



## Far Rockaway & Mott Creek Rezoning - **Approved!**

### Overview

The Department of City Planning proposes to rezone all or portions of 21 blocks in the southeastern Queens neighborhoods of Far Rockaway and Mott Creek in Community District 14. The Zoning Map amendment would affect an area generally bounded by Hicksville Road to the north, Beach 9th Street and Beach 6th Street to the west, Seagirt Avenue and the Far Rockaway Inlet to the south and the Nassau County line to the east. The area is currently zoned R3-1 and R5.

The proposed rezoning to R3X, R4-1 and R4A would preserve the established low-density character of the Far Rockaway and Mott Creek communities and ensure that future residential development would be consistent with the existing one- and two-family, detached and semi-detached housing mix that typifies much of the area. Also, the proposed R4-1 zoning district would give residents in the existing R3-1 district greater flexibility to enlarge their one- and two-family detached and semi-detached residences with the proposed increase in floor area ratio (FAR) from 0.6 to 0.9.

### Existing Land Use and Zoning

One- and two-family detached homes account for 42% of the housing stock in this low-density residential community. Semi-detached homes account for 51% of the housing stock and most are located north of Seagirt Boulevard. Vacant land and public institutions account for the balance of the land uses.

The existing R3-1 and R5 zoning has been in place since 1961. The area south of Seagirt Boulevard lies within an existing R5 zoning district, which allows a broad range of housing types to be constructed. In particular, the R5 designation allows multi-family dwellings and attached buildings at a maximum FAR of 1.25.

The existing R3-1 zoning district located south of Hicksville Road and north of Seagirt Boulevard, is a low-density, residential district that permits one- and two-family, detached and semi-detached residences with a maximum FAR of 0.6.



[Existing Zoning Land Use](#)

[Map](#)

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Out-of-Context Development on Seagirt Avenue,  
Existing R5, Proposed R3X



Typical Development on Beach 3rd Street, Existing R5,  
Proposed R3X



Typical Development on Meehan Avenue, Existing R3-1, Proposed R4-1



Typical New Development on Beach 9th Street, Existing R3-1, Proposed R4-1

**Proposed Zoning**

The proposed lower-density residential designations (R3X, R4-1 and R4A) would more strongly correspond to this neighborhood's built context and ensure future development that matches the established character.



[Proposed Zoning Land Use Map](#)  
[Click to Enlarge](#)

South of Seagirt Boulevard an R3X district is proposed for the area bounded by Seagirt Boulevard, the Nassau County line, the East Rockaway Inlet and Beach 4th Street. A proposed R4A district would be bounded by Seagirt Boulevard, Beach 4th Street, the East Rockaway Inlet and Beach 6th Street. The proposed R4-1 district would replace the existing R5 district in an area bounded by Seagirt Boulevard, Seagirt Avenue and the northern prolongation of Beach 6th Street. The R3X district allows only detached one and two family residences with a maximum FAR of 0.6. The minimum lot width is 35 feet, and the minimum lot area is 3,325 square feet. The R4A zoning district also only allows detached one and two family residences, but the maximum FAR in this district is 0.9. Lot widths must be at least 30 feet and lot area must be at least 2,850 square feet. R4-1 districts allow both detached and semi-detached one and two family housing at a maximum FAR of 0.9.

North of Seagirt Boulevard, the residents living within the R3-1 district have requested the ability to increase the size of their homes to provide more space for their families.

To facilitate such enlargements, an R4-1 zoning district is proposed to replace the existing R3-1 zoning district, which will increase the permitted Floor Area Ratio from 0.6 to 0.9. Permitted lot coverage will also increase from 35% to 45%. Like the existing R3-1, R4-1 only permits one- and two-family, detached and semi-detached residences. The change to R4-1 will increase the percentage of complying residences from 54% to 98%.

**Comparison of Residential Zoning Districts**

ZONE	BUILDING TYPE	F.A.R. (Res.)	F.A.R. (Comm.)	Minimum Lot Width	Minimum Lot Area	Maximum Front Wall Height	Maximum Building Height
R3-1	Detached & Semidetached - 1 & 2 Family	0.50 + 0.10*	1.00	40' (Det.) 18' (S-Det.)	3,800 sf (Det.) 1,700 sf (S-Det.)	21'	35'
R3X	Detached Residences - 1 & 2 Family	0.50 + 0.10*	1.00	35'	3,325 sf	21'	35'
R4-1	Detached & Semidetached - 1 & 2 Family	0.75 + 0.15*	1.00	25' (Det.) 18' (Other)	2,375 sf (Det.) 1,700 sf (Other)	25'	35'

