



# St. Albans / Hollis Rezoning - **Approved!**

## Overview

**Update October 29, 2007:**

On October 29, 2007 the City Council adopted the St. Albans / Hollis zoning map changes with modifications ([View map of zoning modifications](#)). The zoning changes are now in effect.

### Introduction

The Department of City Planning proposes to amend the Zoning Map on all or portions of 317 blocks in the southeastern Queens neighborhoods of St. Albans and Hollis, Community District 12, Queens, from existing R2, R3-2, R4 and R6B districts, to lower-density or contextual zones. The rezoning area is generally bounded by Merrick Boulevard to the west and south, Springfield Boulevard and Francis Lewis Boulevard to the east, 99th Avenue, Farmers Boulevard and Brinkerhoff Avenue to the north. The rezoning area is southeast of Downtown Jamaica and is adjacent to Laurelton, Queens Village and Cambria Heights to the west.

The proposed rezoning, which includes changes to existing commercial overlays, aims to preserve the area's predominant lower-density character and ensure that future residential development is consistent with its surrounding neighborhood. Additionally, the proposed rezoning would establish moderate density residential districts along portions of Hollis Avenue, Farmers Boulevard, Linden Boulevard and Merrick Boulevard and reduces the depths of commercial overlays to prevent encroachment of commercial uses onto residential blocks.

### Background

The neighborhoods of St. Albans and Hollis are located in south eastern Queens, between Downtown Jamaica and Cambria Heights. Residential development began in this area near the turn of the 20th century, and post-World War I housing boom established this area as a low density middle-income area. The nearby Roy Wilkins Park is the largest regional park and recreation center in southern Queens. The adjacent St. Albans Veterans Administration Hospital is a significant institution in the neighborhood. The Long Island Railroad Hollis station is located on Linden Boulevard near Farmers Boulevard.

In response to community concerns that recent development has been inconsistent with neighborhood scale and character, the proposed rezoning was undertaken in close consultation with elected representatives and Community Board 12.



St. Albans / Hollis Rezoning Area



Mixed residential and commercial building on Hollis Ave at 200th Street



Low density detached housing on 195th Street at 100th Avenue

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### Existing Zoning & Context

The St. Albans / Hollis rezoning area currently includes five residential zoning districts. The existing residential zoning allow a range of housing types, including detached, semi-attached, and attached residences. Commercial districts found within the rezoning area include C1-2, C2-2 and C1-3 commercial overlays mapped along portions of Merrick Boulevard, Farmers Boulevard, Francis Lewis Boulevard, 99th Avenue, Hollis Avenue, Murdock Avenue and Linden Boulevard. The existing zoning has generally remained the same since the 1961 Zoning Resolution went into effect.



Existing Zoning Map  
[View a Larger Image](#)

[View St. Albans / Hollis Zoning Comparison Chart.](#)

#### **R2**

The R2 district permits one-family, detached residences on lots with a minimum area of 3,800 square-foot lots and a minimum width of 40 feet. The maximum floor area ratio (FAR) is 0.5. The maximum front wall height is 25 feet, given a minimum front yard depth of 15 feet; each additional linear foot in depth to the front yard yields an additional foot to the building's maximum front wall. There is no maximum building height; instead the building's maximum height is determined by its [Sky Exposure Plane](#), which has a varying height depending on where on the zoning lot a building is located.

#### **R3-2**

The R3-2 district is the lowest-density general residence district in which multi-family structures are permitted. A variety of housing types are permitted including garden apartments, row houses and semi-detached and detached houses. The maximum FAR is 0.5, plus a 0.1 attic allowance. Minimum lot width and lot area depend upon the housing configuration (see [Zoning Comparison Chart](#)). The maximum building height is 35 feet and the maximum perimeter wall height is 21 feet.

#### **R4**

The R4 district allows the same variety of housing types as the R3-St. Albans / Hollis2 district but at a moderately higher density. The maximum FAR is 0.9, which includes a 0.15 attic allowance. The maximum building height is 35 feet and the maximum perimeter wall height is 25 feet. On blocks that are predominantly developed, a maximum FAR of 1.35 is permitted with the R4 [infill zoning](#) provisions. As in R3-2 districts, minimum lot area and lot width vary with housing configuration for both R4 and R4 infill developments.

#### **R6B**

A general residence district, the R6B allows all housing types including detached, semi-detached, attached and multi-family residences. Minimum lot width and lot area depend upon the housing configuration (see [Zoning Comparison Chart](#)). The maximum FAR for all housing types is 2.0. One parking space is required for every two dwelling units but can be waived if five or fewer spaces are required.

