



Woodhaven - Richmond Hill Rezoning - **Approved!**

Overview

Update July 25, 2012:

On July 25, 2012 the City Council adopted the Woodhaven - Richmond Hill Rezoning with a modification to the proposed Zoning Map. View the [adopted Zoning Map](#). The Zoning Map changes are now in effect.

The Department of City Planning proposes to change the Zoning Map on all or portions of 229 blocks in the neighborhoods of Woodhaven and Richmond Hill, Queens, Community District 9. The rezoning area is generally bounded by Park Lane to the north, 103rd Avenue to the south, Eldert Lane to the west, and the Van Wyck Expressway to the east.

The Woodhaven – Richmond Hill rezoning was undertaken in response to concerns raised by Community Board 9, local civic organizations, and local elected officials that existing zoning does not closely reflect established building patterns or guide new development to appropriate locations. The proposed actions seek to reinforce the predominant one- and two-family character typically found on residential blocks while directing new residential and mixed-use development to locations along the area’s main commercial corridors and near mass transit resources.

The Woodhaven – Richmond Hill rezoning area primarily consists of two existing residential zones: R3-1 and R5. The R3-1 district is generally located north of Atlantic Avenue and the R5 district is generally located along Atlantic Avenue and the blocks to the south. These zoning districts have remained unchanged since 1961 when the current Zoning Resolution was adopted and do not closely reflect prevailing contexts of built scale, density, and housing types found within the Woodhaven and Richmond Hill neighborhoods.

The rezoning area also has two distinct commercial corridors – Jamaica Avenue and Atlantic Avenue – which are well-served by transit, including the elevated J/Z train above Jamaica Avenue and numerous bus lines. Existing zoning does not provide a greater scale or density for building along these main streets within the rezoning area, unlike zoning along Jamaica Avenue to the east that was changed to a moderately higher density in 2005 as part of the Department’s 140-block Kew Gardens – Richmond Hill rezoning.

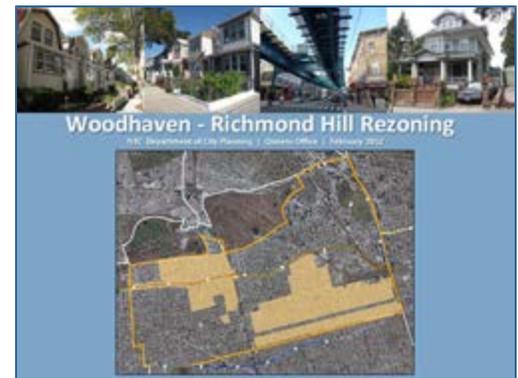
The Department of City Planning produced the currently proposed rezoning through close consultation with Community Board 9, local civic organizations, and local elected officials. The proposed rezoning seeks to achieve the following objectives:

- Reinforce neighborhood character and established building patterns by updating existing zoning with new lower density and contextual zones
- Direct new residential and mixed-use development opportunities to major corridors and locations near mass transit resources
- Support economic development along primary commercial corridors and prevent commercial intrusion onto residential side streets



Locator Map

[View a larger image](#)



[View the slideshow presentation](#)



One- and two-family detached houses on 97th Street within an existing R3-1 district in Woodhaven



One- and two-family detached houses on 110th Street within an existing R5 district in Richmond Hill



Jamaica Avenue commercial corridor within an existing R3-1/C1-2 district in Woodhaven



Atlantic Avenue commercial corridor within an existing R5/C2-2 district in Richmond Hill

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Existing Zoning & Context

The Woodhaven – Richmond Hill rezoning area consists of four existing zoning districts: R3-1, R5, C8-1, and M1-1. C1-2 and C2-2 [commercial overlay districts](#) are mapped along Jamaica and Atlantic Avenues. These zoning districts have remained unchanged since 1961 when the current Zoning Resolution was adopted.

