



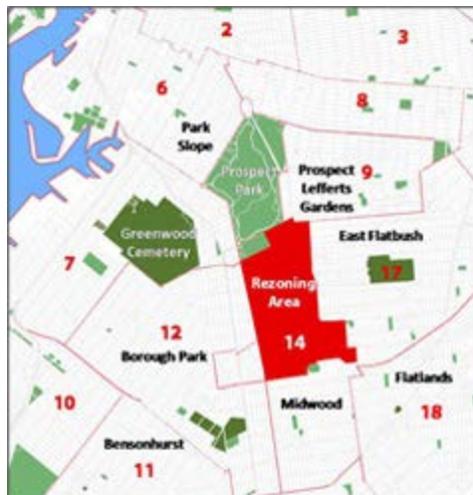
Flatbush Rezoning - **Approved!**

Overview

Update July 29, 2009:

On July 29, 2009, the City Council adopted the Flatbush Rezoning. The zoning map and text changes are now in effect.

The New York City Department of City Planning (DCP), at the request of Community Board 14, elected officials and civic groups, proposes zoning map changes and zoning text amendments for one hundred and eighty blocks located in the Flatbush neighborhood of Community District 14, Brooklyn. The project area, which includes the rezoning area and the area of a proposed zoning text amendment, is bounded by; Caton Avenue, Parkside Avenue and Clarkson Avenue on the north, Bedford Avenue and the Community District 14 boundary to the east, Campus Road and the Long Island Railroad's Bay Ridge freight line on the south, and Coney Island Avenue on the west. The proposed zoning would primarily match new zoning to the existing built character which includes areas of detached homes, row houses and apartment buildings. Currently, existing zoning does not reflect the built character of lower-density detached and apartment building areas. Under the current R6 zoning, development of tall apartment buildings without height limitation is permitted and has resulted in demolition of existing detached, one- and two-family homes. The new zoning also provides incentives for affordable housing development in the area in addition to strengthening commercial corridors.



Map of the Rezoning Area in the Larger Brooklyn Context
[View a larger image](#)



Study Area
[View a larger image](#)

Flatbush Rezoning - **Approved!** Existing Context and Zoning

Neighborhood Character

The neighborhoods of Flatbush are generally located directly south of Prospect Park, between the major thoroughfares of Coney Island Avenue and Flatbush Avenue, north of Farragut Road, and between Coney Island Avenue and Nostrand Avenue to the south of Farragut Road.

Flatbush is typically known for the large, green lots of detached homes and apartment buildings along Ocean Avenue and other streets. The small homes are predominantly located in the west and southeast portions of the rezoning area. Many of these homes were built in the early 1900's in the Victorian style, leading these detached home areas to be referred to as "Victorian Flatbush". Portions of this neighborhood have been designated by the Landmarks Preservation Commission (LPC) as Historic Districts. These include the; Prospect Park South (1979), Albemarle and Kenmore Terraces (1978), Ditmas Park (1981) and Fiske Terrace – Midwood Park (2008) Historic Districts. The homes in these areas are typically two and a half to three stories in height.

The neighborhoods of Flatbush are well served by public transportation. The Q and B trains run north/south through the center of the rezoning area, generally between Marlborough Road and E 16th Street. The Q train makes local stops at Parkside Avenue, Church Avenue, Beverly Road, Cortelyou Road, Newkirk Avenue and Avenue H. The B train runs express on week days, and stops at Church Avenue and Newkirk Avenue. The last stop of the 2 and 5 trains at Flatbush and Nostrand avenues is located at the southeast corner of the rezoning area. North/south bus service is provided by New York City Transit's 29, 68, 48, 49, 44, and 103 bus lines. East/west transit is provided by NYC Transit's 16, 35, 23, 8, 6, and 11 buses. The Long Island Railroad's Bay Ridge Freight Line is located south of Avenue H and is a portion of the rezoning area's southern boundary.