#### **Commercial Overlay**

There are existing C1-2, C1-3 and C2-2 commercial overlay districts along selected blocks on Linden Boulevard, Farmers Boulevard, Merrick Boulevard, Hollis Avenue and Francis Lewis Boulevard. These districts allow the local retail and service shops needed in residential neighborhoods. C2 districts allow for a wider range of uses than C1 districts. Maximum commercial floor area in overlays in R2, R3 and R4 districts can reach 1.0 FAR with commercial uses limited to the first or second floor. Overlays in R6 districts have a commercial FAR of 2.0. C1-3 overlays require less off-street parking than the C1-2.



Out-of-character semi detached two-family homes on 196th Street in an existing R3-2 district



Buildings utilizing the parking waiver on Farmers Boulevard in an R6B district

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## Proposed Zoning

The proposal, encompassing all or part of 317 blocks throughout the St. Albans and Hollis area, would amend the Zoning Map by rezoning selected R2, R3-2, R4 and R6B districts to lower-density or contextual districts (R2, R3A, R3X, R4-1, R4A, R4B, R5B, R5D and R6A), in order to preserve the area's predominant lower-density character and ensure that future residential development is consistent with its surrounding context.



Proposed Zoning Map  
[View a Larger Image](#)

Existing Districts	Proposed Districts												
	R3-2	R4	R6B	R2	R3A	R3X	R4-1	R4A	R4B	R5B	R5D	R6A	
Zoning District	R3-2	R4	R6B	R2	R3A	R3X	R4-1	R4A	R4B	R5B	R5D	R6A	
Building Type	40 Residence Types	40 Residence Types	40 Residence Types	Detached 1 Family	Detached 1.5 Family	Detached 1.5 Family	Detached or Semi 1.5 Family	Detached 1.5 Family	Detached 1.5 Family	40 1.5 Family Building Types	40 Residence Types	40 Residence Types	
Maximum Residential Plot	0.8*	0.8*	0.8	0.5	0.4*	0.4*	0.4*	0.4*	0.4	1.35	2.5	3.5	
Minimum Community Facility Size	1.0	2.0	2.0	0.5	1.0	1.0	2.0	2.0	2.0	2.0	2.0	3.0	
Minimum Lot Area or 1'	3,800 D, 1,700 S.A.	3,800 D, 1,700 S.A.	3,800 D, 1,700 S.A.	3,800	2,375	3,325	3,375 D, 1,700 S.A.	2,850	3,375 D, 1,700 S.A.	2,375 D, 1,700 S.A.	3,075 D, 1,700 S.A.	3,800 D, 1,700 S.A.	
Minimum Lot Width	40 D, 18 S.A.	40 D, 18 S.A.	40 D, 18 S.A.	40	25	35	35 D, 18 S.A.	30	35 D, 18 S.A.	35 D, 18 S.A.	35 D, 18 S.A.	40 D, 18 S.A.	
Maximum Streetwall Height	31'	28'	30-43'	25'	21'	21'	25'	21'	24'	30'	40'	40-60'	
Maximum Building Height	35'	35'	50'	None, Determined by the exposure plane.			35'	35'	35'	34'	33'	40'	70'
Minimum Front Yard	15'	10'	No yards required, street wall no closer than adjacent lot line.	15'	10', Line up with 1' adjacent rear lot line.	10', Line up with 1' adjacent rear lot line.	10', Line up with 1' adjacent rear lot line.	10', Line up with 1' adjacent rear lot line.	10', Line up with 1' adjacent rear lot line.	5', 5' adjacent to 1st, 5' adjacent to 2nd, 2' adjacent to 3rd, 2' adjacent to 4th.	5', 5' adjacent to 1st, 5' adjacent to 2nd, 2' adjacent to 3rd, 2' adjacent to 4th.	5', 5' adjacent to 1st, 5' adjacent to 2nd, 2' adjacent to 3rd, 2' adjacent to 4th.	None
Minimum Rear Yard	2' with 10' rear lot line, 0' with 0' rear lot line.	2' with 10' rear lot line, 0' with 0' rear lot line.	None, if minimum front yard is 0.5.	2' required 10' total, 0' minimum.	0' minimum between buildings.	2' required 10' total, 0' minimum.	0' minimum between buildings.	2' required 10' total, 0' minimum.	0' minimum between buildings, 0.5.	0' minimum between buildings, 0.5.	0' minimum between buildings, 0.5.	None, if minimum front yard is 0.5.	

\* with 20% off-street parking (Developed under Infill housing provisions)

D=Detached S=Detached-Attached A=Attached

Zoning Comparison Chart  
[View a Larger Image](#)

10/29/07:

[View adopted zoning map.](#)

### R2: R3-2 and R4 to R2

An existing R2 district is proposed to be extended to include all or parts of 25 blocks currently zoned R3-2 and R4 generally:

- between 112th Avenue and 110th Avenue, along Sullivan Road; and
- along Hollis Avenue, Farmers Boulevard and Murdock Avenue where the depth of commercial overlays are also being reduced.