Existing zoning does not adequately ensure that future development will reinforce the one- and two-family residential character typically found on Woodhaven and Richmond Hill’s residential blocks or distinguish major commercial corridors from residential side streets. Recent building trends have resulted in the demolition of detached one- and two-family houses and their replacement with semi-detached, attached, and multi-family buildings that do not match the surrounding neighborhood’s built character. In addition, recent development has not been located along main commercial corridors where it could reinforce and strengthen established mixed-use areas. [View the zoning comparison chart.](#)



Existing Zoning Map

[View a larger image](#)



Detached one- and two-family houses on 97th Street within an existing R3-1 district in Woodhaven



Detached one- and two-family houses on 130th Street within an existing R5 district in Richmond Hill



Out-of-character semi-detached buildings on 117th Street within an existing R3-1 district in Richmond Hill



Out-of-character multi-family buildings on 97th Avenue within an existing R5 district in Richmond Hill

R3-1

An R3-1 district is located generally north of Atlantic Avenue between Eldert Lane and 121st Street. R3-1 zoning permits one- and two-family detached and semi-detached residential buildings. The maximum residential [floor area ratio \(FAR\)](#) is 0.6, which includes a 0.1 [attic allowance](#). For detached development the minimum lot area is 3,800 square feet and the minimum lot width is 40 feet. For semi-detached development the minimum lot area is 1,700 square feet and the minimum lot width is 18 feet. The maximum perimeter wall height is 21 feet and the

maximum building height is 35 feet. One parking space is required for each [dwelling unit](#). [Community facilities](#) are permitted an FAR of 1.0.

R5

An R5 district is generally located on both sides of Atlantic Avenue and the area to the south between 102nd Street and the Van Wyck Expressway. R5 zoning permits all housing types, including multi-family residences. The maximum residential FAR is 1.25. In a [predominately built up area](#), a maximum FAR of 1.65 is permitted through R5 [infill provisions](#). For detached development the minimum lot area is 3,800 square feet and the minimum lot width is 40 feet. All other housing types require lots with a minimum area of 1,700 square feet and a minimum lot width of 18 feet. The maximum street wall height is 30 feet and the maximum building height is 40 feet. Off-street parking in a grouped facility is required for 85% of the dwelling units. Community facilities are permitted an FAR of 2.0.

C8-1

All or portions of three blocks are currently zoned C8-1 within the rezoning area. One block is generally located south of Jamaica Avenue between Eldert Lane and 75th Street and two blocks are generally located on the north and south sides of Jamaica Avenue between 98th and 101st Streets. C8-1 zoning permits commercial and community facility uses in Use Groups 4 through 14 and 16. Residential uses are not permitted. Typical uses in C8 districts include automotive-related uses, such as auto repair, showrooms, warehouses, gas stations, and car washes. The maximum FAR for commercial uses in a C8-1 district is 1.0. Maximum building height is determined by a [sky exposure plane](#), which begins at a height of 30 feet above the street line. Off-street parking requirements vary with the use. Community facility uses are permitted a maximum FAR of 2.4.

M1-1

One block is currently zoned M1-1 within the rezoning area. The block is located south of Atlantic Avenue between 102nd and 104th Streets. M1-1 zoning districts permit Use Groups 4 through 14, 16 and 17 which include light industrial uses which conform to high performance standards. Residential uses are not permitted. Typical uses in M1-1 districts include light industrial uses, such as manufacturing establishments for food, metal, and wood products. The maximum FAR for commercial uses in a M1-1 district is 1.0. Maximum building height is determined by a sky exposure plane, which begins at a height of 30 feet above the street line. Off-street parking requirements vary with the use. Community facility uses are permitted a maximum FAR of 2.4.