Just outside of the rezoning area, at the intersection of Avenue H and Flatbush Avenue is a major, regional transportation and commercial node known locally as "The Junction". The Junction remains a vibrant commercial area with a wide variety of commercial and mixed, commercial and residential uses. Also, churches, daycare centers and other community facilities dot the area. A large, enclosed mall was recently constructed immediately south of the rezoning area, just south of Avenue H. The mall is home to a Target, several restaurants and other shops.



Neighborhood Context: Detached Homes at East 17th Street and Foster Avenue in the R2 district.



Neighborhood Context: Attached homes along East 23rd Street, between Ditmas Avenue and Newkirk Avenue in the R6 district.



Neighborhood Context: Apartment buildings along Ocean Avenue in the R7-1 district.



Neighborhood Context: Flatbush Avenue Commercial Corridor between Albemarle Road and Regent Place in the C4-2 district.



Neighborhood Context: Teardowns of Victorian detached homes in a R6 district along Stratford Road between Ditmas Avenue and Dorchester Road.

Existing Zoning

The rezoning area includes many zoning districts which reflect the diversity of the built character in the rezoning area. Zoning designations within the rezoning area have been in place since the current Zoning Resolution was adopted in 1961.

R1-2

R1-2 districts are mapped over 17% (30 full or partial blocks), in three areas, of the 180 block rezoning area corresponding to historic districts that contain large, Victorian-style homes. These areas are the Prospect Park South Historic District, Ditmas Park Historic District, and the area that contains a portion of the Fiske Terrace-Midwood Park Historic District.

R1-2 districts permit only single family detached homes with a minimum required lot area of 5,700 square feet and a sixty foot lot width. Residences require a minimum twenty foot front yard and two side yards are also required, totaling a minimum of twenty feet with a minimum of eight feet. R1-2 districts have a maximum [floor area ratio \(FAR\)](#) of 0.5 for residential and community facility uses. There is no maximum building height and building envelopes are controlled by the [sky exposure plane](#). Each home is required to have at least one off-street parking space.

R3-1

A R3-1 district is mapped over 2% (4 full or partial blocks) of the 180 block rezoning area. The district is mapped generally south of Caton Avenue and north of Church Avenue, between Argyle Road and East 17th Street. R3-1 districts are low-density residential districts that allow detached and semi-detached one and two family homes. R3-1 districts have a minimum required lot area of 3,800 square feet for detached homes, and 1,700 square feet for semi-detached homes, with a minimum lot width of forty feet for detached homes, and eighteen feet for semi-detached homes. The district has a maximum building height of thirty-five feet and a maximum [perimeter wall](#) height of twenty-one feet. The maximum [floor area ratio \(FAR\)](#) is 0.5 for residential uses plus a 0.1 FAR [attic allowance](#) and 1.0 for community facility uses. In R3-1 districts, the minimum front yard is 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. One off-street parking space is required for each dwelling unit.

R3-2

Three R3-2 districts are mapped over 18% (33 full or partial blocks) of the 180 block rezoning area. The northernmost R3-2 district is mapped generally south of Beverly Road and north of Cortelyou Road, between Stratford Road and Ocean Avenue. Other R3-2 districts are mapped in Ditmas Park West and South Midwood. R3-2 districts are low density residential districts that allow for all housing types. R3-2 districts have a minimum required lot area of 3,800 square feet for detached homes, and 1,700 square feet for all other housing types. Minimum lot width also varies by building type, with a minimum lot width of forty feet required for detached homes, and a minimum of eighteen feet required for other housing types. R3-2 districts have a maximum building height of thirty-five feet and a maximum perimeter wall height of twenty-one feet. The maximum [floor area ratio \(FAR\)](#) is 0.5 (plus 0.1 when using the attic allowance) for residential uses and 1.0 for community facility uses. In R3-2 districts, the minimum front yard is 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. One off-street parking space is required for each dwelling unit.

