

Springfield Gardens - **Approved!**



Overview

The Department of City Planning proposes to rezone all or parts of 68 blocks in the southeastern Queens neighborhood of Springfield Gardens, Community District 12. Like other Department of City Planning lower-density rezoning initiatives in Queens, this proposal is designed to protect the low-scale, residential character of the Springfield Gardens streetscape by allowing only the type of new development that reinforces the neighborhood's existing physical character. The vast majority of homes in the rezoning area are one- and two-family detached and semi-detached homes built in the mid-1900's, even though the existing zoning, R3-2, allows for a broad range of housing types, including multifamily apartment buildings and attached row houses.

The Springfield Gardens rezoning area is located in southern Queens, in an area bounded by Baisley Boulevard to the northwest, Guy R. Brewer Boulevard to the east, and North Conduit Avenue to the south. Most of the project area is currently zoned R3-2 with a C2-2 commercial overlay district along Rockaway Boulevard and North Conduit Avenue.

The proposed zoning changes respond to concerns voiced by the United Neighborhood Civic Association of Jamaica, the community's local civic association, regarding the construction of attached housing and multifamily apartment buildings on lots previously occupied by a single- or two-family detached home. The existing zoning, which has remained unchanged since 1961, has allowed for the destruction and replacement of older detached residences in favor of multiple-unit structures.

Proposed Zoning

The Department of City Planning proposes to rezone the area from R3-2 to R3X and R3-1 districts. An R3X zoning district would replace the R3-2 zone on 26 full blocks and parts of ten blocks in the northeastern portion of the community, roughly bounded by Guy R. Brewer Boulevard, Baisley Boulevard, 153rd Street and 134th Avenue. An R3-1 zoning district would replace R3-2 zoning in the remainder of the project area roughly bounded by 134th Avenue, Guy R. Brewer Boulevard, N. Conduit Avenue, Baisley Boulevard and 153rd Street. The C2-2 commercial overlay will remain unchanged by this zoning action.

The proposed R3X and R3-1 districts would limit new residential development to one- and two-family detached and semi-detached residences. Both zoning designations permit a maximum floor area ratio (FAR) of 0.6. The R3X zone, which only permits one- and two-family detached residences, requires a minimum lot width of 35 feet and minimum lot size of 3,325 square feet. The R3-1 zone allows one- and two-family detached as well as semi-detached homes, and requires a minimum lot width of 40 feet and minimum lot size of 3,800 square feet for detached homes, and 1,700 square feet for semi-detached homes. Together, these new zoning districts more closely reflect the one- and two-family character of the neighborhood and will help to ensure that future development will be consistent with the prevailing neighborhood character.



Existing Zoning
[View Full Map](#)



Proposed Zoning
[View Full Map](#)



Typical two-family detached residences in the proposed R3X zone.



Typical one-family detached residences in the proposed R3-1 zoning district.



Semi-detached building in the proposed R3-1.



Out of context development permitted under the existing R3-2 zoning.

Public Review

On December 6, 2004, the Department of City Planning certified the [Uniform Land Use Review Procedure](#) application for the proposed zoning map amendments (C 050194 ZMQ). On January 19, 2005 Community Board 12 voted to recommend approval of the proposed zoning map changes. On February 3, 2005 the Queens Borough President submitted her recommendation of the proposed zoning map changes. The City Planning Commission held a public hearing on February 16, 2005 and approved the rezoning on March 2, 2005. ([Read the CPC report](#)). On April 12, 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.

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.