Resilient Neighborhoods: Gerritsen Beach
Gerritsen Beach Zoning and Land Use

One & Two Family Homes
Multi-Family Walk Up
Multi-Family Elevator Building
Mixed Residential & Commercial
Commercial and Office
Industrial & Manufacturing
Transportation & Utility
Community Facility
Open Space
Parking
Vacant Land
Commercial Overlay C1-2
Commercial Overlay C2-2
Zoning Districts

Marine Park
Shell Bank Creek
Plumb Beach Channel
Emmons Ave
Knapp St
Voorhies Ave
Avenue W
Gerritsen Ave
Devon Ave
Knapp St
C3
C7
C8
R5
R4
R3
R2
M1-1
M2-1
R4-1
R4B
Gerritsen Ave
Emmons Ave
Plumb Beach
Channel
Belt Pkwy
Gerritsen Beach Zoning and Land Use

R4 requirements on typical Gerritsen Beach lots of 24’ x 66’

R4 requirements on typical Gerritsen Beach lots of 40’ x 45’
Gerritsen Beach Existing Conditions and Resiliency Challenges

- **Limited services in commercial corridor**
  - Gerritsen Avenue

- **Limited street widths**
  - Bartlett Place and Canton Court

- **Sunken lots with residential space below DFE**
  - Beacon Court

- **Vacation homes turned year-round residences**
  - Ivan Avenue and Gotham Avenue

- **Non-standard lot sizes**
  - Bartlett Place and Just Court

- **Multi-family density allowance**
  - Bevy Court

- **Limited services in commercial corridor**
  - Gerritsen Avenue
Gerritsen Beach
Flood Risk

V Zone
Coastal A Zone
A Zone
Shaded X Zone
Subject to Wave Risk (LiMWA)
Study Area

NYC Planning
Proposed Actions

- Replace R4 zoning with R4-1 zoning

- Replace C3 zoning with C3A zoning
  - Blocks currently zoned C3 and not directly abutting the water would be rezoned to R4-1 to reflect existing character

- Update Gerritsen Avenue commercial block overlays from C1-2 and C2-2 to C2-3
  - Reduce commercial overlay from a full block depth to a half block depth, fronting only Gerritsen Avenue

- Establish a Gerritsen Beach Special Coastal Risk District
R4-1, C3A, C2-3 Zoning

**R4-1**
- One- and two-family detached, zero lot line, and semi-detached residential buildings are permitted
  - No new attached or multi-family development would be permitted
  - Maximum FAR of 0.75
  - Reduced yard requirements

**C3A**
- Waterfront recreational activities
- Maximum commercial FAR of 0.5
- Residential equivalent district is R3A
  - One- and two-family detached buildings
  - Maximum FAR of 0.5
  - Reduced yard requirements

**C2-3**
- Commercial development that serves local retail and service needs
  - Would allow home maintenance and repair, important services in the aftermath of flooding
  - Maximum commercial FAR of 1.0
  - Reduced parking requirements
The Gerritsen Beach SCRD would:

- Allow only single-family detached homes on lots less than 3,000 square feet

- Restrict allowed residential building height to 25 feet, or two stories, above the ground floor
  - Ground floor must be wet-floodproofed to meet flood resilient construction standards
  - Does not include attics
Resilient Neighborhoods: Gerritsen Beach

• Permit commercial uses that aid in storm preparation and recovery

• Allow a flexible, contextual building envelope for resilient retrofits and construction

• Limit density and scale of future development in an area of flood risk
Appendix
## R4-1 Zoning District

<table>
<thead>
<tr>
<th>Zoning District</th>
<th>Existing Zoning</th>
<th>Proposed Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>R4</td>
<td>R4-1/SCRD</td>
<td></td>
</tr>
</tbody>
</table>

**Building Types Permitted**
- 1-2 family detached, semi-detached, attached; and multi-family residential
- 1 family detached*, 1-2 family semi-detached and zero lot line residential**

**Max. Residential FAR**
- 0.75***
- 0.75***

**Max. Community Facility FAR**
- 2.0
- 2.0

**Min. Lot Area (sq ft) for Residential**
- 3,800 (D)
- 1,700 (O)
- 2,375 (DZ)
- 1,700 (S)

**Min. Lot Width (ft) for Residential**
- 40 (D)
- 18 (O)
- 25 (DZ)
- 18 (S)

**Max. Perimeter Wall Height (ft)**
- 25
- 25

**Max. Building Height**
- 35 ft
- 25 ft and 2 stories

**Min. Side Yard Total for Residential (ft)**
- 13 (1-2 family detached)
- 8 (1-2 semi-detached)
- 16 (multi-family)
- 8 (D)
- 4 (S)