R4

Two small R4 districts are currently mapped over 3% (5 full or partial blocks) of the 180 block rezoning area. The easternmost district is located south of Avenue H, north of the Long Island Railroad Bay Ridge freight line, and between East 17th Street and Ocean Avenue. The westernmost R4 district is bounded by Bedford Avenue, Campus Road, 23rd Street and Glenwood Road. R4 districts allow all types of housing. Detached homes in R4 districts require a minimum lot width of forty feet, a minimum lot area of 3,800 square feet and two side yards totaling thirteen feet, with each at least five feet wide. For all other building types the minimum lot width is eighteen feet, with a minimum lot area of 1,700 square feet. Both detached and other building types require a minimum of a ten foot front yard. In an R4 district the maximum [floor area ratio \(FAR\)](#) is 0.75 for residential uses, plus a twenty percent [attic allowance](#), and 2.0 for community facility uses. Perimeter walls can be up to twenty-five feet in height with a maximum building height of thirty-five 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. One parking space is required per dwelling unit. R4 districts permit use of the [infill zoning](#) provisions at a maximum FAR of 1.35 at a height limit of 35 feet.

R5

A R5 district is currently mapped in 3% (6 full or partial blocks) of the 180 block rezoning area. This district is located south of Avenue H between East 17th Street and Coney Island Avenue. R5 districts permit all housing types.



Land Use & Existing Zoning

[View a larger image](#)

For detached buildings in R5 districts there is a minimum lot width of forty feet, and a minimum lot size of 3,800 square feet. For all other housing types, the minimum lot width is eighteen feet and the minimum lot size is 1,700 square feet. Ten foot front yards are required. Detached buildings are required to have two side yards that total thirteen feet in width, with each at least five feet wide. All other building types are required to have at least one side yard that is at least eight feet wide. The maximum floor area ratio (FAR) allowed in the district is 1.25 for residential uses, and 2.0 for community facility uses. The maximum building height is forty feet. The maximum street wall height is 30 feet. Off-street parking is required for 85% of dwelling units. In addition, developments utilizing the infill zoning provisions have a maximum FAR of 1.65 at a height limit of 33 feet.

R6

R6 districts are currently mapped over 51% (92 full or partial blocks) of the total 180 blocks within the rezoning area. Generally, these areas are located along major streets, such as; Coney Island Avenue, Cortelyou Road, Newkirk Avenue, Flatbush Avenue south of Beverly Road; and also east of Flatbush Avenue. Residential and community facility uses (Use Groups 1-4) are permitted in R6 zoning districts, with a maximum floor area ratio (FAR) of up to 2.43 for residential uses and 4.8 for buildings containing community facility uses. There are no fixed height limits and building envelopes are governed by the sky exposure plane. Off-street parking is required for 70% of the dwelling units. Developers can also utilize the optional Quality Housing Program which permits up to 2.2 FAR with a base height of 30-45 feet and a maximum building height of fifty five feet on a narrow street (seventy five feet wide or less), and up to 3.0 FAR on a wide street, with a base height of 40-65 feet and a maximum building height of 70 feet. Under Quality Housing regulations, off-street parking is required is for 50% of the dwelling units. In R6 districts, if fewer than five spaces are required off-street parking is waived.

R7-1

Focused along Ocean Avenue, and cutting through the center of the rezoning area, an R7-1 district currently covers 33% (59 full or partial blocks) of the 180 block rezoning area. R7-1 zoning districts permit residential and community facility uses (Use Groups 1-4) with a maximum floor area ratio (FAR) of 3.44 for residential uses and 4.8 FAR for community facility uses. There are no fixed height limits and building envelopes are governed by the sky exposure plane. Off-street parking is required for 60% of the dwelling units. Developers can also utilize the Quality Housing Program, which permits 3.44 FAR on a narrow street with a base height of between 40 and 60 feet and a maximum building height of seventy five feet and 4.0 FAR on wide streets with a base height of between 40 and 65 feet, and a maximum building height of eighty feet. Off-street parking is required for 50% of the dwelling units under Quality Housing. In R7-1 districts, parking is waived if five spaces or less are required.