Commercial Overlays

C1 and C2 commercial overlay districts are mapped along Jamaica and Atlantic Avenues. C1 districts permit commercial Use Groups 5 and 6, which allow the kinds of daily retail and service establishments frequently used by neighborhood residents. C2 districts permit a wider range of commercial uses including those in Use Groups 5 through 9 and 14. When C1 and C2 overlay districts are mapped with R1 through R5 residential districts the maximum commercial FAR is 1.0, with commercial uses limited to the first floor in mixed-use buildings. Off-street parking requirements vary with the use. In C1-2 and C2-2 overlays, most retail uses require one accessory parking space per 300 square feet of commercial floor space, although the requirements can range between one space per 200 square feet and one space per 800 square feet.

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Proposed Zoning

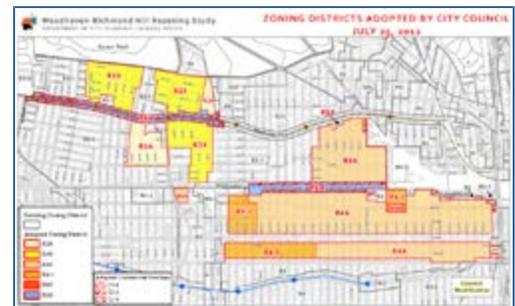
The proposed zoning changes would affect more than 6,700 lots on 229 blocks. The proposed rezoning replaces all or portions of existing R3-1, R5, C8-1, and M1-1 districts with R3A, R3X, R4A, R4-1, R4B, and R6A districts, replaces existing C1-2 and C2-2 overlays with C1-4, C2-3, and C2-4 overlays, eliminates portions of existing C1-2 and C2-2 overlays, and establishes new C2-3 overlays.

The proposed contextual zoning strategy will protect the character of Woodhaven and Richmond Hill's residential blocks and ensure future residential development is predictable and consistent with surrounding neighborhood built contexts. The proposed zoning for Jamaica and Atlantic Avenues will support new mixed-use, moderate density development along the area's major commercial corridors. Updates to commercial overlay districts are also proposed to ensure commercial uses do not encroach on residential side-streets. [View the zoning comparison chart.](#)



Proposed Zoning Map

[View a larger image](#)



Adopted zoning map with City Council

Modification - [View a larger image.](#)

Proposed R3A (from R3-1)

Two R3A districts are proposed on all or portions of 14 blocks in the Woodhaven section of the rezoning area. One proposed R3A district is generally bounded by 88th Street, Jamaica Avenue, Woodhaven Boulevard, and 91st Avenue. A second proposed R3A district is generally located on the east and west sides of 98th Street between Jamaica Avenue and Park Lane South. These R3A districts will reinforce existing one- and two-family detached residential buildings on narrow lots on these 14 blocks.

R3A zoning permits one- or two-family detached residential buildings with a maximum FAR of 0.6, which includes a 0.1 attic allowance. R3A districts require a minimum lot area of 2,375 square feet and a minimum lot width of 25 feet. In addition to the 10-foot minimum required front yard depth, a deeper front yard would be required to match the yard depth of an adjacent building up to 20 feet. The maximum perimeter wall height is 21 feet and the maximum building height is 35 feet. One off-street parking space is required for each dwelling unit. Community facilities are permitted an FAR of 1.0.



One- and two-family detached houses on 90th Street within a proposed R3A district in Woodhaven

Proposed R3X (from R3-1)

Three R3X districts are proposed on all or portions of 44 blocks in the Woodhaven section the rezoning area. One proposed R3X district is generally bounded by Forest Parkway, Park Lane, 89th Street, and Jamaica Avenue. A second proposed R3X district is generally bounded by 91st Street, Park Lane, 96th Street, and Jamaica Avenue. A third R3X proposed district is generally bounded by Woodhaven Boulevard, Jamaica Avenue, 98th Street, and Atlantic Avenue. These R3X districts will reinforce existing one- and two-family detached residential buildings on these 44 blocks.

