City Planning Commission Hearing	August 21, 2013
City Planning Commission Approval (  <a href="#">Read the CPC Report.</a> )	September 23, 2013
City Council Approval	October 30, 2013

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

## Related Notes

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-  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.