C4-2 and C4-3

C4 districts are currently mapped over 11% (20 full or partial blocks) of the 180 block rezoning area. C4 districts are regional commercial centers where uses, such as specialty and department stores, serve a larger area and generate more traffic than a neighborhood shopping area. These districts are located in two places within the rezoning area. The C4-2 district includes both sides of Church Avenue, between Ocean Avenue and Bedford Avenue, and Flatbush Avenue, between Church Avenue and Cortelyou Road. The C4-3 district is centered on an area known locally as "The Junction" where Nostrand and Flatbush Avenues intersect. C4-2 and C4-3 districts permit residential uses with a maximum FAR of 2.43 (R6 equivalent), commercial uses with a maximum FAR of 3.0 and community facility uses with a maximum FAR of 4.8 C4-2 and C4-3 have no fixed height limits and building envelopes are governed by the sky exposure plane. C4-2 districts have a higher parking requirement than C4-3 districts, for commercial and community facility uses.

COMMERCIAL OVERLAYS

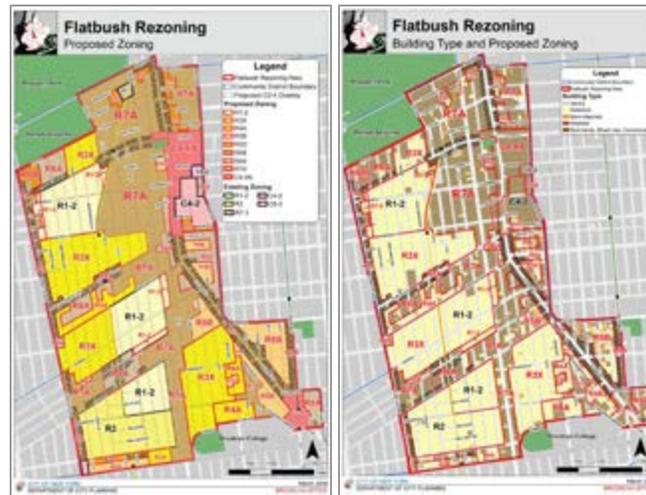
There are C1-3 and C2-3 Commercial Overlays mapped for local retail and service uses along Cortelyou Road, Flatbush Avenue, Church Avenue, Coney Island Avenue, Newkirk Avenue and Foster Avenue. C1 districts allow for typical local retail uses (Use Groups 5-6) where C2 districts meet broader shopping and service needs (Use Groups 5-9). Commercial uses in overlays within R1-R5 districts have a maximum FAR of 1.0 while overlays in R6 and higher districts have a maximum commercial FAR of 2.0. Commercial uses in mixed buildings are limited to the ground floor. Parking requirements for most local retail uses, within the C1-3 and C2-3 districts, are one parking space for every 400 square feet of commercial use.

Quality Housing Study Area

Quality Housing Study Areas were established along with the introduction of Quality Housing regulations in the city in 1987, and aim to preserve the scale and character of areas zoned R6 and R7 but developed at lower densities, by limiting the use of the Quality Housing Program in several locations throughout the city. In Flatbush, the Quality Housing Study Area within the rezoning area is bounded by Church Avenue, Stratford Road, Beverly Road, Ocean Avenue, Foster Avenue and Coney Island Avenue.

Within the Quality Housing Study Area, Quality Housing regulations may not be used on lots occupied by a one-, two- or three- family detached or semi-detached home on a block where 70% or more of the block-fronts on both sides of the street are developed with such buildings. Development on these lots is limited to the R6 Height Factor regulations.