R3X zoning permits one- or two-family detached residential buildings with a maximum FAR of 0.6, which includes a 0.1 attic allowance. R3X districts



One- and two-family detached houses on 88th Street within a proposed R3X district in Woodhaven

require a minimum lot area of 3,325 square feet and a minimum lot width of 35 feet. In addition to the 10-foot minimum required front yard depth, a deeper front yard would be required to match the yard depth of an adjacent building up to 20 feet. The maximum perimeter wall height is 21 feet and the maximum building height is 35 feet. One off-street parking space is required for each dwelling unit. Community facilities are permitted an FAR of 1.0.

Proposed R4A (from R3-1 and R5)

Four R4A districts are proposed on all or portions of 123 blocks in Richmond Hill section of the rezoning area. One proposed R4A district is generally bounded by Woodhaven Boulevard, Atlantic Avenue, 96th Street, and 95th Avenue. A second proposed R4A district is generally bounded by 112th Street, Jamaica Avenue, 121st Street, and Atlantic Avenue. A third proposed R4A district is generally bounded by 105th Street, Atlantic Avenue, the Van Wyck Expressway, and 101st Avenue. A fourth proposed R4A district is generally bounded 113th Street, 101st Avenue, the Van Wyck Expressway, and 103rd Avenue. These R4A districts will reinforce existing one- and two-family detached residential buildings on these 123 blocks.



One- and two-family detached houses on 118th Street within a proposed R4A district in Richmond Hill

R4A zoning permits one- and two-family detached residential buildings with a maximum FAR of 0.9, which includes a 0.15 attic allowance. R4A districts require a minimum lot area of 2,850 square-feet and a minimum lot width of 30 feet. In addition to the 10-foot minimum required front yard depth, a deeper front yard would be required to match the yard depth of an adjacent building up to 20 feet. The maximum perimeter wall height is 21 feet and the maximum building height is 35 feet. One off-street parking space is required for each dwelling unit. Community facilities are permitted an FAR on 2.0.

Proposed R4-1 (from R5 and M1-1)

Three R4-1 districts are proposed on all or portions of 25 blocks in Richmond Hill. One proposed R4-1 district is generally bounded by 102nd Street, 94th Avenue, 105th Street, and 101st Avenue. A second proposed R4-1 district is generally bounded by 102nd Street, 101st Avenue, 112th Street, and 103rd Avenue. A third proposed R4-1 district is generally bounded by 121st Street, Atlantic Ave, 124th Street, and 95th Avenue. These R4-1 districts will reinforce the existing one- and two-family detached and semi-detached residential buildings on these 25 blocks.



One- and two-family semi-detached houses on 109th Street with in a proposed R4-1 district in Richmond Hill

R4-1 zoning permits one- and two-family detached and semi-detached residential buildings with a maximum FAR of 0.9, which includes a 0.15 attic allowance. For detached development the minimum lot area is 2,375 square feet and the minimum lot width is 25 feet. For semi-detached development the minimum lot area is 1,700 square feet and the minimum lot width is 18 feet. A front yard of at least 10 feet is required and it must be as deep as an adjacent front yard up to 20 feet. The maximum perimeter wall height is 25 feet and the maximum building height is 35 feet. One parking space is required for each dwelling unit. Community facilities are permitted an FAR of 2.0.

Proposed R4B (from R5)

An R4B district is proposed in Richmond Hill on four block frontages along 95th Avenue between 121st Street and 124th Street. This R4B district will reinforce existing one- and two-family rowhouses on these four block frontages.



One- and two family rowhouses on 95th Avenue within a proposed R4B district in Richmond Hill

The R4B district permits all housing types but is primarily characterized by low-rise rowhouses with required parking located in rear common driveways. R4B districts permit a maximum FAR of 0.9. Detached residences require a minimum lot area of 2,375 square feet and a minimum lot width of 25 feet. All other housing types require a minimum area of 1,700 square feet and a minimum lot width of 18 feet. The maximum building height is 24 feet. A front yard of at least 5 feet is required and it must be as deep as an adjacent front yard up to 20 feet. One parking space is required for each dwelling unit. Front yard parking is prohibited in R4B districts. Community facilities are permitted an FAR of 2.0.

