



# Dyker Heights/Ft. Hamilton Rezoning - **Approved!**

## Introduction

**Update July 25, 2007:**

On July 25, 2007 the City Council adopted the Dyker Heights/Ft. Hamilton zoning changes as proposed (see [CPC report C.070387 ZMK](#)). The zoning changes are now in effect.

**Introduction**

The Department of City Planning proposes zoning map changes for approximately 160 blocks in the Dyker Heights and Ft. Hamilton neighborhoods of Brooklyn's Community District 10. The area proposed for rezoning is generally bounded by the Bay Ridge Division railroad right-of-way at 62nd Street to the north, Poly Place to the south, 14th Avenue to the east and the Gowanus Expressway to the west.

Dyker Heights and Fort Hamilton are predominantly one and two-family neighborhoods. Detached and semi-detached homes surrounded by lawns and gardens, well maintained rowhouse blocks and local retail corridors provide a small town atmosphere. The opening of the 4th Avenue subway line in 1915 brought substantial growth to the area through the mid-twentieth century. Many of the large lots, vestiges of mansions built in the late 19th and early 20th centuries, remain with updated and newer one-and two family homes. Recently, there has been a growing concern that one- and two-family homes are being torn down and replaced with attached, multi-family apartment buildings eroding the character of certain blocks.



Locator Map  
[View a larger image](#)

The lower-density and *contextual zoning districts* proposed – R3X, R3A, R4-1, R4B and R5B --would preserve the existing scale and character of Dyker Heights' and Ft. Hamilton's low-rise blocks. New, moderate-density residential development would be directed to commercial corridors already defined by three-to four-story row houses with ground floor retail uses – 86th Street, Ft. Hamilton Parkway, 11th and 13th Avenues. Along these corridors, the mid-density contextual zoning districts proposed – C4-2A and R6B – would establish height limits consistent with neighboring apartment houses and would deter development of overly large community facility and mixed residential/community facility buildings.

**Existing Character**



One- family, detached - 82nd Street and 11th Avenue



One- family, detached - 12th Avenue and 63rd Street



One- and two- family, semi-detached - 10th Avenue and 76th Street



Multi-family row houses - Ft.  
Hamilton Parkway at 70th Street

R6B: Row house with ground-floor  
retail - Ft. Hamilton Parkway and  
70th Street

C4-2A apartment buildings along  
86th Street Corridor

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### Existing Context & Zoning

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Dyker Heights/Ft. Hamilton are large neighborhoods with a variety of land uses and housing types developed over time. However, most of the blocks within the Dyker Heights/Ft. Hamilton rezoning area are lined with two- and three-story houses, detached or semi-detached homes of one- or two-families and multi-family row house blocks. The existing residential zoning districts mapped throughout the area, R3-1, R4, and R5, do not reflect these differences, permitting instead all housing types, including multifamily housing. The proposed fine tuned zoning changes would protect and preserve the character of the neighborhood and prevent future out-of-scale development.

 View the [Zoning Comparison Chart](#).



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

An **R3-1** residential district is mapped in the area bounded by 82nd Street, 10th Avenue, 86th Street and 13th Avenue. **R3-1** districts are the lowest density districts that allow only one- and two-family detached and semi-detached residences. In **R3-1** districts, the minimum lot width for detached homes is 40 feet and for semi-detached homes is 18 feet. For both detached and semi-detached homes, maximum lot coverage is 35% and the maximum *floor area ratio (FAR)* of 0.5 (plus 0.1 attic allowance). In **R3-1** districts the maximum perimeter wall height is 21 feet and the maximum building height is 35 feet. Community Facilities (e.g. ambulatory treatment, churches and schools) are permitted uses in residence districts. In the **R3-1**, most community facilities have a maximum FAR of 1.0 and building height is determined by *sky exposure plane*.

An **R4** district is mapped from 74th to 81st Streets, Ft. Hamilton Parkway to 14th Avenue and in the Ft. Hamilton area bounded by 7th Avenue, the Gowanus Expressway, 86th Street and Poly Place. **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). In R4 districts the *infill zoning* provisions may be used. For community facilities in an **R4** district, there is a maximum FAR of 2.0 and building height is determined by sky exposure plane. Examples of the out-of-scale buildings constructed recently in the neighborhood include both residential and community facility uses that are much bulkier and taller than surrounding buildings.