In the proposed R2 zoning district, residential development would be limited to one-family, detached homes with a maximum 0.5 FAR. The minimum lot size and lot width requirements would be 3,800 square feet and 40 feet for any new residential development. The minimum front yard depth would be 15 feet. Maximum building height would be controlled by a sky exposure plane.



Typical detached houses on Lewiston Avenue in the proposed R2 zoning district

### Proposed R3A: R3-2 and R4 to R3A

The proposed R3A would include portions of 190 blocks generally bounded by:

- 112th Avenue, 172nd Street, 110th Avenue and 178th Street;
- Farmers Boulevard, Linden Boulevard, Suffolk Street and Sullivan Road;
- Hollis Avenue, 198th Street, 99th Avenue and Francis Lewis Boulevard; and
- Springfield Boulevard, 122nd Avenue, Merrick Boulevard and Linden Boulevard.



Typical detached houses on 204th Street in the proposed R3A zoning district.

These areas are generally characterized by one and two-family detached homes on small lots. In the proposed R3A zoning district, residential

development would be limited to one- and two-family, detached houses. The minimum lot size and lot width requirements are 2,375 square feet and 25 feet. The maximum FAR is 0.6. The maximum building height would be 35 feet and the maximum perimeter wall height 21 feet.

#### **Proposed R3X: R3-2 and R4 to R3X**

The proposed R3X would include portions of 57 blocks that are characterized by one and two family detached homes on larger lots. The areas being rezoned are, generally bounded by:

- Linden Boulevard, Merrick Boulevard and Roy Wilkins Park;
- Linden Boulevard, Farmers Boulevard, 115th Avenue and 196th Street;
- Hollis Avenue, 99th Avenue and 197th Avenue; and
- 116th Avenue, Francis Lewis Boulevard and 114th Place.

In the proposed R3X zoning district, residential development would be limited to one- and two-family, detached houses. The minimum lot size and lot width requirements are 3,325 square feet and 35 feet. The maximum FAR is 0.6. The maximum building height would be 35 feet and the maximum perimeter wall height 21 feet.



Typical detached houses on 195th Street in the proposed R3X zoning district

#### **Proposed R4A: R4 to R4A**

The proposed R4A zoning includes portions of 17 blocks, in the area between Linden Boulevard, 119th Avenue, Francis Lewis Boulevard and 196th Street. Typical development in this area is larger one and two-family homes.

In proposed R4A zoning districts, residential development would be limited to one- and two-family detached houses. Semi-detached, attached and multi-family residences currently allowed under the R4 zoning would no longer be permitted. The infill provisions currently allowed in the R4 would no longer be applicable in the proposed R4A. The minimum lot size and lot width requirements are 2,850 square feet and 30 feet for new development. The maximum FAR is 0.9. The maximum building height would be 35 feet and the maximum perimeter wall height 21 feet.



Typical detached houses on 199th Street in the proposed R4A zoning district

#### **Proposed R4B: R3-2 and R4 to R4B**

The proposed R4B zoning includes all or portions of 36 blocks generally:

- between 110th Avenue, 110th Place, 171st Street and 173rd Street; and
- West of Francis Lewis Boulevard between Hollis Avenue and 116th Avenue

These areas are predominantly built with attached, one- and two-family residences that have parking in the rear.

In the proposed R4B zoning district, residential development would be limited to one- and two-family detached, semi-detached, and attached houses, as compared with the existing R4 designations, which permit all residence types, including multi-family dwellings. The infill provisions currently allowed in the R4 would no longer be applicable in the proposed R4B. The minimum lot size and lot width requirements are 2,375 square feet and 25 feet for detached residences and 1,700 square feet and 18 feet for semi-detached and attached residences. The maximum allowable FAR is 0.9. Parking is not permitted in front yards. The maximum building height and street wall height would be 24 feet.



Typical attached houses on 204th Street in the proposed R4B zoning district

#### **Proposed R4-1: R4 to R4-1**

The proposed R4-1 zoning district would cover all or portions of 23 blocks generally along Murdock Avenue between 197th Street and 203rd Street,

and an area generally bounded by Linden Boulevard, 119th Avenue, 201st Street and 205th Street.

In the proposed R4-1 zoning district, one- and two-family detached and semi-detached residential development would be permitted. The minimum lot size and lot width requirements are 2,375 square feet and 25 feet for new detached development and 1,700 square feet and 18 feet for semi-detached development. The maximum FAR is 0.9. These areas are predominantly built with detached and semi-detached one and two-family buildings. The maximum building height would be 35 feet and the maximum perimeter wall height 21 feet.



