



Forest Hills South Rezoning - **Approved!**

Introduction

Update October 29, 2007:

On October 29, 2007 the City Council adopted the Forest Hills South zoning changes as proposed (see [the CPC Report C 070521 ZMQ](#)). The zoning changes are now in effect.

The Department of City Planning proposes a zoning map amendment for approximately 41 blocks in the southern part of the central Queens neighborhood of Forest Hills, Community District 6. The rezoning area is generally bounded by Union Turnpike to the east, 69th Avenue to the west and Kessel Street to the north.

In response to community concerns that the current zoning does not closely match the built character of the neighborhood, the proposed rezoning was undertaken in consultation with elected officials, the Forest Hills Community and Civic Association and Community Board 6.

The proposed [contextual zoning districts](#) -- R3A, R3X and R3-1 - aim to preserve the area's predominant one-and two-family character and ensure that future residential development is consistent with the surrounding neighborhood. Additionally, the proposed [commercial overlay](#) district modifications will reinforce local convenience retail uses in the neighborhood and prevent intrusion of commercial uses on residential streets.



Rezoning Area

[View a Larger Image](#)

Existing Neighborhood Character



Typical single family detached homes on narrow lots on 69th Avenue & Sybilla Street



75th Road between Kessel Street & Metropolitan Avenue



Two-story row houses 70th Drive between Metropolitan Avenue and Sybilla Street

Forest Hills South Rezoning - **Approved!** Neighborhood Character & Existing Zoning

Dutch farmers were the first European settlers in the area. In 1904, Cord Meyer bought 600 acres which were later divided into 6,000 lots, primarily consisting of single-family homes. In 1909, the Russell Sage Foundation purchased approximately 175 acres to develop a fully planned garden city which became known as Forest Hills Gardens. Almost 100 years later the area has maintained its quaint sense of community characterized by tree-lined streets, colonial and tudor-style homes and use of open space.

The area proposed for rezoning is currently zoned R3-2, a district that permits a variety of housing types including garden apartments, row houses and semi-detached and detached houses. The floor area ratio (FAR) is 0.6, including an attic allowance and the maximum building height is 35 feet, with a perimeter wall no higher than 21 feet.

C1-2 and C2-2 commercial overlays are mapped along portions of Metropolitan Avenue permitting local retail and service uses with a maximum commercial FAR of 1.0.



Existing Zoning, Building Type & Occupancy

[View a Larger Image](#)

[View Zoning Comparison Chart.](#)

Forest Hills South Rezoning - **Approved!** Proposed Zoning



Proposed Zoning, Building Type & Occupancy

[View a Larger Image](#)

[View Zoning Comparison Chart.](#)

R3A

Thirty-one blocks north and south of Metropolitan Avenue are characterized by one- and two-family detached buildings on narrow lots.

The proposed R3A for these areas would permit one- and two-family detached buildings. The minimum lot size and lot width requirements would be 2,375 square feet and 25 feet. Front yards would be a minimum of 10 feet or at least as deep as an adjacent yard, and one or two side yards totaling eight feet would be required. The maximum FAR, building height, perimeter wall limit and the parking requirement are the same as the existing R3-2.



Typical single-family detached homes on 70th Road in the proposed R3A

R3X

Three contiguous blocks south of Kessel Street east of Ascan are characterized by one- and two-family detached buildings on large lots. The proposed R3X would permit one- and two-family detached buildings. However, the minimum lot size and lot width is 3,325 square feet and 35 feet, and two required side yards must total at least 10 feet. The maximum FAR, building height, perimeter wall limit and the parking requirement are the same as the existing R3-2.



Typical single-family detached home at 74th Avenue between Kessel and Metropolitan in the proposed R3X

R3-1

One block at the eastern edge of the rezoning area at Union Turnpike and Kessel Street and a portion of the block just to west across 75th Avenue are

characterized by semi-detached buildings.

The proposed R3-1 for this area would permit one- and two-family detached and semi-detached buildings. The minimum lot size and lot width requirements would be 3,800 square feet and 40 feet for new detached homes and 1,700 square feet and 18 feet for semi-detached residences. All residences would require front yards with a minimum depth of 15 feet; detached homes would also require two side yards totaling 13 feet, while all other building types would require one eight-foot side yard. The maximum permitted FAR of 0.6 (including an attic allowance); maximum building height of 35 feet and the maximum perimeter wall height of 21 feet is the same as the existing R3-2 zoning district as is the parking requirement of one off-street space per unit.



Typical semi-detached home at 75th Road between Kessel and Metropolitan in the proposed R3-1

Commercial Overlay Changes

C1-2 and C2-2 commercial overlays are currently mapped along Metropolitan Avenue generally to a depth of 150 feet. C1-2 overlays would be changed to C1-3 overlays and C2-2 overlays would be changed to C2-3 overlays to lower the required parking. The depths of the existing overlays would be reduced to 100 feet to prevent commercial uses from encroaching on residential side streets. No new commercial overlay districts are proposed as part of the rezoning.



Existing Commercial Buildings along Metropolitan Avenue

Forest Hills South Rezoning - **Approved!** Public Review

On June 18th, 2007, the Department of City Planning certified the [Uniform Land Use Review Procedure \(ULURP\)](#) application (C 070521 ZMQ) for the Forest Hills South rezoning to begin the formal public review process.

Milestone	Date
Department of City Planning Certification	June 18, 2007
Community Board 6 Approval	August 8, 2007
Queens Borough President Approval	August 30, 2007
City Planning Commission Approval ( Read the CPC Report)	October 3, 2007
City Council Approval	October 29th, 2007

For more information, 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.