

3.0 ZONING AND LAND USE

Zoning

For land use and zoning purposes, the city is divided into three basic zoning districts: residential (R), commercial (C), and manufacturing (M). The three basic categories are further subdivided into lower, medium, and higher density residential, commercial and manufacturing districts. Development within these districts is regulated by use, building size, and parking regulations. Here is a brief description of the three basic zoning districts according to the Zoning Handbook:

Residential District (R)

In New York City, there are ten standard residential districts, R1 through R10. The numbers refer to the permitted density (R1 having the lowest density and R10 the highest) and other controls such as required parking. A second letter or number signifies additional controls are required in certain districts. R1 and R2 districts allow only detached single-family residences and certain community facilities. The R3-2 through R10 districts accept all types of dwelling units and community facilities and are distinguished by differing bulk and density, height and setback, parking, and lot coverage or open space requirements.

Commercial District (C)

The commercial districts reflect the full range of commercial activity in the city from local retail and service establishments to high density, shopping, entertainment and office uses. There are eight basic commercial districts where two (C1 and C2 districts) are designed to serve local needs, one district (C4) is for shopping centers outside the central business district, two (C5 and C6 districts) are for the central business districts which embrace the office, retail, and commercial functions that serve the city and region, and three (C3, C7, and C8 districts) are designed for special purposes (waterfront activity, large commercial amusement parks and heavy repair services). Variations in bulk, parking and loading requirements also exist in these commercial districts.

Manufacturing District (M)

Manufacturing activities are grouped into three districts: M1, M2, and M3. These districts include performance standards which establish limits on the amount and type of industrial nuisances which may be created. The more noxious uses are restricted to M3 districts but they may be permitted in districts M1 and M2 if they comply with performance standards of those districts. Retail and commercial uses are permitted in manufacturing districts with some exceptions while residential and community facility uses are excluded from most manufacturing districts.

Zoning Districts in the Study Area

The Ridgewood study area is zoned for residential, commercial, and manufacturing. The study area contain a variety of land uses including offices, residential row houses and multi-family buildings, retail stores, industrial firms, rail lines and yards. A limited wind screen field survey was conducted, and this was complemented by secondary data from DCP and the city web sites. See Figure 3-1 for the location of each of the zoning district in the study area.

3.1 Residential Zoning Districts

According to the data, the predominant zoning designation in the study area is residential which accounts for approximately 69% of the total area. There are four residential districts within the study area (R5, R5B, R6, and R6B). Figure 3-2 shows the distribution of the zoning residential districts in the study area.

R5 residential zoning district represents approximately 2% of the study area and is concentrated on the southeast area of Otto Road. R5 district is usually a general residence district that have detached single or two family houses. The FAR for R5 district is 1.25 and it provides a transition between lower and higher density neighborhoods.

The R5B category, which allows more lot coverage than R5, covers the largest area making up approximately 32% of the study area. It is predominately located in the east section from south of Metropolitan Avenue to 71st Avenue and between Forest Avenue to Traffic Avenue/ 65 Place. (Excluding the section along Fresh pond Road corridor which is zoned R6B) However, other R5B districts can be found on the west portion of the study area, particular on the following mid-block sections:

- Mid-block between Onderdonk Avenue and Woodward Avenue south of Stanhope Street and north of Woodbin Street
- Mid-block between Fairview Avenue and Woodward Avenue south of Stanhope Street and north of Grove Street
- Mid-block between Grandview Avenue and Fairview Avenue south of Stanhope Street and north of Linden Street

The R6 category covers approximately 5% of the study area. It is primarily located on the southwest section of the study area, from part of Cypress Avenue south to Irving Avenue and north of Myrtle Avenue. R6 residential zoning districts are appropriate for medium density housing and are usually between three and twelve stories buildings. In terms of the R6 district, parking is required for one per dwelling unit or 70 percent of the dwelling units if grouped.

