



North Corona 2 Rezoning - **Approved!**

Overview

Update March 24, 2009:

On March 24, 2009, the City Council adopted the North Corona 2 Rezoning. The zoning changes are now in effect.

Introduction

The Department of City Planning proposes Zoning Map changes for 100 blocks in the north-central Queens neighborhood of North Corona in Community District 3. The rezoning area is located south of East Elmhurst and LaGuardia Airport and west of Flushing Meadows-Corona Park, and it is generally bounded by Roosevelt Avenue on the south, 89th Street to 95th Street on the west, Northern and Astoria boulevards on the north and 114th Street on the east. Most of the blocks within the current proposed rezoning were included within a Department-sponsored rezoning adopted in 2003.

The proposed North Corona 2 rezoning aims to protect the established lower density character of the area’s residential side streets and ensure that future development more closely reflects the context of surrounding portions of the neighborhood. The proposed rezoning would also provide opportunities for new, medium-density residential or mixed-use development on Northern and Astoria boulevards that would be regulated by building height limits.

This rezoning was initiated by the Department in response to its pledge to the community to monitor new development following the 2003 rezoning and community concerns that recent construction was out-of-character with existing neighborhood development patterns. The proposed rezoning is the result of consultation with members of Community Board 3, the Queens Borough President and the City Council Member representing the area.



Study Area

Background

Development of residential blocks in North Corona first occurred with the expansion of Long Island Rail Road service from the mid- to late 19th Century. This rail access stimulated the subdivision of farmland into blocks and lots for residential development. Many two-story detached and attached one- and two-family buildings located in the eastern portion of the rezoning area date from this period.

In the early 20th Century following the completion of the Queensboro Bridge and the transit line above Roosevelt Avenue, a second period of residential development commenced characterized by five- and six-story apartment buildings primarily concentrated in the western portion of the area. Following World War II, six-story elevator apartment building complexes were constructed at the eastern and western ends of Northern Boulevard within North Corona.

Since the mid-1990’s extensive redevelopment has occurred within portions of the rezoning area as multi-family, walk-up apartment buildings have replaced existing detached one- and two-family homes. The current rezoning proposal seeks to curb out-of-character development on residential side streets while supporting multi-family and mixed-use development along portions of Northern and Astoria boulevards.



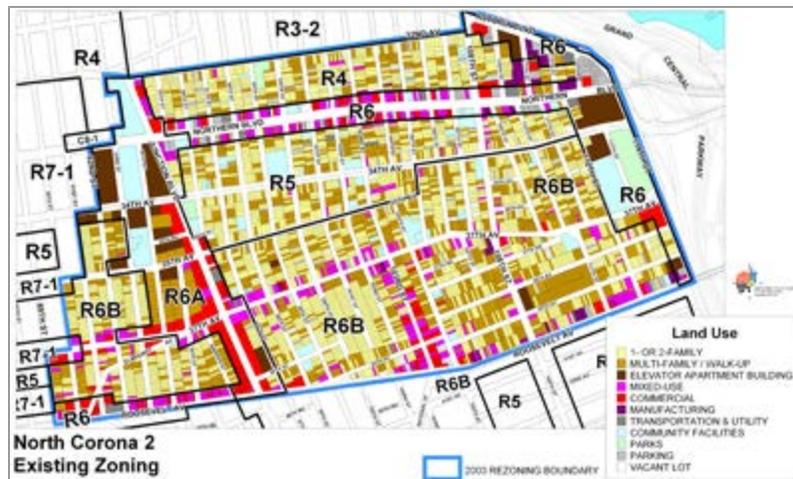
Detached residences in the existing R5 District on the corner of 34th Avenue at 97th Street



Semi-detached residences on 92rd Street north of 37th Avenue zoned R6B

North Corona 2 Rezoning - **Approved!** Existing Zoning

Existing zoning in North Corona includes R4, R5, R6, R6A and R6B districts. No changes to the existing R4, R6A, or commercial overlay districts are proposed by this rezoning.



[View a larger image.](#)

View the [North Corona 2 Zoning Comparison Chart](#).

