



# Canarsie Rezoning - **Approved!**

## Introduction

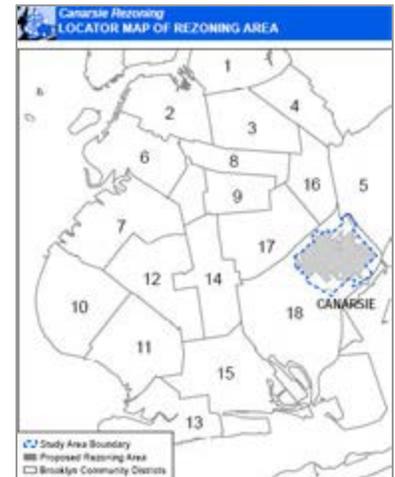
**Update June 30, 2009:**

On June 30, 2009, the City Council adopted the Canarsie Rezoning. The zoning changes are now in effect.

### Introduction

The Department of City Planning (DCP) is proposing lower density and contextual zoning map changes for approximately 250 blocks in the Brooklyn neighborhood of Canarsie, Community District 18. The 300 block Canarsie rezoning study area is generally bounded by Foster Avenue to the north, Fresh Creek Basin/E. 108th Street to the east, the Belt Parkway/Seaview Avenue to the south and Paerdegat Basin/Paerdegat Avenue North to the west.

Canarsie, a predominantly low rise and low-density residential neighborhood, has been experiencing development pressure in the last several years. The existing R4 and R5 zoning districts, mapped throughout Canarsie, currently permit all housing types. However, in many instances, new development has been inconsistent with the prevailing scale, density and built character of many blocks. As a consequence of this development activity, the community has been concerned with an increased frequency of one- and two-family homes being torn down and replaced with attached multi-family developments, eroding the character of certain blocks. The current proposal was developed in close consultation with the local council members and area stakeholders represented by the Community Board and various local neighborhood organizations.



Locator Map

[View a larger image](#)

The lower-density and *contextual zoning districts* proposed – R3-1, R3X, R4A, R4-1, R5B, and R5D together with mapping and maintaining existing R4 and R5 districts where appropriate – would preserve the existing scale and character of Canarsie’s predominantly low-rise blocks. New, moderate-density residential development would be directed to wide, commercial corridors with access to transit --Rockaway Parkway, Flatlands Avenue and Avenue L-- that today contain one-story commercial and two -to three -story multi-family buildings with ground-floor retail uses. Along these corridors, the proposed R5D zoning district would allow a modest increase in density, while establishing height limits compatible with the surrounding neighborhood context.

New C2-3 commercial overlays are proposed to reflect existing commercial uses. C1 and C2 overlays are to be reduced to a depth of 100 feet and changed to either C1-3 or C2-3. The reduction in depth would prevent intrusion of commercial uses onto residential side streets.

### Existing Character



Two-family detached, Avenue M., E.105th Street



One-family semi-detached, E.103rd Street, Avenue L



Multi-family attached, E. 103rd Street,  
Avenue J



Ground floor Retail/Residential Rockaway,  
Farragut Road

## Canarsie Rezoning - **Approved!**

### Existing Context and Zoning

#### Existing Context and Zoning

Canarsie is developed with a variety of land uses and housing types developed over time. However, building scale is predominantly low-rise with the residential blocks one- to three-stories in height and the commercial or mixed use buildings along its retail corridors ranging from one -to three-stories.

The one -and two-family detached, semi-detached and row house character is generally located between E. 89th Street Avenue and Fresh Creek Basin. The larger multi-family row houses are generally located between E.88th Street and Paerdegat Basin. The existing residential zoning districts mapped throughout the area, R4 and R5, do not reflect these differences, instead permitting all housing types. The proposed fine-tuned zoning changes would protect and preserve the character of the neighborhood and prevent future out-of-scale development.

Rockaway Parkway, Flatlands Avenue and Avenue L are the area's existing retail corridors, containing a mix of one-story commercial buildings and two -to three-story, mixed-use buildings with ground floor retail. Numerous open spaces and community facilities (e.g. schools, churches) are located throughout the rezoning area.



Existing Zoning Map - [View a larger image](#)

The rezoning area has only one subway line, the BMT Canarsie "L". It is the only and last stop in Canarsie with the L terminating at Rockaway Parkway and Glenwood Road. Numerous bus routes cross the major streets and intersections.

The existing zoning for Canarsie is predominantly R4 and R5 with C1-1, C1-2, C2-1 and C2-2 commercial overlays. The rezoning area includes portions of two blocks zoned C8-1 and portions of a four blockfront area mapped C3.

#### R4

An R4 district is mapped in the central portion of the rezoning area on all or portions of 100 blocks. This area is generally bounded by Avenue D, Rockaway Parkway, E.89th Street and Seaview Avenue.