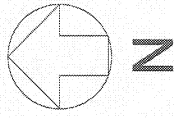
The higher density designation R6B residential zoning districts represent approximately 30% of the study area, covering the second largest portion. The R6B districts are found mainly on the west section of the study area, between Grandview Avenue and Cypress Avenue, south of Hart Street and north of Catalpa Avenue. R6B districts are found also along Metropolitan Avenue between Fresh Pond Road and Grandview Avenue, along Fresh Pond Road between Metropolitan to Myrtle Avenue and on Myrtle Avenue between Wyckoff Avenue and Forest Avenue. One section located between 65th Place and Fresh Pond Road south of Madison Street and north of Kluepfel Court is designated R6B. An R6B district is a low rise building with lot coverage greater than R6 district. In terms of the R6B district, parking is required for one per dwelling unit or 50 percent of the dwelling units if grouped.

Table 3-1 below shows the floor area ratio (FAR) for each residential zoning district located within the Ridgewood study area. (A building can contain floor area equal to the lot area multiplied by the floor area ratio of the district in which the lot is located.)

Table 3-1: Residential Zoning Districts Located within the Study Area

Zoning District	Maximum Residential FAR	Maximum Commercial FAR*	Maximum Community FAR	Approximate percentage in the study area
R5	1.25	1.00	2.00	2%
R5B	1.35	1.00	2.00	32%
R6	0.78 to 2.43	2.00	4.80	5%
R6B	2.00	2.00	4.80	30%

* Represents maximum FAR for commercial overlay district which permits a wide range of local retail and personal service establishments needed in a residential neighborhood. Typical uses include grocery stores, small dry cleaning establishments, restaurants and barber shops.



**Figure 3-2
Ridgewood Residential Zoning Map**

Legend

- Study Area Boundary
- Residential Zone

R5
R5B
R6
R6B



3.2 Commercial Zoning Districts

There are only two commercial zoning districts (C4-3 and C4-3A) within the study area. The commercial zoning districts are located mainly along Myrtle Avenue between Wyckoff Avenue and Forest Avenue. Areas zoned for commercial use make up approximately 4% of the study area. See Figure 3-3 for the distribution of the areas zoned for commercial use in the study area.

The C4 zoning designation permits commercial centers located outside the central business districts. These include pharmacies, chain stores, movie rental, fast food chain stores, banks, and other commercial uses that serve a larger area. There are several subsidiaries of C4 which are usually differentiated by FAR and parking requirements.

In the study area, a C4-3A commercial district is located along Myrtle Avenue between Madison Street and Stephen Street/Forest Avenue, representing approximately 3% of the total area. This section of the corridor accommodates retail and personal service shops such as Sleepy Mattress Company, Rainbow Shoes store, furniture stores, Rite Aid pharmacy, chain restaurants such as Subway and McDonalds, and other establishments such as delis, grocery stores, pizzeria restaurants and café places. Additional services include banks, dental and optical medical care, and travel agencies among others.

The C4-3 zoning district has a commercial FAR of 3.4 which is higher than the C4-3A zoning district. C4-3 is approximately 1% of the study area and is located in the section bounded by Gates Avenue and Madison Street and between Wyckoff and St. Nicholas Avenue. This area contains major commercial and retail establishments such as furniture stores, a Duane Reade pharmacy, fast food chains (KFC and McDonalds), delis and grocery stores.