Flatbush Rezoning - **Approved!** Proposed Zoning



Proposed Zoning Map

[View a larger image](#)

Building Type and Proposed Zoning

[View a larger image](#)

The rezoning proposal would:

- Protect and preserve existing built character by mapping lower density and contextual zoning districts to preserve the scale of detached home, row house, and apartment building neighborhoods.
- Provide incentives for affordable housing along certain corridors, well served by transit.
- Maintain opportunities for commercial growth and re-investment in commercial areas.

View the [zoning comparison chart](#).

R1-2

Two existing R1-2 districts would be extended on portions of seven blocks in two locations to protect their detached, single-family character. These areas are parts of historic districts of Prospect Park South and Ditmas Park, which are currently zoned R1-2, R6, and R7-1. The R1-2 district permits only detached, one-family residences with a maximum FAR of 0.5. The minimum lot width is 60 feet, with a minimum lot area of 5,700 square feet. There is no fixed maximum building height and envelopes are governed by the sky exposure plane. A 20 front yard is required, as are two side yards, each at least 8 feet, totaling a minimum of 20 feet. One parking space is required per dwelling unit.



Proposed R1-2 district along Albemarle Road between Coney Island Avenue and Stratford Road

R3X

R3X districts are proposed for forty full or partial blocks in four separate neighborhoods to protect their detached, one and two-family character; Caton Park, currently zoned R3-1; Beverly Square West, currently zoned R3-2; and, Ditmas Park West and South Midwood currently zoned R3-2 and R6. The R3X district permits only detached, one

and two family home with a maximum *FAR* of 0.6, which includes a 20% *attic allowance*. The minimum lot width is thirty-five feet, with a minimum lot area of 3,325 square feet. Maximum building height is thirty-five feet, with maximum *perimeter wall* of 21 feet. The front yard must be a minimum of 10 feet and must be as deep as an adjacent front yard. Two side yards, each at least 2 and totaling a minimum of 10 feet are required. One parking space is required per dwelling unit.



Proposed R3X district along Argyle Road between Cortelyou Road and Beverly Road

R4A

Four areas are proposed to be rezoned to R4A. These areas, currently zoned R3-2, R4, and R6, are developed with one and two family detached homes with higher FAR's and on narrower lots than areas proposed for R3X. The proposed R4A areas are located:

- South of Cortelyou Road between Coney Island Avenue and East 18th Street.
- In South Midwood: Along Bedford Avenue between Farragut Road and Glenwood Road.
- In South Midwood: South of Glenwood Road between East 23rd Street and East 27th Street.
- South of Avenue H, between East 17th Street and East 19th Street.

R4A districts only allow detached, one and two family home with a maximum FAR of 0.9 (including the *attic allowance*). The minimum lot width for the R4A district is thirty feet, with a minimum lot area of 2,850 square feet. Maximum building height is thirty-five feet, with a maximum *perimeter wall* of twenty-one feet high. The front yard must be a minimum of 10 feet and must be as deep as an adjacent front yard. Two side yards, each a minimum of 2 feet and totaling a minimum of 10 feet are required. The *infill zoning* provisions may not be used in the R4A district. One parking space is required per dwelling unit.



Proposed R4A district along Dorchester Road between Westminster Road and Argyle Road

R5B

R5B districts are proposed in nine areas throughout the rezoning area that are predominantly developed with row houses. The rezoning will also provide opportunities for appropriately scaled new developments on vacant and underdeveloped sites. These areas are currently zoned R3-2, R5, R5B, R6, R7-1 and include thirty two full or partial blocks. These areas are:

The Albemarle and Kenmore Terrace Historic District.