<b>R4A</b>	Detached Residences - 1 & 2 Family	0.75 + 0.15*	1.00	30'	2,850 sf	21'	35'
<b>R5</b>	All Residence Types	1.25	1.00	40' (Det.) 18' (Other)	3,800 sf (Det.) 1,700 sf (Other)	30'	40'

\*Attic allowance

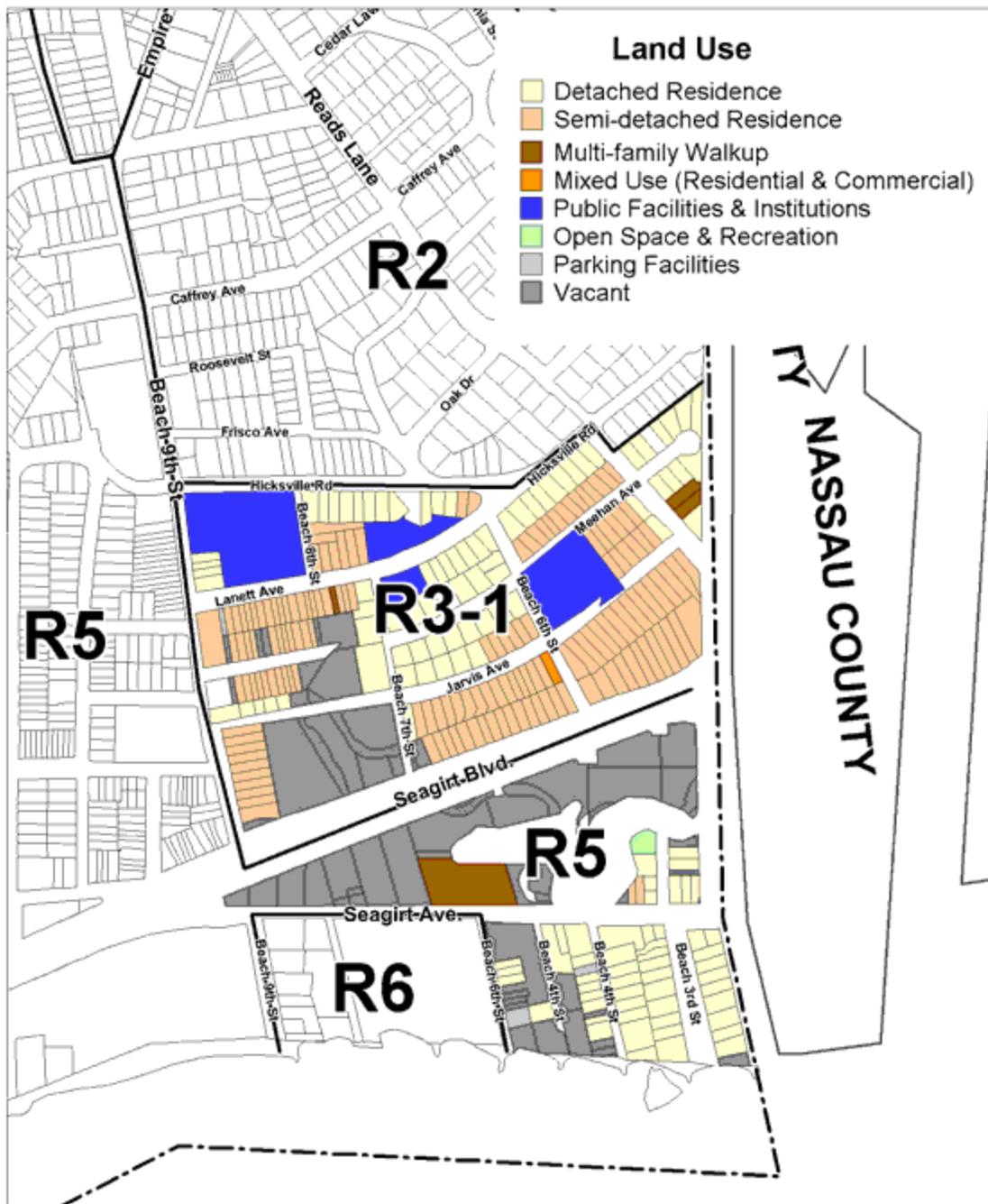
### Public Review Process

On June 20, 2005, the Department of City Planning certified the Uniform Land Use Review Procedure application for the Far Rockaway and Mott Creek rezoning to begin the formal public review process. Both Community Board 14 and the Queens Borough President issued recommendations in favor of the application. The City Planning Commission held a public hearing on August 10, 2005 and approved the rezoning on August 24, 2005. (Read the  [CPC Report](#)). On September 15, 2005, the City Council adopted the zoning changes which are now in effect.