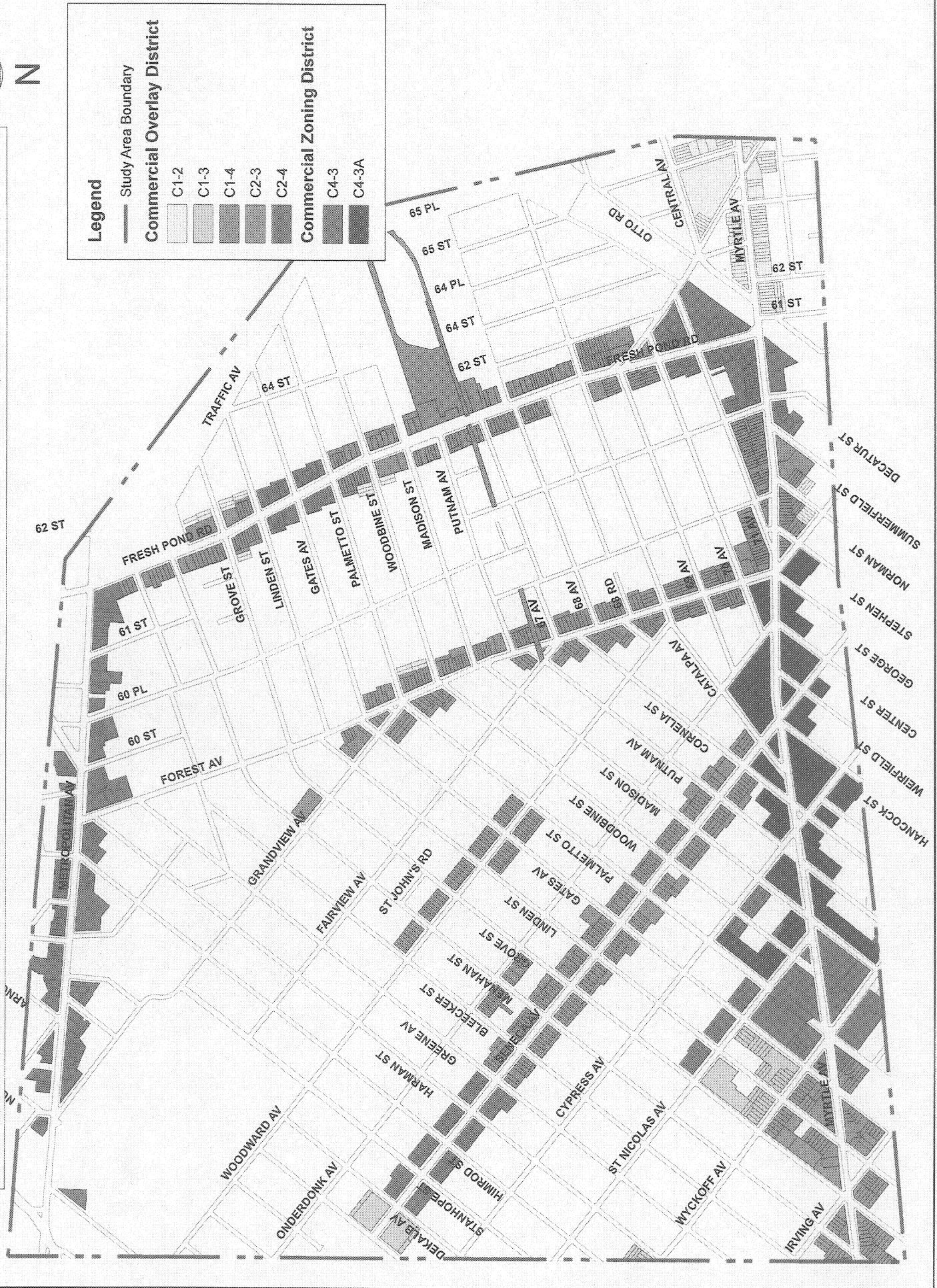
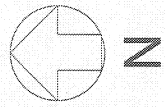
Table 3-2 below shows the floor area ratio (FAR) for each commercial zoning district located within the Ridgewood study area. (A building can contain floor area equal to the lot area multiplied by the floor area ratio of the district in which the lot is located).

Table 3-2: Commercial Zoning Districts Located within the Study Area

Zoning District	Maximum Residential FAR	Maximum Commercial FAR	Maximum Community FAR
C4-3	2.43	3.40	4.80
C4-3A	3.00	3.00	3.00
C1-2 overlay district	*	2.00	-
C1-3 overlay district	*	2.00	-
C1-4 overlay district	*	2.00	-
C2-3 overlay district	*	2.00	-
C2-4 overlay district	*	2.00	-

*Maximum residential FAR in these commercial districts is governed by the regulations of the surrounding residential district.