Typical semi- detached houses on 201st Place in the proposed R4-1 zoning district

### **Proposed R5B: R3-2 to R5B**

The proposed R5B district would include portions of 67 blocks fronting Merrick, Farmers and Linden Boulevards and Hollis Avenue. These block fronts are developed with mixed-use buildings, multi-family residential uses, community facility, commercial and office uses and parking facilities.

In the proposed R5B zoning district, all residence types are permitted. The maximum allowable FAR is 1.35. The maximum building height is 33 feet. The parking requirement for group parking in the R5B district is 66% of the total dwelling units. The R5B district allows for moderate-density residential and local commercial development where there are commercial overlays on wide streets in the area.

### **Proposed R5D: R6B to R5D**

The proposed R5D district would include all or portions of nine blocks fronting Linden Boulevard and Farmers Boulevard. These block fronts are developed with mixed-use buildings, multi-family residential uses, commercial and office uses.

In the proposed R5D zoning district, all residence types are permitted. The maximum allowable FAR is 2.0. The maximum building height is 40 feet. The parking requirement for group parking in the R5D district is 66% of the total dwelling units but if more than one dwelling unit is provided, parking cannot be waived. The R5D district would provide adequate accessory parking with new residential and commercial development.

### **Proposed R6A: R2 and R3-2 to R6A**

The proposed R6A district would include portions of two blocks on the north side of Linden Boulevard between Marne Place and 170th Street. These block fronts are developed with commercial and community facility uses.

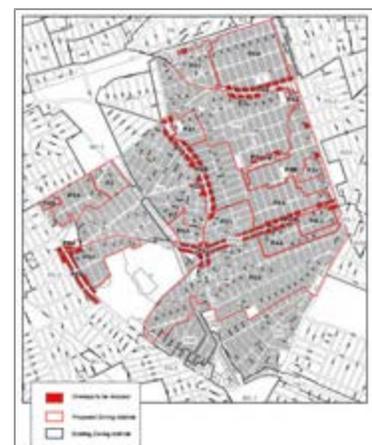
In the proposed R6A zoning district, all residence types are permitted. The maximum allowable FAR is 3.0. The maximum building height is 70 feet. The parking requirement for group parking in the R6A district is 50% of the total dwelling units. The R6A district would provide a place for medium-density residential and commercial development (where there are commercial overlays), which is consistent with the character of nearby development on Merrick Boulevard.

### **Commercial Overlays**

The proposal includes changes to certain existing commercial overlays within the rezoning area to more closely match existing land use and development patterns. The rezoning area has C1-2, C2-2 and C1-3 overlays located along portions of Merrick Boulevard, Farmers Boulevard, Francis Lewis Boulevard, 99th Avenue, Hollis Avenue, Murdock Avenue and Linden Boulevard, and they generally have depths of 150 feet. The Department proposes to rezone C1-2 and C2-2 overlays to C1-3 and C1-3 overlays and generally reduce the depths of existing overlays to 100 feet. Changing the existing C1-2 and C2-2 commercial overlays to C1-3 and C2-3 commercial overlays.

The action proposes to change the existing C1-2 and C2-2 commercial overlays to C1-3 and C2-3 respectively and reduce the depth of the commercial overlays from 150 feet to 100 feet along:

- 8 block fronts along Merrick Boulevard between Foch Boulevard and Linden Boulevard,



Commercial Overlay Changes

[View a Larger Image](#)

- 31 block fronts along Linden Boulevard between 180th Street and Francis Lewis Boulevard
- 29 block fronts along Farmers Boulevard between 115th Avenue and 109th Avenue
- four northern block fronts along Murdock Avenue between 199th Street and 202nd Street
- 14 block fronts along Hollis Avenue between 198th Street and Francis Lewis Boulevard
- two block fronts along Francis Lewis Boulevard between 112th Place and 114th Place

These changes would decrease the off street parking requirement for new commercial development. They would reflect existing commercial development, and prevent the intrusion of commercial uses into residential side streets.

## St. Albans / Hollis Rezoning - **Approved!**

### Public Review

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On May 21st, 2007, the Department of City Planning certified the Uniform Land Use Review ([ULURP](#)) application (C 070472 ZMQ) for the St. Albans / Hollis rezoning to begin the formal public review process.

Milestone	Date
Department of City Planning Certification	May 21st, 2007
Community Board 12 Approval	June 20th, 2007
Queens Borough President Hearing	June 28th, 2007
City Planning Commission Approval (  <a href="#">Read the CPC Report</a> )	September 19th, 2007
City Council Approval (adopted the proposal with modifications. *)  <a href="#">View adopted map.</a>	October 29, 2007
* The City Council adopted the zoning map change with a modification. All of the originally proposed R6A, along the north side of Linden Boulevard from Marne Place to 130 feet west of Merrick Boulevard, was rezoned to an R5D.	

For more information, contact the Queens Office of the Department of City Planning at (718) 286-3172.

## Related Notes

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-  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.