An **R5** district is mapped from the Bay Ridge railroad right-of-way at 62nd Street to 73rd Street, 7th Avenue to 14th Avenue. **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 perimeter wall maximum is 30 feet and the building height maximum is 40 feet. The *infill zoning* provisions may be also used in R5 districts. For community facilities in an **R5** district, there is a maximum FAR of 2.0 and the building height is determined by sky exposure plane.

Within the rezoning area an existing **M1-1** district is generally mapped between the LIRR Bay Ridge Division rail right-of-way at 62nd Street to 64th Street, Ft. Hamilton Parkway to Ninth Avenue. **M1-1** districts allow a variety of commercial, light manufacturing and some community facility uses. Residences are not a permitted use in M districts. The maximum FAR for commercial and manufacturing uses is 1.0.

An existing **M3-2** district is mapped 180 ft. west of Ninth Avenue between 63rd and 64th Streets. **M3-2** districts permit heavy manufacturing uses (e.g., asphalt, concrete plants). Both residences and community facility uses are not permitted in **M3-2** districts. The maximum FAR for commercial and manufacturing uses is 2.0.

**C1 and C2 commercial overlays**, mapped within the **R4** and **R5** residential districts on a number of the north-south commercial corridors, allow the local retail and service shops needed in residential neighborhoods. C2 districts allow a wider ranger of uses than C1 districts. Commercial overlays have a maximum commercial FAR of 1.0 in **R4** and **R5** districts. 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.

#### Out of Character Development



Battery Avenue and 92nd Street



62nd Street between 11th and  
12th Avenues

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### Proposed Zoning

#### Proposed Zoning

The proposed rezoning is in response to community concerns regarding out-of scale buildings and their impact on existing neighborhood character. Over the past several years, a number of multi-family buildings have been constructed which are out of character with their surroundings. On blocks with predominantly one- and two-family homes, developers are building attached buildings ranging from six to twelve units. In addition, the construction of mixed-use buildings combining medical offices and residences has resulted in larger and bulkier buildings.

The rezoning proposal would:

1. Preserve neighborhood scale and character through the mapping of lower density and contextual zoning districts for the mid-blocks to recognize the existing detached, semi-detached and small rowhouse character;
2. Reinforce the existing commercial corridors and encourage mid-rise mixed retail/residential buildings;
3. Limit the maximum floor area for community facility uses (without tax exempt status) located within residential buildings in the proposed one- and two-family and R5B zoning districts;
4. Identify limited opportunities for new commercial and residential development.



Proposed Zoning Map

[View a larger image.](#)

**R3A**, a residential district which permits only one- and two-family detached homes (on lots that must be at least 25 feet wide and a minimum area of 2,375 square feet) is proposed for one block at the northeastern end of the rezoning area that is currently zoned **R5**. The maximum FAR is 0.5 and 0.6 with the [attic allowance](#). The maximum building height is 25 feet with a [perimeter wall](#) height limit of 21 feet. Front yards of new homes must be at least 10 feet deep and, to promote a unified streetscape, it must be at least as deep as an adjacent front yard, up to a depth of 20 feet.

**R3X**, a residential district which permits only one- and two-family detached homes (on lots that must be at least 35 feet wide and have an area of at least 3,325 square feet) is proposed for portions of 14 blocks at the southern end of the rezoning area that are currently zoned **R3-1**. The maximum FAR is 0.5 and 0.6 with the attic allowance. 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, to promote a unified streetscape, it must be at least as deep as an adjacent front yard, up to a depth of 20 feet.

**R4A**, a residential district which permits only one- and two-family detached houses, is proposed for portions of six blocks along 14th Avenue where detached houses with higher FARs exist. All of these blocks are currently zoned **R4** and **R5**. The **R4A** district allows an FAR of 0.9 (including an attic allowance) on lots at least 30 feet wide, with a minimum area of 2,850 square feet, and requires two side yards with a minimum total width of 10 feet. Maximum building height is 35 feet with a perimeter wall height limit of 21 feet. The infill provisions are not applicable in R4A districts.