**Figure 3-3
Ridgewood Commercial Zoning and Commercial Overlay Districts Map**



Commercial Overlay Districts

Commercial overlay districts exist in the Ridgewood study area. They are the C1-2, C1-3, C1-4, C2-3 and C2-4 and cover approximately 18% of the study area. See Figure 3-3 for the distribution of commercial overlay districts in the study area. These commercial districts are mapped as overlays and are generally found along major avenues/arterials in residential districts such as Metropolitan Avenue, Fresh Pond Road, Seneca Avenue, Myrtle Avenue and on Forest Avenue south of Linden Street. When these overlay districts are mapped in R1 to R5 and R6-B districts, the maximum commercial FAR is 1.0. When they are mapped as overlays in R6 to R10 districts, the maximum commercial FAR is 2.0 as such is the case in this study area.

The C1-2 commercial overlay districts are mapped generally where the residential districts R5 is located within the study area, and it covers about 2% of the area. It is located along both side of Myrtle Avenue between Otto Road and 65th Street and include the south side of Central Avenue. However, few other districts are scattered throughout the center and south portion of the study area.

Commercial C1-3 overlay districts are located in the center west and southwest section of the area, covering approximately 1.5% of the study area. One section is located along both sides of Seneca Avenue between DeKalb Avenue and Stockholm Street. The second section is the two blocks bounded by Wyckoff Avenue and St Nicholas Avenue between Gates Avenue and Grove Street.

The C1-4 commercial overlay districts takes approximately 7% of the study area, and it is mapped generally along the avenues throughout the study area where residential districts R5B and R6B are found.

- Seneca Avenue both sides (between Greene Avenue and Catalpa Avenue)
- Forest Avenue both sides (between Grove Street and Myrtle Avenue)
- Fresh Pond Road both sides (between Bleecker Street and Linden Street)
- Fresh Pond Road both sides (between Palmetto Street and 70th Avenue)
- Myrtle Avenue both sides (between Forest Avenue and 60th Lane)

- Woodward Avenue both sides (between Bleecker Street and Palmetto Street)
- Grandview Avenue both sides (between Menahan Street and Grove Street)

There is a C2-3 commercial overlay districts in the southwest corner of the study area, which takes approximately 1.5% of the study area. This section is located along both sides of Myrtle Avenue between Wyckoff and Irving Avenues.

The C2-4 commercial overlay district is approximately 6% of the study area. It can be found generally along the corridors where residential district R6B is mapped. The locations are general along the avenues through out the study area:

- Seneca Avenue both sides (between Dekalb Avenue and Greene Avenue)
- St Nicholas Avenue east side (between Grove Street and Palmetto Street)
- Cypress Avenue west side (between Palmetto Street and Madison Street)
- Metropolitan Avenue both sides (between Nurge Avenue and Eliot Avenue)
- Metropolitan Avenue south side (between Eliot Avenue and Fresh Pond Road)
- Fresh Pond Road both sides (between Linden Street and Palmetto Street)
- Fresh Pond Road both sides (between 70th Avenue and Myrtle Avenue)
- Myrtle Avenue both sides (between Summerfield Street and Otto Road)
- 60th Lane west side (between 60th Lane and Myrtle Avenue)

3.3 Manufacturing Zoning Districts

There are two manufacturing districts in the study area (M1-1 and M1-4D). They are concentrated on the north-east section of the study area along Traffic Avenue, 65 Place, Otto road, and part of Metropolitan Avenue. Manufacturing districts make up approximately 9% of the study area. See Figure 3-4 for the distribution of the manufacturing districts in the study area.

Areas zoned as M1-1 constitute approximately 8% of the study area and are located along the following avenues and streets:

1. along Traffic Street between Metropolitan Avenue and Madison Street.

2. between Otto Road and Shaler Avenue, from Myrtle Avenue to 65th Street
3. on the north side of Metropolitan Avenue between Fresh Pond Road and Eliot Avenue.
4. on both sides of Metropolitan Avenue between Nurge Avenue and Flushing Avenue.