R4 districts allow all housing types with a minimum lot width of 40 feet for detached residences and 18 feet for all others. Maximum lot coverage is 45% and the maximum *FAR* is 0.75 (plus 0.15 *attic allowance*). The *perimeter wall* maximum is 25 feet and the building height maximum is 35 feet. A front yard of at least ten feet is required and if the front yard exceeds ten feet than a front yard depth of 18 feet is required. For detached homes, two side yards are required with a minimum width of five feet each and a minimum total width of 13 feet. For all other building types, one eight foot side yard is required. The parking requirement for R4 districts is 100% (one space per unit). In addition, R4 districts permit use of the *infill zoning* at a maximum FAR of 1.35 at a height limit of 35 feet.

#### R5

R5 districts are mapped on all or portions of the balance of approximately 150 blocks on the both eastern and western portions of the rezoning area. These areas are generally located between E. 108th Street and Rockaway Parkway (eastern portion) and E.88th Street and Paerdegat Avenue North (western portion).

R5 districts allow all housing types with a minimum lot width of 40 feet for detached residences and 18 feet for all others. Maximum lot coverage is 55% and the maximum FAR is 1.25. The street wall maximum is 30 feet and the building height maximum is 40 feet. A front yard of at least ten feet is required and if the front yard exceeds ten feet than a front yard depth of 18 feet is required. For detached homes, two side yards are required with a minimum width of five feet each and a minimum total width of 13 feet. For all other building types, one eight foot side yard is required. The parking requirement for R5 districts is 85%. In addition, developments utilizing the infill zoning provisions have a maximum FAR of 1.65 at a height limit of 33 feet.

#### C8-1

Portions of two block frontages are located in a C8-1 district. These two locations are located on the north side of Glenwood Avenue between E. 100th Street and E.98th Street and on the southwest corner of Farragut Road and E.89th Street. Both areas are entirely residential.

C8-1 districts permit automotive and other commercial uses at a maximum FAR of 1.0. Typical uses include auto

repair, gas stations and car washes. Residences are not permitted.

### C3

A C3 district is generally bounded by the centerline of Paerdegat Avenue North to the edge of the mapped park between Paerdegat 12th Street and Seaview Avenue. The current C3 mapping is a remnant of a past mapping action in 1997 (from C3 to Park) and will be the subject of a technical correction to the zoning map.

Typically, C3 districts permit waterfront recreational activities, primarily boating and fishing, in areas along the waterfront that are usually adjacent to residential areas and permit residential uses at an R3-2 equivalent.

### Commercial Overlays

Commercial overlays currently include C1-1, C1-2, and C2-1 on Avenue L; and C1-2, C2-1 and C2-2 on both Flatlands Avenue and Rockaway Parkway. Most overlays are currently mapped at a depth of 150 feet.

C1 and C2 overlays are mapped in residence districts and serve the local retail needs (e.g., grocery stores, restaurants) of the surrounding residential neighborhood. C2 districts permit a slightly larger range of service uses (e.g., funeral homes, repair services). When commercial uses are mapped in R1 to R5 districts, the maximum FAR is 1.0. Commercial buildings in C1 and C2 districts are limited to two-stories and in mixed residential and commercial buildings, commercial uses are limited to one-story, always located below the residential use. C1-1 and C2-1 districts have higher parking requirements than C2-1 and 2-2 overlays.

### Out Of Character Development



Existing R4 District: E.94th Street between Avenue L and Avenue M



Existing R4 District: E.93rd Street between Flatlands Avenue and Avenue J

View the [Zoning Comparison Chart](#)

## Canarsie Rezoning - **Approved!** Proposed Zoning



Existing & Proposed Zoning

[View a larger image](#)



Proposed Zoning - Building Type

[View a larger image](#)

The rezoning proposal would:

1. Preserve Canarsie's scale through the mapping of lower density and contextual zoning districts to better reflect the existing detached, semi-detached and row house character;
2. Reinforce the existing commercial corridors and permit limited new development of low-density apartment buildings with ground-floor retail and height limits appropriate to existing neighborhood scale.
3. Reduce the depth of C1 and C2 overlays to 100 feet to prevent intrusion of commercial uses onto residential side streets and change all overlays to either C1-3 or C2-3.

### R3X

R3X a residential district which permits only one -and two-family detached residences on lots that must be at least 35 feet wide and have an area of at least 3,325 square feet is proposed on all or portions of 20 blocks at the southeastern end of the rezoning area. All of these blocks are currently zoned R5 and are predominantly developed with one -and two-family detached homes.

