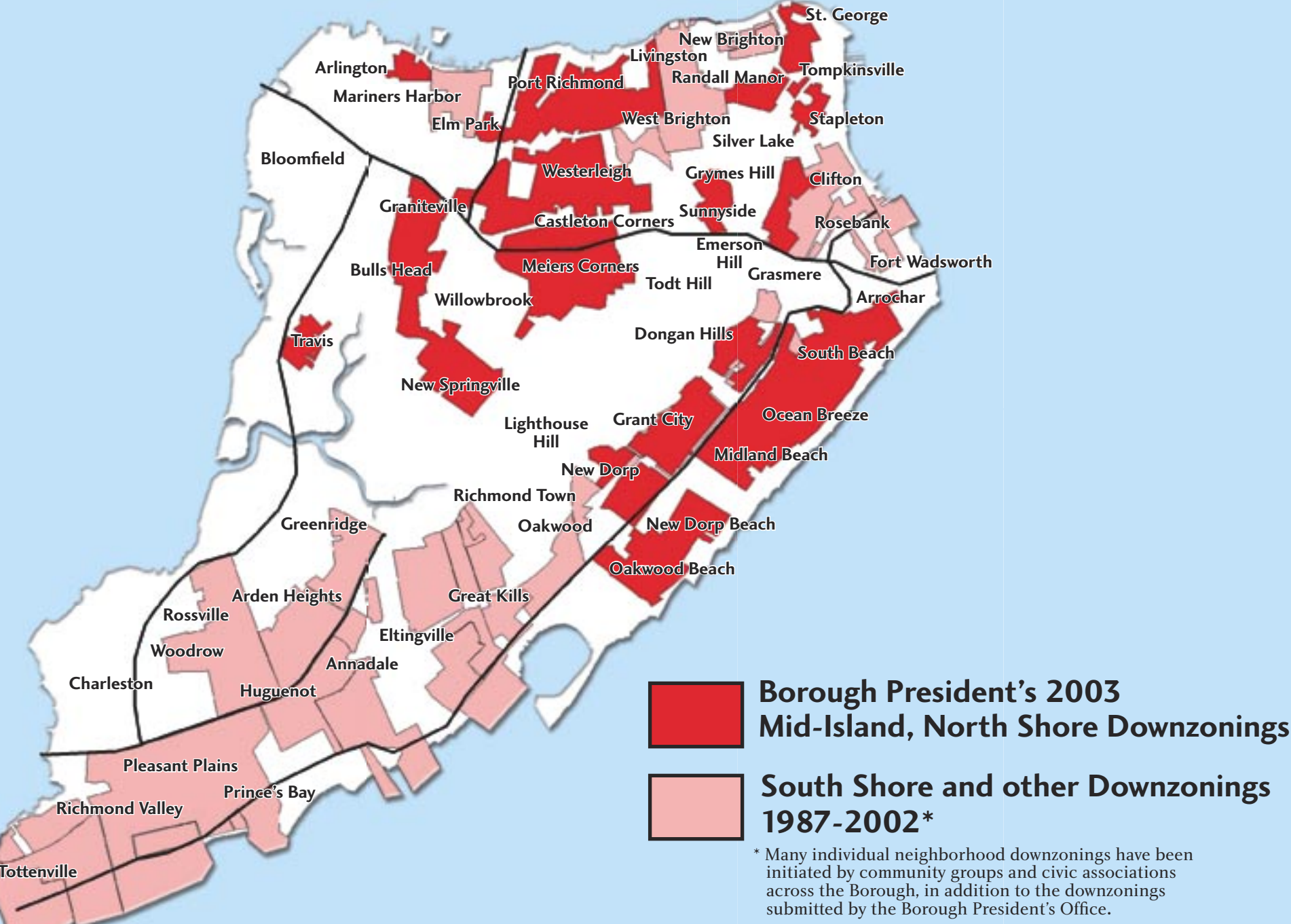


The Largest Downzoning in Staten Island History: An Important Step Forward in Protecting Our Neighborhoods from Overdevelopment

Staten Island is highly regarded as a great place to live. Friendly neighborhoods, tree-lined streets, excellent schools and over 9,400 acres of parks (roughly 25% of the entire Borough's land mass) continue to attract new residents every year.