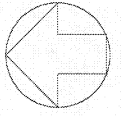
There are two light manufacturing-high performance districts in the southern section of Ridgewood that are zoned M1-4D, which account for approximately 1% of the study area. The first portion is located on both sides of Decatur Street between Forest and Myrtle Avenues. The second location is on both sides of Weirfield Street between Seneca and Cypress Avenues.

The Table 3-3 below shows the floor area ratio (FAR) for each manufacturing zoning district located within the Ridgewood study area. (A building can contain floor area equal to the lot area multiplied by the floor area ratio of the district in which the lot is located.)

Table 3-3: Manufacturing Zoning Districts Located within the Study Area

Zoning District	Maximum Commercial FAR	Maximum Manufacturing FAR
M1-1	1.00	1.00
M1-4D	2.00	2.00

**Figure 3-4
Ridgewood Manufacturing Zoning District Map**



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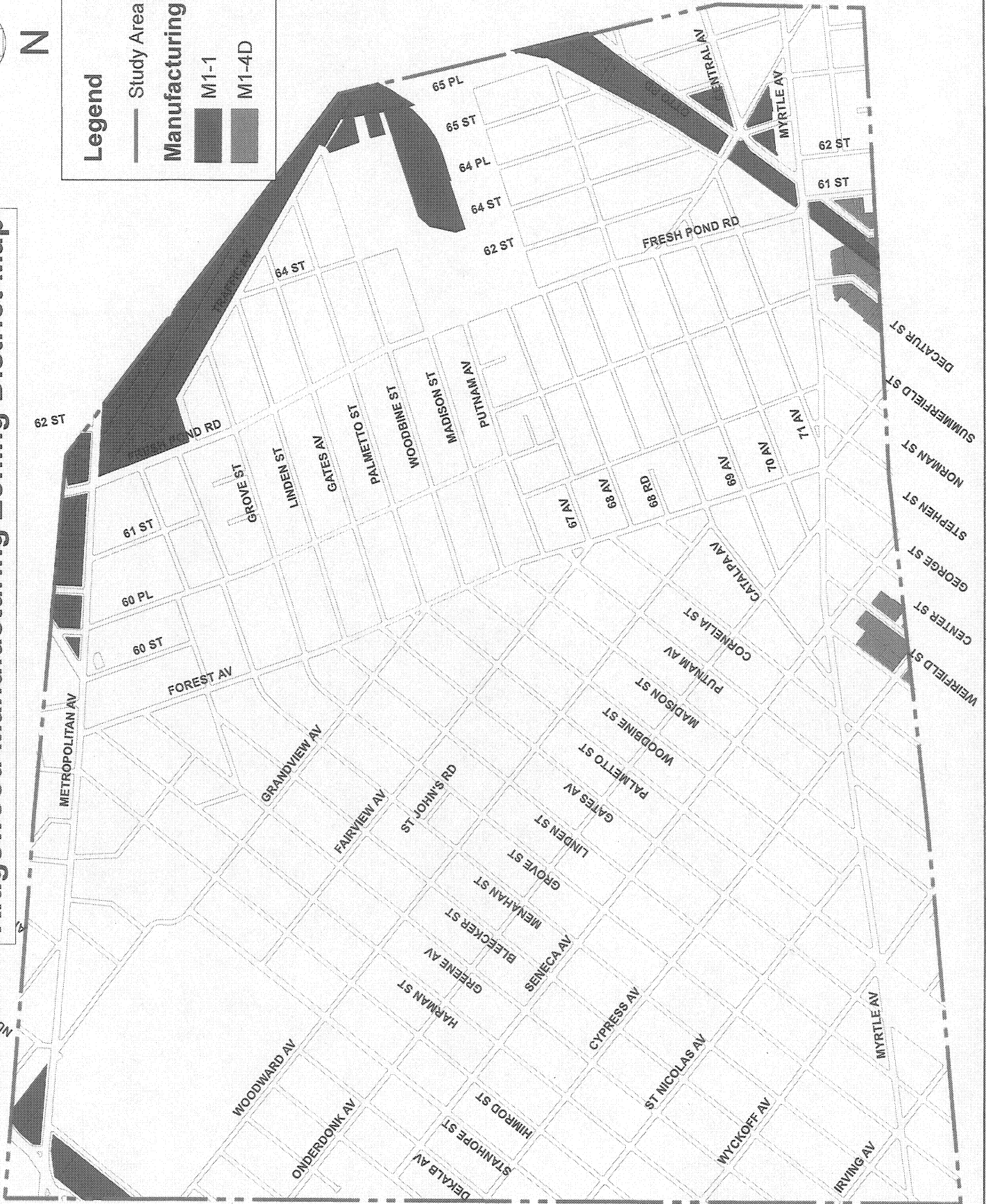
Legend