The maximum permitted FAR is 0.5 (plus .1 [attic allowance](#)) and the maximum building height is 35 feet with a perimeter wall height limit of 21 feet. To promote a unified streetscape, front yards of new homes must be at least 10 feet deep and at least as deep as an adjacent front yard, up to a depth of 20 feet. Two side yards with a minimum total width of 10 feet are required (with one a minimum of two feet). The parking requirement for R3X is 100% (one space for each unit).

### R3-1

R3-1 permits both detached and semi-detached one- and two-family residences and is proposed for portions of a five block area between Avenue L and Avenue M, E.101st to E. 106th Streets. All of these blocks are currently zoned R5 and are predominantly developed with one and two-family semi-detached homes.

R3-1 allows an FAR of 0.5 (plus .1 attic allowance) and the maximum building height is 35 feet with a perimeter wall height limit of 21 feet. Minimum lot widths for detached homes are 40 feet with a minimum area of 3,800 square feet, and 18 feet for semi-detached homes with a minimum area of 1,700 square feet. Front yards of new homes must be at least 15 feet. For detached homes, two side yards are required with a minimum width of five feet each and a minimum total width of 13 feet. For all other building types, one eight foot side yard is required. The parking requirement for R3-1 is 100% (one space for each unit).

### R4A

R4A permits only one -and two-family detached residences (on lots at least 30 feet wide and having an area of 2,850 square feet) and is proposed for all or portions of 30 blocks in various locations within the central portion of the rezoning area. All of these blocks are currently zoned either R4 or R5 and are predominantly developed with one -and two-family detached homes with higher FAR's and smaller lot widths than the R3X district.

The R4A district allows an FAR of 0.75 (plus .15 attic allowance) and the maximum building height is 35 feet with a perimeter wall height limit of 21 feet. Front yards of new homes must be at least 10 feet deep and must be at least as deep as an adjacent front yard, up to a depth of 20 feet. Two side yards with a minimum total width of 10 feet are required (with one a minimum of two feet). The infill provisions are not applicable in R4A districts. The parking requirement for R4A is 100% (one space for each unit).

#### **R4-1**

R4-1 is a residential district that permits both detached and semi-detached one- and two-family residences and is proposed on all or portions of 100 blocks in various locations in the eastern and central portions of the rezoning area. All of these blocks are currently zoned R4, R5 and C8-1 (portions of two blocks) and are predominantly developed with one and two family semi-detached homes with higher FAR's than the R3-1 district.

R4-1 allows an FAR of 0.75 (plus .15 attic allowance) and the maximum building height is 35 feet with a perimeter wall height limit of 25 feet. Minimum lot widths for detached homes are 25 feet with a minimum area of 2,375 square feet, and 18 feet for semi-detached homes with a minimum area of 1,700 square feet. Front yards of new homes must be at least 10 feet deep and must be at least as deep as an adjacent front yard, up to a depth of 20 feet. For detached homes, two side yards are required with an eight foot total. For semi-detached buildings, one four foot side yard is required. Infill zoning is not applicable in R4-1 districts. The parking requirement for R4-1 is 100% (one space for each unit).

#### **R4**

R4 permits all housing types and is proposed on all or portions of 33 blocks on various streets in the eastern portion of the rezoning area between Glenwood Road and Seaview Avenue, Rockaway Parkway to E. 105th Street. The R4 district is mapped in areas where row houses with front yard parking predominate. All of these blocks are currently zoned R5 and are predominantly developed small two-story row houses with lower FAR's than the R5 district.

R4 districts allow all housing types with a minimum lot width of 40 feet for detached residences and 18 feet for all others. Maximum lot coverage is 45% and the maximum FAR is 0.75 (plus 0.15 attic allowance). The perimeter wall maximum is 25 feet and the building height maximum is 35 feet. A front yard of at least ten feet is required and if the front yard exceeds ten feet than a front yard depth of 18 feet is required. For detached homes, two side yards are required with a minimum width of five feet each and a minimum total width of 13 feet. For all other building types, one eight foot side yard is required. The parking requirement for R4 districts is 100% (one space per unit). In addition, R4 districts permit development using infill zoning regulations with a maximum FAR of 1.35 and a height limit of 35 feet.

#### **R5B**

R5B permits all housing types and is proposed on all or portions of 70 blocks, predominantly in the western portion of the rezoning area (56 blocks) and blocks in the eastern portion of the rezoning area (14 blocks). The R5B district is mapped in areas where row houses with rear parking predominate. R5B districts permit a maximum FAR of 1.35 with a maximum street wall of 30 feet and a maximum building height of 33 feet. Minimum lot widths for detached homes are 25 feet with a minimum area of 2,375 square feet, and 18 feet for semi-detached homes and row houses on lots with a minimum area of 1,700 square feet. The front yard of a new development must be at least five feet deep and as deep as one adjacent front yard and no deeper than the other, to a maximum depth of 20 feet. For detached homes, two side yards are required with an eight foot total. For all other building types, one four foot side yard is required. Parking is not required for one and two family homes. Where parking is required, spaces for 66 percent of the units must be provided. Curb cuts are prohibited on zoning lots less than 40 feet wide, front yard parking is prohibited and infill zoning provisions are not applicable.

