

Draft Zoning Proposal: Fourth Ave Corridor

Purpose:

Enhance and continue to revitalize this major borough thoroughfare through public realm and street improvements and requirements for permanently affordable housing on all new developments – including on previously rezoned portions (MIH on previously rezoned portions)

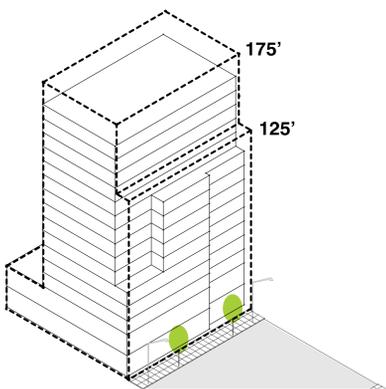
Proposed Zoning:

C4-4D* (R9A equivalent)

Goals Supported:

- Implement MIH to generate new mixed income housing, including market-rate and permanently affordable units
- Allow existing ground-floor parking to be replaced by active ground-floor uses to further improve the streetscape and safety along 4th Avenue
- Make off-street parking regulations more flexible, reduce unnecessarily high parking requirements
- Apply a transit easement around properties next to subway stations along 4th Avenue to support new entrances, ADA accessibility and other station improvements toward a more transit oriented and energy efficient neighborhood

Conceptual Bulk Envelope:



C4-4D

4 AVENUE	
District	C4-4D (R9A equivalent)*
Use Groups	Uses 1-6, 8-10, 12
Max FAR by Use	
Commercial	3.4
Community Facility	6.5
Residential	8.5
Total MAX FAR	8.5
Heights (in stories) by Location	
Base	12
Max	17
Special Use / FAR Regulations	
Req. Non-Residential Ground Floor Use	Yes
Parking Requirement	
Market Rate Units	20%
Affordable Units	0%
Non-Residential	
Loading Requirement	
None for smaller businesses; reduced for larger	

*Modified C4-4D district



Illustrative sketch looking north on 4th Avenue