ROCKAWAY NEIGHBORHOODS REZONING

Department of City Planning
Queens Office
The Rockaway peninsula stretches 11 miles into lower New York Bay and separates Jamaica Bay from the Atlantic Ocean.

It encompasses 15 neighborhoods, as well as Jacob Riis Park, Fort Tilden and part of Federal Gateway National Recreation Area.
OVERVIEW

- Five neighborhoods
- 280 blocks
- 5,910 lots
EXISTING ZONING - ISSUES

• Encourages development that is out of character with existing neighborhood context

• Restricts opportunities for mixed used development along the area’s wide streets

• Does not reflect higher accessory parking demand in medium density areas
OBJECTIVES

• Establish a low-scale framework to protect and reinforce established building scale

• Ensure the provision of front and side yards, street trees and sidewalk planting strips

• Address community concerns for additional accessory parking requirements in auto dependent locations

• Provide zoning flexibility for residents to enlarge one-family homes in Far Rockaway

• Facilitate a mix of residential and commercial activities in select locations to strengthen existing contexts along wide streets and in areas close to transit.
EXISTING ZONING

[Map showing existing zoning districts, land use, and overlays.]
BUILT ENVIRONMENT

Detached development on Beach 119th Street in an existing R3-2

Out of character development on Beach 108th Street in an existing R5

Mid-rise development on Ocean Promenade in an existing R7A

Beach 116th Street corridor in an existing R5/C1-2
57 blocks proposed to be rezoned
44 blocks rezoned for 1- and 2 family houses
11 blocks rezoned for lower density
2 blocks rezoned for medium density
PROPOSED ZONING

- 57 blocks proposed to be rezoned
  - 44 blocks rezoned for 1- and 2 family houses
  - 11 blocks rezoned for lower density
  - 2 blocks rezoned for medium density
PROPOSED ZONING

- 57 blocks proposed to be rezoned
- 44 blocks rezoned for 1- and 2 family houses
- **11 blocks rezoned for lower density**
- 2 blocks rezoned for medium density

ROCKAWAY PARK
PROPOSED ZONING

- 57 blocks proposed to be rezoned
- 44 blocks rezoned for 1- and 2 family houses
- 11 blocks rezoned for lower density
- 2 blocks rezoned for medium density
BUILT ENVIRONMENT

New development on Cross Bay Parkway in an existing R6

Out of character development on Beach 92nd Street in an existing R6

New mid-rise development on Beach 96th Street in an existing R6

New semi-detached development on Beach 97th Street in an existing R6
PROPOSED ZONING

- 66 blocks proposed to be rezoned
- 32 blocks rezoned for 1- and 2 family
- 12 blocks rezoned for lower density
- 20 blocks rezoned for medium density
- 2 blocks rezoned to reflect existing uses
PROPOSED ZONING

- 66 blocks proposed to be rezoned
- 32 blocks rezoned for 1- and 2 family
- 12 blocks rezoned for lower density
- 20 blocks rezoned for medium density
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PROPOSED ZONING

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- **20 blocks rezoned for medium density**
- 2 blocks rezoned to reflect existing uses
EXISTING ZONING

[Map showing various zoning districts and land uses in Somerville, including R3-2, R4, R5, R6, C3, C1-2, C2-2, C2-4, M1-1, and land use categories like 1 Family Detached, 2 Family Detached, 1 & 2 Family Semi-Detached, 1 & 2 Family Attached, Multi-Family Building, Mixed Use, Office & Commercial, Manufacturing/Utility, Community Facility, Open Space, Parking, Vacant, and Atlantic Ocean.]
BUILT ENVIRONMENT

Detached development on Gouveneur Avenue in an existing R3-2

Semi-detached development on Almeda Avenue in an existing R3-2

Detached development on Beach 69th Street in an existing R5

Out of character development on Beach 69th Street in an existing R3-2
PROPOSED ZONING
• 58 blocks to be rezoned
• 45 blocks rezoned for 1- and 2-family
• 1 block rezoned for lower density housing
• 12 blocks rezoned for medium density
PROPOSED ZONING

- 58 blocks to be rezoned
- 45 blocks rezoned for 1- and 2-family
- 1 block rezoned for lower density housing
- 12 blocks rezoned for medium density

SOMERVILLE
• 58 blocks to be rezoned
• 45 blocks rezoned for 1- and 2- family
• 1 block rezoned for lower density housing
• **12 blocks rezoned for medium density**
BUILT ENVIRONMENT

Detached development on Beach 12th Street in an existing R5

Out of character development on Beach 26th Street in an existing R6

Detached development on Beach 25th Street in an existing R6

New ocean front development in an existing R6
PROPOSED ZONING

[Map showing proposed zoning districts in Far Rockaway and Edgemere]
PROPOSED ZONING

- 116 blocks proposed to be rezoned
- 22 blocks rezoned for 1-family houses
- 79 blocks rezoned for 1- and 2-family houses
- 10 blocks rezoned for lower density housing
- 5 blocks rezoned for medium density

Nassau County

FAR ROCKAWAY & EDGEMERE
• 116 blocks proposed to be rezoned
• 22 blocks rezoned for 1-family houses
• 79 blocks rezoned for 1- and 2-family houses
• 10 blocks rezoned for lower density housing
• 5 blocks rezoned for medium density
PROPOSED ZONING

- 116 blocks proposed to be rezoned
- 22 blocks rezoned for 1-family houses
- 79 blocks rezoned for 1- and 2-family houses
- 10 blocks rezoned for lower density housing
- **5 blocks rezoned for medium density**
COMMERCIAL OVERLAYS

- Provide new C1-3 and C2-3 commercial overlays to reflect existing commercial uses and provide for commercial and retail expansion.

- Reduce commercial overlay depth to reflect existing location of commercial uses and to reduce the expansion of commercial uses onto residential blocks.

Beach 116th Street and Rockaway Beach Boulevard in an existing R5/C1-2
• Allow an R2X district in CD 14
  Currently the R2X district can only be mapped in the Special Ocean Parkway District in Brooklyn.

• Apply R5 residential accessory off-street parking regulations to R6 or R7 areas in CD 14 (except in existing Urban Renewal Areas)
  Accessory off-street parking increased from 50% or 70% (depending on zoning district) to 85%
280 Total Blocks Rezoned
• 266 blocks rezoned to protect low density character
• Additional accessory parking requirements
• Strengthen existing contexts in select locations with mixed residential and commercial activities