Today, over 64% of Staten Islanders own their own homes, the highest percentage of any borough. In response to what was viewed by many people as piecemeal development that was too fast, too dense and poorly planned, the Borough President's office and community organizations have downzoned nearly three-quarters of the Island's residential areas. The Borough President's downzonings were completed in two phases. The South Richmond phase became law in 2001, and the Mid-Island/North Shore phases became law in 2003.



Major Rezoning Initiatives 1987 to 2003

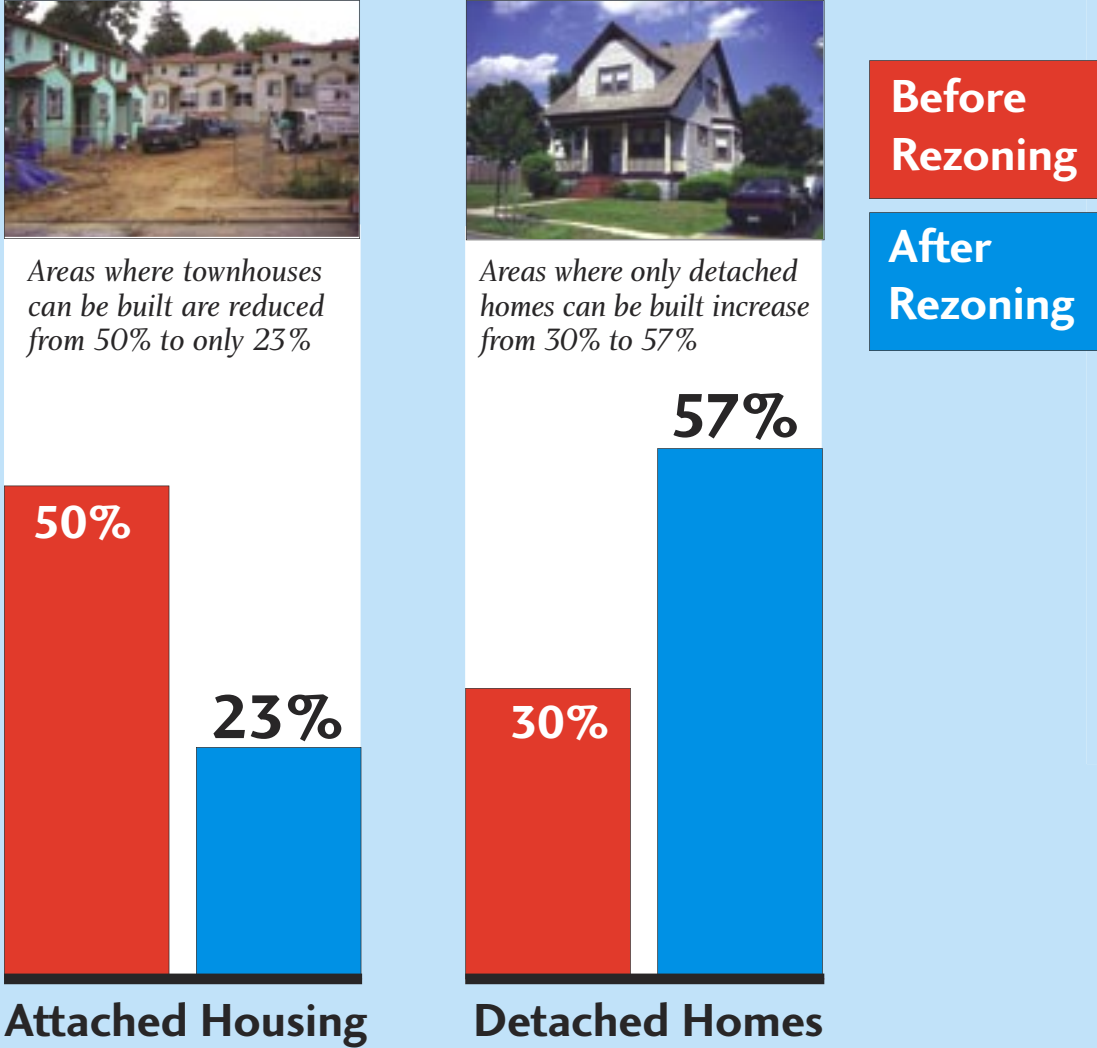
South Richmond Downzoning

- Encompassed thousands of individual properties covering an area over 16,000 acres.
- As a result, the maximum allowable development has been cut nearly in half, and the area where townhouses can be built is reduced from 80 percent to 17 percent.
- It is estimated that the new zoning may prevent up to 75,000 new homes from being built, allowing us to better plan for our infrastructure needs.