R5

The R5 District allows all housing types – detached, semi-detached, attached rowhouses and multi-family apartment buildings. The maximum *floor area ratio (FAR)* is 1.25 (or 1.65 under Infill provisions for predominantly built up areas). The maximum community facility FAR is 2.0. The maximum street wall height is 30 feet, and the maximum *building height* is 40 feet. The minimum lot width is 40 feet for detached buildings, and for other buildings, the minimum lot width is 18 feet. Two side yards are required for detached buildings with a combined minimum total of 13 feet (and one at a 5-foot minimum). A front yard of 10 feet or 18 feet is required. Off-street, grouped parking spaces for 85% of the dwelling units are required.



Residences on 34th Avenue near 110th Street in an existing R5 District

R6B

R6B is a *contextual* district that allows all housing types, including detached, semi-detached, attached and multi-family residences. The maximum FAR is 2.0 for both residential uses and community facilities. The maximum building height is 50 feet, with a base height of 30 to 40 feet. No front or side yards are required. One parking space is required for every two dwelling units, but off-street parking can be waived if five or fewer spaces are required.



New multi-family building and detached residences on 38th Avenue near 112th Street in an existing R6B District

R6

The R6 district is a medium-density *height factor* residential district with no fixed height limits that allows all housing types with a residential maximum FAR of 2.43. or 3.0 (on wide streets) if the optional *Quality Housing* provisions are used. The maximum FAR for community facility or mixed-use community facility/residential buildings is 4.8. Building envelopes are regulated by the *sky exposure plan*. The minimum required lot area is 1,700 square feet and the minimum lot width is 18 feet. For lots greater than 10,000 square feet, parking spaces for 70% of the dwelling units are required; for lots that are less than 10,000 square feet, it is a 50% parking requirement. Off-street parking requirements can be waived if five or fewer spaces are required.



Multi-family elevator apartment building on Astoria Boulevard and 111th Street in an existing R6 District

North Corona 2 Rezoning - **Approved!** Proposed Zoning

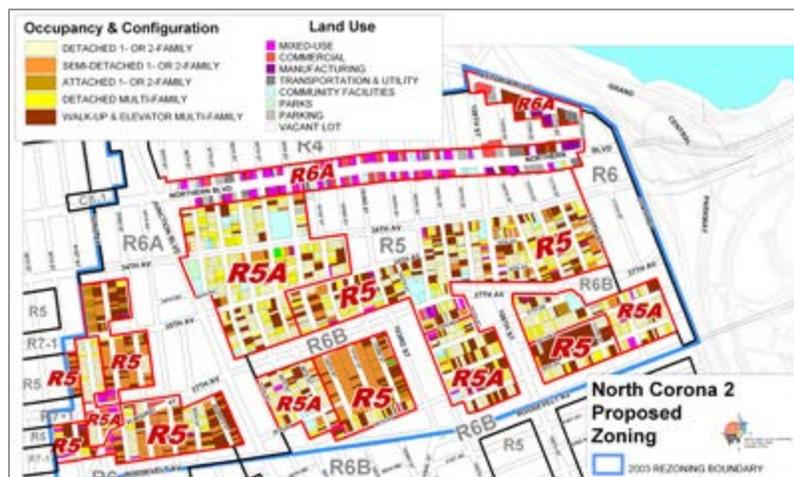
The Department's North Corona 2 rezoning proposal for 100 blocks within the neighborhood has two components:

- **Lower-density Rezoning**

To protect and reinforce established lower density contexts, rezone all or portions of 68 blocks from R5 and R6B zones to lower-density R5 or R5A Districts;

- **Contextual Corridor Rezoning**

Rezone 34 block fronts along portions of Astoria and Northern Boulevards from R6 zoning to a contextual R6A district to establish a fixed maximum building height and to create opportunities for new medium density residential development.



[View a larger image.](#)

R5A

Five areas are proposed to be rezoned from R6B to R5A, a zone that was not yet created at the time of the 2003 North Corona rezoning:

- four block portions centered on 91st Street between 35th and Elmhurst avenues
- on 17 full or portions of blocks between Junction Boulevard and 102nd Street north of 37th Avenue
- on five full or portions of blocks between 97th and 100th streets south of 37th Avenue
- on four full or portions of blocks south of 37th Road between 104th and 108th streets
- on eight full or portions of blocks between 108th and 114th streets south of 37th Avenue.