— Study Area Boundary

Manufacturing Zoning

M1-1

M1-4D



3.4 New and Proposed Developments

There are no major developments occurring in the study area. However, the Department of City Planning (DCP) has identified an area for a rezoning “The Middle Village – Glendale Rezoning” plan. It is situated just outside of the southeast boundary of the Ridgewood study area. This proposed rezoning would preserve the area’s predominant low-density character and ensure that future residential development is consistent with its surrounding neighborhood. Although the proposed rezoning is close to the study area, no significant impact is expected.

Existing Land Use

The Ridgewood study area contains various land uses supported by the different zoning districts. Existing land use includes offices, residential, retail stores, educational institutions, industrial firms and recreational facilities. Figure 3-5 shows the existing land use pattern in the study area.

3.5 Residential Land Use

The predominant land use in the Ridgewood study area is residential. The residential land use comprises mainly multi-family walk-up apartment buildings, one and two-family houses, and residential houses with commercial use on the ground floor.

One and Two-Family Residences

Most of the residential neighborhoods scattered throughout the east side of the study area consist of one and two-family residences. They are mainly the traditional three-story rowhouse - detached and semi-detached houses. On the west side of the study area, there are mainly four-story rowhouses – detached and semi-detached houses. One and two-family residences occupy almost 90% of the land use within the study area. See Figure 3-6 for the typical one and two-family residences in the study area.

Many of the residential buildings along the major corridors are mixed residential/commercial buildings with the street level being a retail store, grocery store, or restaurant. They are located mainly along:

- Myrtle Avenue between Menahan Street and Cypress Hills Street
- Fresh Pond Road between Metropolitan Avenue and Myrtle Avenue
- Forest Avenue between Metropolitan Avenue and Myrtle Avenue
- Seneca Avenue between DeKalb Avenue and Myrtle Avenue.



Figure 3-6 typical one and two-family residences in the study area

3.6 Commercial Land Use

The commercial land use in the study area is concentrated along Myrtle Avenue, Fresh Pond Road, Forest Avenue, and Seneca Avenue. These commercial retail shopping streets are correspond with the C-1 zoning. The commercial retails along these corridors include national chain stores, clothing stores, restaurants, video rental stores, banks, and fast food chain stores. Metropolitan Avenue in the north of the study area is also another major commercial street but to a lesser extent. Businesses along Metropolitan Avenue are mostly banks, auto repair shop, and auto dealer with their own parking lots between Flushing Avenue and Fresh Pond Road. Another type of commercial land use in Ridgewood is the theater, culture and entertainment use. The Ridgewood Theater is on 5527 Myrtle Avenue.

3.7 Manufacturing Land Use

The manufacturing land use in the study area is concentrated in a very small area on the eastern edge of the study area. It is mainly on the north side of Traffic Avenue in the form of warehouses and print shops. Also beyond the intersection of Traffic Avenue and Woodbine Street is the MTA New York City Transit Fresh Pond Bus Maintenance Facility. On the lower east side of the study area, light manufacturing land use occurs along the south side of Shaler Avenue between 65th Place and Myrtle Avenue.

3.8 Community Facilities

One mental retardation & developmental disabilities service, six health care centers and eight dental services are located throughout the study area.