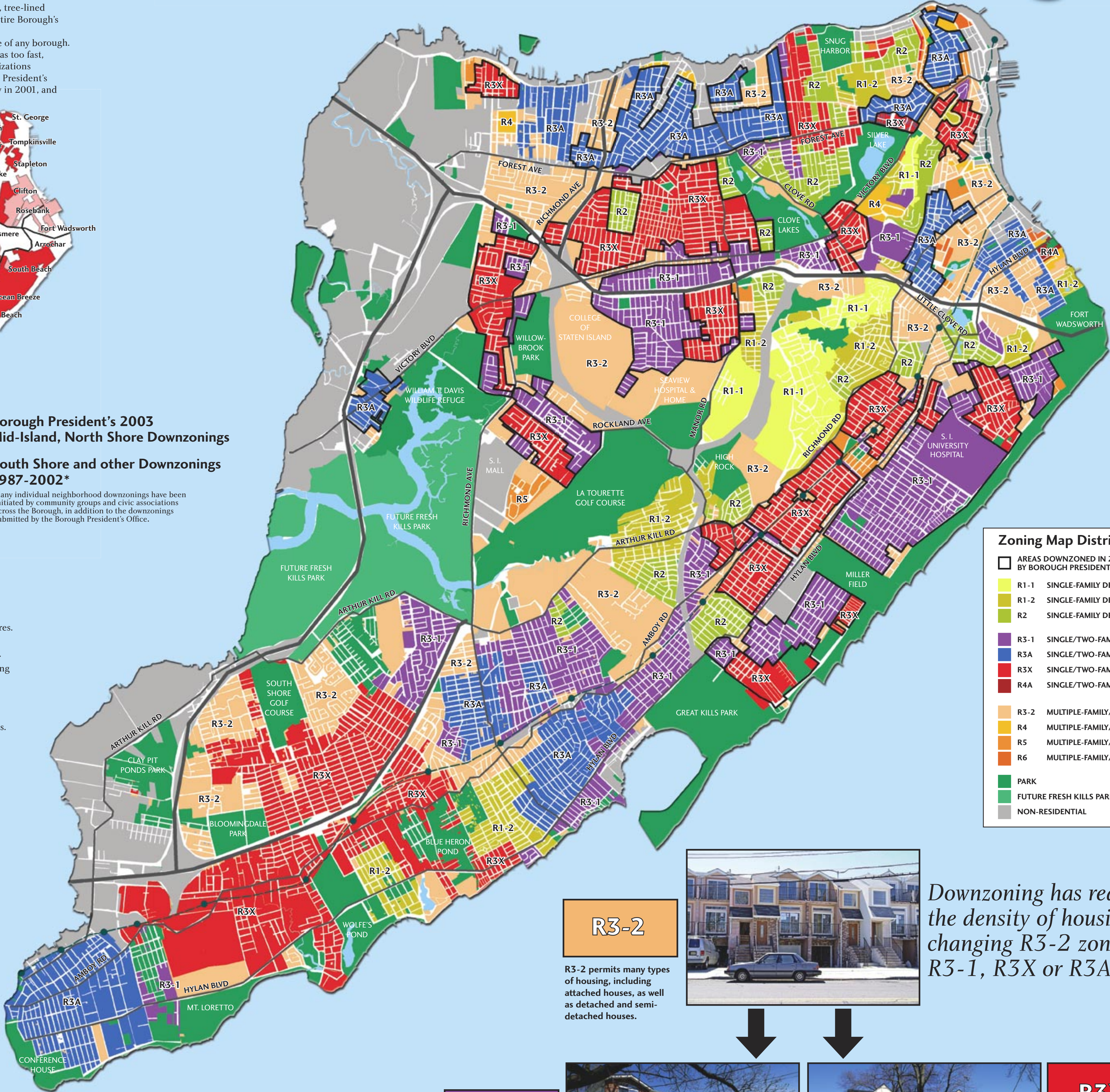
Mid-Island and North Shore Downzonings

- The Molinaro rezonings affect 4,554 acres and almost 41,459 individual properties.
- These rezonings reduce by 25% the total number of potential new dwelling units on Staten Island.
- The rezonings also reduce by more than 50% the areas in which townhouses and apartment buildings can be constructed.