Detached houses on 91st Street near Elmhurst Avenue where R5A is proposed

The proposed R5A zoning limits new residential development to one- or two-family detached houses with a maximum 1.1 FAR with a 300 square-foot floor area bonus for a detached garage. The maximum perimeter wall height is 25 feet, and the maximum building height is 35 feet. The minimum required lot width is 30 feet, and a minimum lot area of 2,850 feet. A front yard of at least 10 feet is required and must be as deep as an adjacent front yard. Two side yards are required with a combined total width of at least 10 feet and a minimum width of one side yard of 2 feet. One off-street parking space is required for each dwelling unit. This proposed contextual zone will more closely reflect the predominantly detached, one- and two-family houses found in these portions of the rezoning area.

R5

Six areas are proposed to be rezoned to R5 from R6B.

- a single mid-block portion on the east side of 90th Street between 35th and 37th avenues that will extend an existing R5 district from the west
- eight partial blocks located south of 37th Avenue between 89th and Warren streets
- five partial blocks located north of 37th Avenue between 91st and 94th streets
- five partial blocks located south of 37th Avenue from 100th to 102nd streets
- four full blocks and 11 partial blocks located south of 34th and 35th avenues between 100th and 112th streets
- four partial blocks located south of 38th Avenue from 108th to 111th streets.



Semi-detached houses on 93rd Street near 37th Avenue where R5 is proposed

The proposed R5 zoning will reflect the range of housing types typically found in these areas which include semi-detached and attached buildings, but with a lower FAR of 1.25. The proposed R5 has a lower maximum building height of 40 feet and a maximum street wall height of 30 feet. It requires a front yard of either 10 feet or 18 feet. Detached residences require a minimum lot area of 3,800 square feet and a minimum lot width of 40 feet. Other building types require a minimum lot area of 1,700 square feet and a minimum lot width of 18 feet. Detached buildings are required to provide two side yards with a minimum total width of 13 feet are required, and none may be less than 5 feet in width. For semi-detached development one side yard of at least 8 feet in width is required for each building. One parking space is required per dwelling unit, or if group parking is used 85% of the required spaces must be provided.

R6A

The proposed R6A zoning would replace the existing R6 zoning on both sides of Northern Boulevard as an expansion of the existing R6A District on Junction Boulevard extending eastward to 112th Place. An R6A district also would replace R6 zoning on four block portions on the south side of Astoria Boulevard between 108th Street and 112th Place.



New contextual R6A residential building on Junction Boulevard near 37th Avenue

The proposed R6A district is a contextual district that allows all housing types, with a maximum FAR of 3.0 for residential and community facility developments. The building's base height must be between 40 to 60 feet, and then a setback is required before reaching a maximum building height of 70 feet. Front building walls must be set at the street line unless required to align with the walls of an adjacent building. Side yards are not required. One parking space is required for every two dwelling units, but off-street parking can be waived if five or fewer spaces are required.

The proposed R6A zoning would provide opportunities for medium density developments, but it would limit future buildings in these boulevard locations to a maximum base height of 60 feet and a maximum building height of 70 feet. It also would ensure that the scale of community facility uses would be consistent with the scale of residential uses.

North Corona 2 Rezoning - **Approved!** Public Review

On October 6, 2008, the Department of City Planning certified the [Uniform Land Use Review Procedure \(ULURP\)](#) application (C 090112 ZMQ) for the North Corona II rezoning to begin the formal public review process.

Milestone	Date
Department of City Planning Certification	October 6, 2008
Community Board 3 Conditional Approval	November 20, 2008
Queens Borough President Conditional Approval	December 17, 2008
City Planning Commission Public Hearing	January 21, 2009
City Planning Commission Approval with modification*	February 18, 2009
City Council Hearing	March 18, 2009
City Council Approval	March 24, 2009

*Commission Modifications

On February 18, 2009, the City Planning Commission approved the rezoning proposal with a modification made in response to concerns expressed by Community Board 3, the Queens Borough President and testimony at its public hearing that retains the current R6B district for the blockfronts on 37th Avenue between 90th and 92nd Streets.



Adopted Rezoning

[View a larger image.](#)

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.