- Professional Service Center – 1663 Madison Street
- The Wyckoff Heights Medical Center – 374 Stockholm Street
- The Family Health Ctr-Ridgewood – 68-52 Fresh Pond Road
- Ridgewood Medical Center – 57-38 Myrtle Avenue
- Ridgewood Dialysis Center – 3-85 Seneca Avenue
- Putnam Family Health Center – 1670 Putnam Avenue
- QHN Medical Center at Ridgewood – 769 Onderdonk Avenue
- Wyckoff Ave Medical Dental Center – 321 Wyckoff Avenue

- Forest Medical, P.C. – 66-85 Forest Avenue
- Ridgewood Dental Group – 54-31 Myrtle Avenue
- Putnam Family Dentistry – 60-83 Myrtle Avenue
- Glenridge Dental Center – 65-34 Myrtle Avenue
- Goldman Michael L DDS – 69-03 Fresh Pond Road
- Alongi James a DMD – 68-35 Fresh Pond Road
- Aiuto Vivian DDS – 66-22 Fresh Pond Road
- Ridgewood Dental Care – 64-12 Fresh Pond Road

Many public/private elementary and secondary schools serve the study area. There are a total of 16 schools in the study area:

- PS 71 – 62-85 Forest Avenue
- Intermediate School 93 – 66-56 Forest Avenue
- PS 75 – 16-66 Hancock Street
- PS 81 – 559 Cypress Avenue
- PS 88 – 60-85 Catalpa Avenue
- Intermediate School 77 – 976 Seneca Avenue
- Grover Cleveland High School – 21-27 Himrod Street
- Saint Aloysius School – 360 Seneca Avenue
- Saint Matthias School – 5825 Catalpa Avenue
- Saint Bridgids School – 438 Grove Street
- Our Lady of the Miraculous Medal School – 62-32 61st Street
- Grover Cleveland High School – 21-27 Himrod Street
- German Amer School Assn – 70-01 Fresh Pond Road
- Kumon Center of Ridgewood – 61-01 Catalpa Avenue
- Drive a-Arama Auto School – 61-05 Madison Street
- Midway Paris Beauty School – 5440 Myrtle Avenue

Several daycare and residential facilities for children are also located in the study area. There are 5 daycare centers in the study area as follows:

- DayWatch Day Care – 20 Saint Johns Road
- New Life Day Care Site II – 408 Grove Street
- Catalpa YMCA Early Childhood Pre-school – 69-02 64th Street
- The GRYC Little Stars Pre-school – 62-02 Myrtle Avenue
- Salvation Army Pre-school – 69-23 Cypress Hills Street

The area residents have access to several libraries and cultural institutions such as the Ridgewood Public Library on 20-12 Madison Street in Central Ridgewood, the Brooklyn Public Library: Washington Irving on 360 Irving Avenue just one block outside of the southern boundary of the study area. See Figure 3-7 for detail location of all the community facilities.

3.9 Recreational Facilities, Parks and Open Space

The study area is also well served by recreational facilities, including parks and open spaces. In the north-west quadrant of the study area exist a large park - Cleveland Park which has an area of 5.1 acres. It is located right by the Linden Hill Cemetery and Ahawith Chesed Cemetery between DeKalb Avenue and Stanhope Street south of Grandview Avenue and north of Fairview Avenue. There is also a smaller park – JHS 93 Playground (Ridgewood) with an area of 1.97 acres located on Woodbine Street between Woodward and Fairview Avenues. In addition, there is a smaller park less than an acre - Benninger Playground located on Madison Street between Fresh Pond Road and 60th Place. There is a very large park – Glen Ridge Park located on the eastern edge of the study area. Although this park is located on the edge of the study area, it attracts a significant number of residents in the vicinity.

3.10 Vacant Land

Within the study area, the residential density is significantly high, which lead to shortage of land use. The percent of vacant properties is very low. This is very little vacant land in the study area. In fact, here is only one vacant site located on the north side of Traffic Avenue between Linden Street and Gates Avenue in the study area.