#### **R5**

R5 permits all housing types and is proposed on all or portions of five blocks between Avenue N and Seaview Avenue, E. 92nd to E.95th Street The R5 district is mapped in areas where row houses with front yard parking and higher FAR's predominate. All of these blocks are currently zoned R4 and are predominantly developed with three-story row houses.

Housing in R5 districts require a minimum lot width of 40 feet for detached residences and 18 feet for all others. Maximum lot coverage is 55% and the maximum FAR is 1.25. The street wall maximum is 30 feet and the building

height maximum is 40 feet. A front yard of at least ten feet is required and if the front yard exceeds ten feet than a front yard depth of 18 feet is required. For detached homes, two side yards are required with a minimum width of five feet each and a minimum total width of 13 feet. For all other building types, one eight foot side yard is required. The parking requirement for R5 districts is 85%. In addition, use of infill zoning allows a maximum FAR of 1.65 at a height limit of 33 feet.

## R5D

R5D is proposed in three areas encompassing all or portions of 53 block frontages located along Canarsie's wide, commercial corridors including Flatlands Avenue along its entire length within the rezoning area; Avenue L between E. 91st Street and Rockaway Parkway; and on Rockaway Parkway between Foster Avenue and Flatlands Avenue. Blocks along Flatlands Avenue are located in both R4 and R5 districts and Rockaway Parkway and Avenue L frontages are located in an R4 district. All block frontages proposed to be mapped R5D have existing ground floor retail uses.

The proposed R5D district would permit all residential building types and permits a maximum FAR of 2.0 for residential and 2.0 for commercial uses when located within a commercial overlay. R5D districts allow a maximum residential building height of 40 feet. In R5D districts, off-street group parking is required for 66% of the dwelling units. The proposed R5D will provide for moderate growth in areas currently zoned R4 and R5 and establish a height limit that is compatible with the existing built character of the neighborhood.

## Commercial Overlays

New C2-3 commercial overlays are proposed to be mapped along various block frontages along Flatlands Avenue to reflect existing commercial uses. These properties are currently zoned either R4 or R5 and are predominantly developed with one-story commercial uses or mixed building with retail uses on the ground floor and residences above.

Most existing C1 and C2 overlays, on blocks currently mapped at a depth of 150 feet, are proposed to be reduced to a depth of 100 feet and changed to either C1-3 or C2-3. The reduction in depth would prevent intrusion of commercial uses onto residential side streets.

The proposed changes would result in a change in parking regulations. Currently, most retail uses in the existing C1 and C2 districts require one accessory parking space per 150 - 300 square feet of commercial floor area. Under the proposed changes, parking regulations would be less stringent in the proposed C1-3 and C2-3 zones with most retail requiring one parking space per 400 square feet of commercial floor area.

View the [Zoning Comparison Chart](#)

## Proposed Residential Districts—Typical Developments



R3X: Two-family detached, E. 105th Street, Between Flatlands 9th and 10th Streets.



R4A: One-family detached, E. 89th Street between Avenue K and Avenue L



R3-1: One-family semi-detached, E.104th Street, between Avenue L and Avenue M



R4-1: One-family semi-detached, Flatlands 8th Street between E.108th Street and Fresh Creek Basin



R4: Attached, Avenue L, between E.101st and E. 102nd Streets



R5: E.80th Attached, E.80th Street between Paerdegat 5th and 6th Streets.



R5B: Attached, Avenue. L, between E.83rd and E. 84th Streets.



R5D: Ground floor Retail/Residential, Avenue L between E. 95th and E. 96th Streets.

## Canarsie Rezoning - **Approved!**

### Public Review

---

On February 17, 2009, the Department of City Planning certified the [Uniform Land Use Review \(ULURP\)](#) application (C 090313ZMK) for the Canarsie rezoning to begin the formal public review process.

Milestone	Date
Department of City Planning Certification	February 17, 2009
Community Board 18 Approval	March 18, 2009
Brooklyn Borough President Approval	April 3, 2009
City Planning Commission Public Hearing	May 6, 2009
City Planning Commission Approval (  Read the <a href="#">CPC Report</a> )	June 3, 2009
City Council Approval	June 30, 2009

For more information, contact the Brooklyn Office of the Department of City Planning at (718) 780-8280.

## 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.