**Required Residential Parking**
- 1 per DU
- 1 per DU

**Required Commercial Parking**
- N/A
- N/A

**Parking Waiver Threshold**
- N/A
- Single family residences on interior lots with a street width of less than 25 feet

*On lots less than 3,000 square feet
**On lots 3,000+ square feet
***Plus a 20% attic allowance

(D) Detached
(O) All other
(DZ) Detached and zero lot line
(S) Semi-detached
## C3A Zoning District

<table>
<thead>
<tr>
<th>Building Types Permitted</th>
<th>Existing Zoning</th>
<th>Proposed Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>Waterfront commercial</td>
<td>C3 (R3-2 residential equivalent)</td>
<td>C3A/SCRD (R3A residential equivalent)</td>
</tr>
<tr>
<td>1-2 family detached, semi-detached, attached; and multi-family residential</td>
<td></td>
<td>1 family detached*, 1-2 family semi-detached and zero lot line residential**</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Max. Residential FAR</th>
<th>Existing Zoning</th>
<th>Proposed Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.5***</td>
<td>0.5***</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Max. Community Facility FAR</th>
<th>Existing Zoning</th>
<th>Proposed Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.0</td>
<td>1.0</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Max. Commercial FAR</th>
<th>Existing Zoning</th>
<th>Proposed Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.5</td>
<td>0.5</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Min. Lot Area (sf) for Residential</th>
<th>Existing Zoning</th>
<th>Proposed Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>3,800 (D)</td>
<td>2,375</td>
<td></td>
</tr>
<tr>
<td>1,700 (O)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Min. Lot Width (ft) for Residential</th>
<th>Existing Zoning</th>
<th>Proposed Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>40 (D)</td>
<td>25</td>
<td></td>
</tr>
<tr>
<td>18 (O)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Max. Perimeter Wall Height (ft)</th>
<th>Existing Zoning</th>
<th>Proposed Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>21</td>
<td>21</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Max. Building Height</th>
<th>Existing Zoning</th>
<th>Proposed Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 stories or 30 ft (commercial)</td>
<td>25 ft and 2 stories</td>
<td></td>
</tr>
<tr>
<td>35 ft (residential)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Min. Side Yard Total for Residential (ft)</th>
<th>Existing Zoning</th>
<th>Proposed Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>13 (1-2 family detached)</td>
<td>8</td>
<td></td>
</tr>
<tr>
<td>8 (1-2 semi-detached)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>16 (multi-family)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Required Residential Parking</th>
<th>Existing Zoning</th>
<th>Proposed Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 per DU</td>
<td>1 per DU</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Required Commercial Parking</th>
<th>Existing Zoning</th>
<th>Proposed Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 per 150 sf</td>
<td>1 per 150 sf</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Parking Waiver Threshold</th>
<th>Existing Zoning</th>
<th>Proposed Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than 10 spaces</td>
<td>Less than 10 spaces</td>
<td></td>
</tr>
</tbody>
</table>

*On lots less than 3,000 square feet
**On lots 3,000+ square feet
***Plus a 20% attic allowance
(D) Detached
(O) All other
## C2-3 Commercial Overlay

<table>
<thead>
<tr>
<th>Zoning District</th>
<th>Existing Commercial Overlay</th>
<th>Existing Commercial Overlay</th>
<th>Proposed Commercial Overlay</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>C1-2</td>
<td>C2-2</td>
<td>R4/C2-3</td>
</tr>
<tr>
<td><strong>Building Types Permitted</strong></td>
<td>Use Groups 4-6</td>
<td>Use Groups 4-9, 14</td>
<td>Use Groups 4-9, 14</td>
</tr>
<tr>
<td><strong>Max. Commercial FAR</strong></td>
<td>1.0</td>
<td>1.0</td>
<td>1.0</td>
</tr>
<tr>
<td><strong>Required Commercial Parking</strong></td>
<td>1 per 300 sf</td>
<td>1 per 300 sf</td>
<td>1 per 400 sf</td>
</tr>
<tr>
<td><strong>Commercial Parking Waiver Threshold</strong></td>
<td>Less than 15 spaces</td>
<td>Less than 15 spaces</td>
<td>Less than 25 spaces</td>
</tr>
</tbody>
</table>