- An area bounded by; Cortelyou Road on the north, Bedford Avenue on the east, Clarendon Road on the south and Flatbush Avenue on the west.
- An area bounded by; Clarendon Road on the north, Bedford Avenue on the east, Avenue D on the south and Flatbush Avenue on the west.
- Newkirk Avenue between Westminster Road and Argyle Road.
- An area bounded by; Ditmas Avenue on the north, Flatbush Avenue on the east, Foster Avenue on the south, and East 22nd Street on the west.
- An area located 100 feet south of Avenue H, between Coney Island Avenue and East 17th Street.
- An area bounded by; Foster Avenue on the north, Nostrand Avenue on the east, Glenwood Road on the south, and Flatbush Avenue on the west.
- Along Bedford Avenue between Farragut Road and Glenwood Road.
- An area bounded by; Foster Avenue on the north, Flatbush Avenue on the east, Hillel Place on the south, and East 27th Street on the west.

The R5B district is a general residential district that allows all housing types with a maximum FAR of 1.35 for residential use and 2.0 for community facility uses. The minimum lot width for detached residences is 25 feet, and 18 feet for other building types. The minimum lot size in the R5B district is 2,375 square feet for detached homes and 1,700 square feet for all other housing types. Maximum building height is 33 feet, with the maximum street wall height of thirty feet. A 5 foot front yard is required. For detached residences, two side yards with a total minimum of 8 feet are required. For all other building types, only one side yard is required, at a minimum width of 4 feet. Parking is required for 66% of dwelling units and curb cuts are prohibited on lots less than 40 feet wide. Infill zoning provisions cannot be used in R5B districts.



Proposed R5B district along Albemarle Terrace. East of East 21st Street

R5D

R5D is proposed for the currently mapped R5 area bounded by Avenue H on the north, East 17th Street on the east, the Long Island Railroad on the south, and midway between Coney Island Avenue and East 12th Street on the west. It includes six full or partial blocks lined with a mix of apartment buildings (some with ground floor commercial uses), row houses, and detached homes. The proposed rezoning allows for limited expansion of existing buildings, as well as providing opportunities for appropriately scaled new developments on vacant and underdeveloped sites.

The R5D district is a general residential district that allows all housing types with a maximum FAR of 2.0. Detached residences require a minimum lot area of 2,375 square feet and a minimum lot width of 25 feet. Semi-detached and attached residences require a minimum of 1,700 square feet in area and a minimum lot width of 18 feet. A front yard of at least 5 feet is required and must be as deep as an adjacent front yard. R5D districts allow a maximum building height of 40 feet. Maximum lot coverage is 80% on corner lots and 60% on interior lots. In R5D districts; off-street group parking is required for 66% of the dwelling units. Accessory residential parking can be waived if no more than one space is required. Infill zoning provisions cannot be used in R5D districts.



Proposed R5D district at the corner of Avenue H and East 13th Street

R6B

The proposed zoning would map the R6B district in six locations which are predominantly developed with three and four story row houses and small apartment buildings. The proposed R6B would include parts of 15 blocks that are currently zoned R6, R7-1 and C4-2. These areas are located:

- Between Coney Island Avenue and Stratford Road, From Caton Avenue south to Church Avenue.
- Along St. Paul's Place, between Woodruff Avenue and Caton Avenue.
- Along Woodruff Avenue, between Ocean Avenue and Flatbush Avenue.
- East of Flatbush Avenue, between Clarkson Avenue and Caton Avenue
- East of Flatbush Avenue, between Linden Boulevard and Martense Street.

R6B is a *contextual district* that allows all housing types. Buildings can be built to a maximum FAR of 2.0. Buildings must provide a base height of between 30 and 40 feet before setting back to a maximum height of 50 feet. The maximum lot coverage is 80% on corner lots and 60% on interior lots. Street walls must line up with that of an adjacent building. Parking is required for 50% of dwelling units, but waived if five or fewer spaces are required.



