



Jamaica Hill Rezoning - **Approved!**

Overview

The Department of City Planning has proposed zoning map changes for all or portions of 28 blocks in the Jamaica Hill neighborhood in central Queens, Community District 8. Another of the Department's lower-density rezoning initiatives in Queens, the proposal aims to maintain the neighborhood's prevailing character and ensure that new residential development fits the context and scale of the area's existing housing mix. Although the area is typically developed with, one- and two-family detached homes (84% of the residential lots), the existing R3-2, R4 and R5 zoning permits housing of all types, including multi-family apartment buildings and attached row houses.



Jamaica Hill

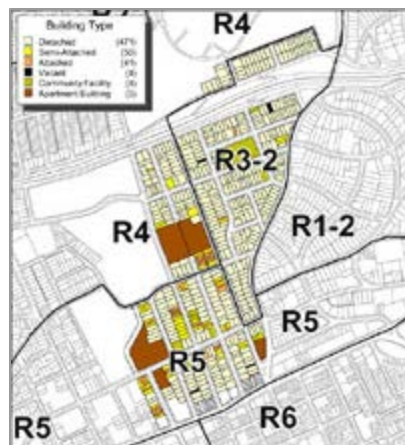
The Jamaica Hill rezoning area is located just south of St. John's University and the Grand Central Parkway and immediately west of the Jamaica Estates neighborhood. Its general boundaries are Grand Central Parkway and 82nd Avenue to the north, Homelawn Street to the east, Hillside Avenue to the south, and 168th and 166th Streets to the west. Portions of blocks located east of Jamaica High School and 168th Street are developed with six-story pre-war apartment buildings. These parcels will not be rezoned as part of this action.

The proposed zoning changes, the first in the area since 1961, respond to community concerns about the construction of multifamily apartment buildings and attached housing replacing existing single-family detached houses. Under the existing several three-story apartment buildings and row houses have replaced older, detached residences.

Proposed Zoning

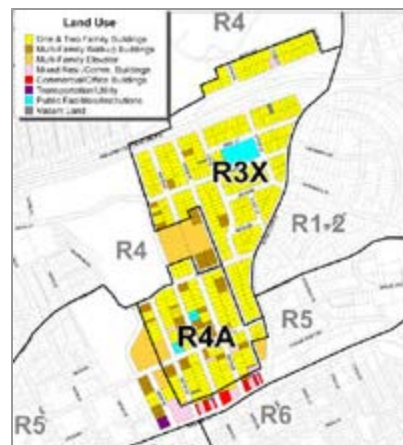
DCP proposes to rezone the area from R3-2, R4 and R5 districts to *contextual* R3X and R4A districts. R3X zoning would replace the entire R3-2 district in the eastern portion of the neighborhood between Homelawn and 169th streets. The R3X district would also replace the existing R4 district on all or portions of four blocks just west of 169th Street and north of Gothic Drive and a portion of one block north of Grand Central Parkway and west of 172nd Street. R4A zoning would replace the existing R4 zoning district on a portion of one block between 168th Street and 168th Place and the R5 district on all or portions of nine blocks between 166th and Homelawn streets.

The proposed R3X and R4A districts would limit new residential development to one- and two-family detached residences. The R3X zone would allow a maximum *floor area ratio (FAR)* of 0.6 and require new houses to have a minimum lot width of 35 feet. The R4A zone would allow a maximum FAR of 0.9 and require a minimum lot width of 30 feet. These new zoning districts will more closely reflect the one- and two-family character of the neighborhood and will ensure that future development will be consistent with the area's development patterns.



Existing Zoning with Building Type


[View a larger image](#)



Proposed Zoning with Land Use

[View a larger image](#)

Public Review

On June 7, 2004, the Department of City Planning certified the [Uniform Land Use Review Procedure](#) (ULURP) application for the proposed zoning map amendments (C 040492 ZMQ). This application was referred to Community Board 8, which held a public hearing on July 14, 2004 and unanimously approved the rezoning. The Queens Borough President held a public hearing on July 15, 2004 and on July 20, 2004 submitted her recommendation to the City Planning Commission in support of the rezoning. The Commission held its public hearing on August 11 and on September 8, 2004 unanimously approved the rezoning ( [Read the CPC Report](#)). On October 13 the City Council adopted the Jamaica Hill zoning changes which are now in effect.

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

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Photos



Typical development in proposed R3X District near 83rd Avenue.



Typical one- and two-family detached residences in Jamaica Hill.



Typical residential development in existing R5 District near Gothic Drive. Proposed R4A District.



Single-family homes in proposed R3X District.




Out-of-context development permitted under existing R5 zoning.



Several detached homes were replaced with these attached row houses on 168th Street.

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.