Proposed R6A (from R3-1, R5, and C8-1)

Two R6A districts are proposed on portions of 65 blocks in the rezoning area. One R6A district is proposed in

Woodhaven along Jamaica Avenue generally between Eldert Lane and 102nd Street. A second R6A district is proposed in Richmond Hill along Atlantic Avenue generally between 104th Street and 121st Street. These R6A districts will strengthen and reinforce the built character along the rezoning area's primary commercial corridors.

R6A districts permit all housing types. The maximum FAR for all residential development is 3.0. Above a maximum *base height* of 60 feet, the building must be set back to a depth of at least 10 feet on a *wide street* and 15 feet on a *narrow street* before rising to its maximum height of 70 feet. To preserve the traditional streetscape, the street wall of a new building can be no closer to the street line than any building within 150 feet on the same block, up to a depth of 15 feet. Off-street parking, which is not allowed in front of a building, is required for 50% of a building's dwelling units, or waived if five or fewer spaces are required. Community facilities are permitted an FAR of 3.0.

Proposed Commercial Overlays

Existing C1 and C2 commercial overlays are mapped along Jamaica and Atlantic Avenues and serve the local shopping needs of the surrounding residential neighborhood. C1 districts permit local commercial uses that generally serve the immediate neighborhood, while C2 districts permit a wider range of retail and service uses.

The proposed updates to the commercial zoning districts would replace existing C1-2 and C2-2 districts with C1-4, C2-3, and C2-4 districts and reduce the depth of commercial overlays from 150 to 100 feet to prevent commercial uses from encroaching onto residential side streets.

New C2-3 commercial overlays are also proposed in certain locations along Lefferts Boulevard and Atlantic Avenue in order to recognize existing commercial uses and provide new business location opportunities.

Parking requirements in C2-3, C1-4 and C2-4 overlays vary by use, however most retail uses in C2-3 overlays require one space per 400 square feet of commercial floor area and most retail uses in C1-4 and C2-4 overlays require one accessory parking space per 1,000 square feet of commercial floor area.

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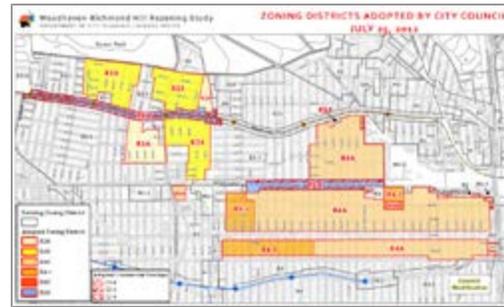
Public Review

On February 27, 2012 the Department of City Planning *certified* the Uniform Land Use Review Procedure ([ULURP](#)) application (C 120195 ZMQ) for the Woodhaven – Richmond Hill rezoning to begin the formal public review process.

Milestone	Date
Department of City Planning Certification	February 27, 2012 - view the presentation
Community Board 9 Approval	March 13, 2012
Queens Borough President Hearing	April 5, 2012
Queens Borough President Approval	April 21, 2012
City Planning Commission Hearing	April 25, 2012
City Planning Commission Approval (Read the CPC Report.)	May 23, 2012
City Council Approval (*with modification)	July 25, 2012

***City Council Modification**

On July 25, 2012, the City Council adopted the proposed zoning map changes with a modification affecting one block at the eastern edge of the rezoning area. The modification retains existing R5 zoning for one block located between Liberty Avenue and 102nd Avenue facing the Van Wyck expressway where R4A was proposed.



Adopted zoning map with City Council Modification - [View a larger image.](#)

For more information about this proposal please contact the Queens Office of the Department of City Planning at (718) 520-2100.

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.