Proposed R6B district along St Paul Place between Woodruff Avenue and Crooke Avenue

R6A

R6A districts are proposed for thirty-six full or partial blocks in nine locations currently zoned R5, R6, C4-2 and R7-1, and that are predominantly developed with medium-density apartment buildings, 4 to 6 stories in height. The new R6A areas include:

- In Caton Park: South of Caton Avenue, between Stratford Road and Rugby Road.
- Along Coney Island Avenue, between Hinckley Place and Dorchester Road.
- Along Coney Island Avenue, between Foster Avenue and Avenue H.
- Along Cortelyou Road between Coney Island Avenue and East 17th Street.
- Newkirk Plaza: An area bounded by; 100 feet of Newkirk Avenue on the north, East 18th Street on the east, Foster Avenue on the south, and Rugby Road on the west.
- An area located along the east side of East 21st Street between Regent Place and on both sides of East 21st Street between Beverly and Dorchester Road, along Cortelyou Road between Ocean Avenue and East 21st Street, and on East 22nd Street between Dorchester Road and Ditmas Avenue.
- An area bounded by; Beverly Road on the north, Bedford Avenue on the east, Newkirk Avenue on the south,

and Flatbush Avenue on the west.

- Along Bedford Avenue, between Albemarle Road and Tilden Avenue.
- In The Junction: South of Glenwood Road, between Nostrand Avenue and East 32nd Street.

R6A is a contextual district that allows all housing types. Buildings can be built to a maximum FAR of 3.0 The proposed R6A district has a maximum building height of 70 feet, with a base height of 40 to 60 feet. Street walls must line up with that of an adjacent building. Off-street group parking is required for 50% of the dwelling units but is waived if less than 5 spaces are required.



Proposed R6A district along Stratford Road between Caton Avenue and Church Avenue

R7A

R7A districts are proposed on parts of 91 blocks in six locations currently zoned R3-2, R4, R6, C4-3, R7A, and R7-1. These blocks are predominantly developed with medium-density apartment buildings between 6 and 8 stories in height. The proposed R7A areas include:

- Coney Island Avenue, between Caton Avenue and Hinckley Place,
- An area bounded by Ditmas Avenue, Rugby Road, Foster Avenue, and Coney Island Avenue,
- The area west of Flatbush Avenue, bounded by Parkside Avenue, Bedford Avenue, the Long Island Railroad and the MTA's Brighton Beach (Q, B) right-of-way,
- Along Flatbush Avenue, from Cortelyou Road south to Glenwood Road,
- Along the west side of Nostrand Avenue, from Foster Avenue to Glenwood Road,
- An area bounded by; Farragut Road on the north, Kennilworth Place on the east, Campus Road on the south, and Bedford Avenue on the east.

R7A is a contextual district that allows residential and community facility buildings. The proposed R7A district has a maximum building height of 80 feet, with a base height of 40 to 65 feet. Street walls must be built at or near the street line. Off-street group parking is required for 50% of the dwelling units but is waived if less than 5 spaces are required.

Also proposed is a zoning text amendment to permit an Inclusionary Housing bonus in the proposed R7A districts that would create incentives for the development and preservation of affordable housing. In the proposed R7A, there would be a maximum base FAR of 3.45 that could be increased up to 4.6 with the provision of affordable housing. The R7A contextual height limits would apply to new developments (See [Proposed Text Amendment](#) below).



Proposed R7A district at the intersection of Ocean Avenue and Beverly Road

C4-4A

C4-4A districts are proposed all or portions of 17 blocks that are currently developed with regional commercial uses, and mixed, residential and commercial uses. These areas, currently zoned C4-2 and C4-3, are located:

- On the north side of Church Avenue, between East 21st Street and Bedford Avenue, and along Flatbush Avenue from Church Avenue to Cortelyou Road,
- In The Junction: An area bounded by Glenwood Road on the north and Avenue H on the south, consisting of both sides of Flatbush, and Nostrand Avenues, as well as Hillel Place.