Results of Molinaro 2003 Rezonings



Staten Island's New Zoning Map



Zoning Map Districts	
□	AREAS DOWNZONED IN 2003 BY BOROUGH PRESIDENT MOLINARO
R1-1	SINGLE-FAMILY DETACHED
R1-2	SINGLE-FAMILY DETACHED
R2	SINGLE-FAMILY DETACHED
R3-1	SINGLE/TWO-FAMILY SEMI-DETACHED
R3A	SINGLE/TWO-FAMILY DETACHED
R3X	SINGLE/TWO-FAMILY DETACHED
R4A	SINGLE/TWO-FAMILY DETACHED
R3-2	MULTIPLE-FAMILY/ATTACHED
R4	MULTIPLE-FAMILY/ATTACHED
R5	MULTIPLE-FAMILY/ATTACHED
R6	MULTIPLE-FAMILY/ATTACHED
PARK	
FUTURE FRESH KILLS PARK	
NON-RESIDENTIAL	

R3-2

R3-2 permits many types of housing, including attached houses, as well as detached and semi-detached houses.



Downzoning has reduced the density of housing by changing R3-2 zones to R3-1, R3X or R3A

R3-1

R3-1 permits both one and two-family detached and semi-detached houses or duplexes.



R3X

R3A

R3X and R3A permit only one and two-family detached houses.

A Team Effort



The Borough-wide downzoning of Staten Island would not have been achieved without Mayor Bloomberg's support. The Mayor came to our neighborhoods several times, saw the inappropriate development, and backed this downzoning effort completely at all levels of his Administration.



Commissioner Amanda M. Burden, Director of the Department of City Planning, brought a hands-on approach to Staten Island's downzoning, working closely with Borough President Molinaro and a panel of Staten Island citizens and elected officials.



Beyond downzoning, the Borough President and Patricia Lancaster, Commissioner of the New York City Department of Buildings, are creating reforms in the Building Code and helping Staten Islanders obtain Permanent Certificates of Occupancy.

Why Downzoning Is Important

The last comprehensive zoning effort undertaken across the entire Island was in 1961. With the opening of the Verrazano-Narrows Bridge in 1964, Staten Island entered an era of rapid population growth. Between 1970 and 2000, the number of housing units in the Borough increased over 82%, from 89,950 to 163,341. Consistently, for most of the last decade, Staten Island was the fastest growing County in the State of New York. Nearly 27,000 new housing permits were issued in the 1980's, and 23,000 in the 1990's.

In fact, between 1990 and 2000, more than 60,000 people moved to Staten Island. As of 2004, our Borough population exceeds 460,000. With more and more Staten Islanders buying and selling property, and in many cases selling to developers, there is a widespread outcry for change.

Borough President's Office Responds

Responding to the rampant overdevelopment, the Borough President's office took action in 1996, and using its own staff and funding, undertook the first comprehensive downzoning of Staten Island.

Using geographic information systems (GIS) and computer technology, the Borough President's office commenced a study to identify, map and analyze a wide range of land use data for a massive downzoning, working closely with the New York City Department of City Planning, members of the community and local civic organizations.

In 2002, Borough President Molinaro submitted six additional downzoning applications for the Mid-Island and North Shore. The Borough President's applications were reviewed and certified by the Department of City Planning, and were fully endorsed by Mayor Michael Bloomberg. They were passed by the City Council with the strong support of Staten Island City Council Members James Odio, Andrew Lanza and Michael McMahon before being enacted into law in December 2003.

Why Could Only Certain Areas Be Downzoned?

Only neighborhoods where most of the existing homes in the neighborhood were already detached or semi-detached could be downzoned. Those neighborhoods where a mix of attached and detached housing already existed could not be downzoned, because too many existing homes would be thrown into non-compliance.

The good news is that new development on Staten Island must now be consistent with the character of our established neighborhoods. There will no longer be huge developments of rowhouses in the middle of blocks of detached homes!

For A Closer Look At Your Block

Log-on to the official website of the New York City Department of City Planning. You can view the exact zoning lines in your neighborhood in greater detail.

Staten Island Zoning Maps are available at:  
[http://home.nyc.gov/html/dcp/html/zone/si\\_zonedex.html](http://home.nyc.gov/html/dcp/html/zone/si_zonedex.html)

Maps courtesy of the Department of City Planning, New York City

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Disclaimer  
This map is for illustrative purposes only and may contain errors or inaccuracies as a result of the sources used to produce it. The print version of the Zoning Resolution text and maps, together with any amendments adopted by the City Council subsequent to the most recent update to the print version, is the official version of the Zoning Resolution.