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

# Far Rockaway & Mott Creek Rezoning - **Approved!**

Existing Zoning Land Use Map



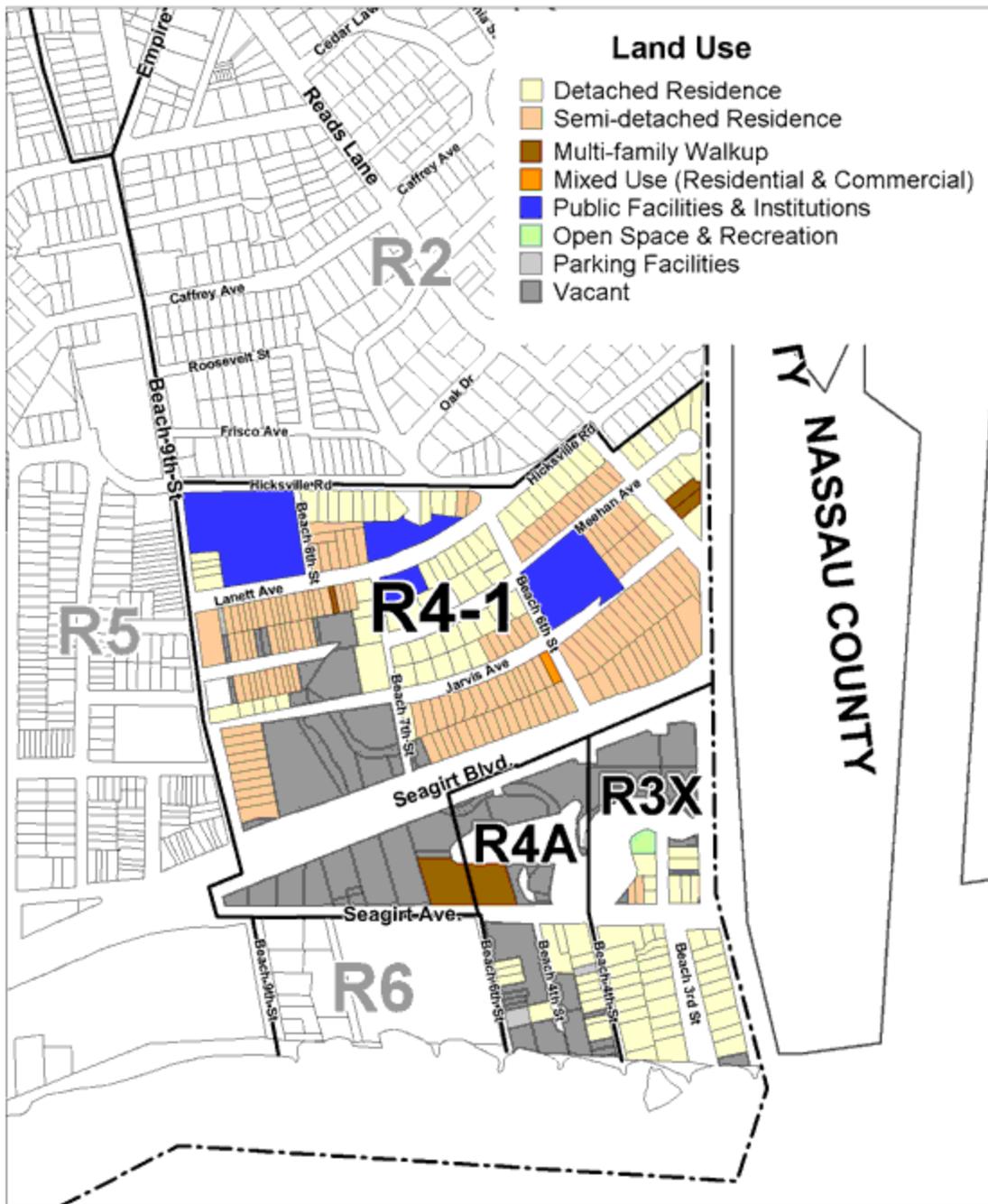
## Land Use, Existing Zoning

*Far Rockaway & Mott Creek Rezoning*



# Far Rockaway & Mott Creek Rezoning - **Approved!**

## Proposed Zoning Land Use Map



### Land Use, Proposed Zoning

*Far Rockaway & Mott Creek Rezoning*



## 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.