The C4-4A district is a *contextual district* that allows regional and local commercial uses, all housing types and community facilities at a maximum *FAR* of 4.0 for buildings without residential uses. Parking is required for 50% of dwelling units on lots larger than 15,000 square feet and 30% on lots 10,001 square feet to 15,000 square feet. Parking is waived on lots of less than 10,000 SF.

Also proposed is a zoning text amendment to permit an Inclusionary Housing bonus in the proposed C4-4A districts that would create incentives for the development and preservation of affordable housing. In the proposed C4-4A, there would be a maximum base FAR of 3.45 that could be increased up to 4.6 with the provision of affordable housing. The C4-4AA contextual height limits would apply to new developments (See [Proposed Text Amendment](#) below).



Proposed C4-4A district along Flatbush Avenue, between Church Avenue and Snyder Avenue

COMMERCIAL OVERLAYS

New C2-4 commercial overlays are proposed to be mapped along various block frontages along: Parkside Avenue, Avenue H, Cortelyou Road and Coney Island Avenue. The proposed overlays would reflect existing commercial uses. These properties are predominantly developed with one to three story commercial or mixed buildings 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 C2-4 overlays. 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 - 400 square feet of commercial floor area. Under the proposed changes, parking regulations would be less stringent in the proposed C2-4 zones with most retail requiring one parking space per 1,000 square feet of commercial floor area.

PROPOSED TEXT AMENDMENTS

Inclusionary Housing Program

The Flatbush rezoning proposal applies the [Inclusionary Housing Program](#) to specific areas within the proposed R7A districts and the C4-4A districts of the rezoning area, establishing incentives for the creation and preservation of affordable housing, well served by transit, in conjunction with new development. Only sites located in existing R6, C4-2 and C4-3 districts that are proposed to be rezoned to the R7A and C4-4A districts would be able to utilize the inclusionary housing program.

For residential development without an affordable housing component, the maximum [FAR](#) for new buildings containing residences within the areas where the Inclusionary Housing program could be utilized would be limited to a base FAR of 3.45. Under the Inclusionary Housing program, a development providing affordable housing is eligible for a floor area bonus within the underlying contextual height and bulk regulations. Developments could qualify for a maximum [FAR](#) of 4.6 by providing 20 percent of the residential floor area in the development as permanently affordable housing for low- and moderate-income households. Affordable units can be provided either on-site or off-site. Off-site affordable units must be located within Community District 14 or within a half-mile of the bonused development if in a different community district. Other city, state and federal housing finance programs may be used to provide further assistance in creating affordable units. The combination of a zoning bonus with housing programs would establish a powerful incentive for the development and preservation of affordable housing in the Flatbush neighborhood.

Quality Housing Study Areas

Section 23-011 of the New York City Zoning Resolution specifies [Quality Housing Study Areas](#) in several locations throughout the city. In Community District 14, there are two such areas, one in the rezoning area, and the other in the previously concluded Midwood Rezoning area.

Under the proposal, the "Ocean Parkway Area Quality Housing Study Area" and the portion of the "Midwood Quality Housing Study Area" in Community District 14 would be removed from the zoning text. Since these areas have been or a proposed to be rezoned to lower density or contextual districts, the protection afforded by being study areas is not longer necessary.

View the  [Proposed Text Amendment](#).



Quality Housing Study Areas

 [View a larger image](#)

Flatbush Rezoning - **Approved!**

Public Review

The Flatbush rezoning proposal began formal public review on March 2, 2009 with the Department of City Planning's Certification of the [Uniform Land Use Review \(ULURP\)](#) application (C 090336 ZMK and N 090335 ZRK).

Milestones	Target Dates
Department of City Planning certification	March 3, 2009
Community Board 14 Approval	April 20, 2009
Brooklyn Borough President Approval	May 19, 2009
City Planning Commission Hearing	June 3, 2009
City Planning Commission Approval (Read CPC Reports)	June 17, 2009
City Council Approval	July 29, 2009

For more information about this proposal please 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.