**R4B**, a primarily low-rise row house district limited to one- and two- family residences, also permits detached and semi-detached buildings. **R4B** districts are proposed for portions of 17 blocks throughout the Dyker Heights and Ft. Hamilton neighborhoods to reflect the existing built character of the houses on these blocks. The **R4B** district allows a maximum FAR of 0.9 and building height limit of 24 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 on lots with a minimum area of 1,700 square feet. To maintain the characteristic row house streetscape of R4B districts, the front yard of a new house must be at least 5 feet deep and at least as deep as one adjacent front yard but no deeper than the other to a maximum depth of 20 feet. One off-street parking space is required for each dwelling unit, except that parking is waived for single-family houses and curb cuts are prohibited on zoning lots less than 40 feet wide. Front yard parking is prohibited.

**R4-1**, a residential district that permits both detached and semi-detached one- and two-family houses, is proposed for portions of 21 blocks, now zoned **R4** and **R5**, where the predominant housing type is semi-detached. **R4-1** allows an FAR of 0.9 (including an attic allowance). Maximum building height is 35 feet and perimeter wall height is limited to 25 feet. Infill zoning is not applicable in R4-1 districts.

**R5B**, a residential district that permits all housing types, is proposed for approximately 40% percent of the rezoning area where row houses predominate or where there is a mix of housing types (e.g., area generally bounded by 62nd Street, 14th Avenue, Bay Ridge Parkway and Ft. Hamilton Parkway, and in Ft. Hamilton). **R5B** permits detached, semi-

detached and attached houses, as well as multifamily housing, with a maximum FAR of 1.35. Front yards of new buildings must be five feet deep or at least as deep as adjacent yards. One parking space is required for each unit or 66 percent of the units if grouped. **R5B** has a maximum street wall height of 30 feet and a maximum permitted building height of 33 feet Front yard parking is not permitted in R5B districts and the infill zoning provisions are not applicable.

**R6B**, a contextual residential district generally mapped in traditional row house districts, is proposed for the neighborhoods main commercial corridors. These areas along Ft. Hamilton Parkway, 11th Avenue and 13th Avenue are predominantly occupied by two- to four-story row houses with ground floor retail uses. **R6B** districts permit a maximum FAR of 2.0 with a maximum street wall height of 40 feet (generally 4 stories) before setback and a maximum building height of 50 feet (generally 5 stories).

### Proposed Residential Districts—Typical Developments



Proposed Zoning R3A District: detached - 12th Avenue between 62nd and 63rd Streets



Proposed Zoning R3X District: detached - 11th Avenue between 83rd and 84th Streets



Proposed Zoning R4A District: detached - 73rd Street between 13th and 14th Avenues



Proposed Zoning R4-1 District: detached - 73rd Street between 10th and 11th Avenues



Proposed Zoning R4-1 District: semi-detached - 10th Avenue between 76th and 77th Streets



Proposed Zoning R4B District: attached - 14th Avenue between 84th and 85th Streets



Proposed Zoning R5B District: row houses - Bay Ridge Parkway, Ft. Hamilton Parkway and 10th Avenue



Proposed Zoning R6B District: rowhouses - Ft. Hamilton Parkway at 71st Street



Proposed Zoning C4-2A District (R6A equivalent): mid-density commercial and residential buildings 86th Street corridor

### Proposed Commercial and Manufacturing District Changes

**C4-2A**, a contextual zoning district that permits commercial, residential and community facility uses is proposed for 86th Street from the Gowanus Expressway to 7th Avenue. Eighty-Sixth Street is the commercial core of Community District 10 and an existing mid-density commercial district. **C4-2A** is mapped in Bay Ridge, adjacent to the boundary of the rezoning area. The rezoning proposal would extend the **C4-2A** district for a two block area on 86th Street between the Gowanus Expressway and 7th Avenue. The new **C4-2A** would allow for mid-density commercial, residential and community facility buildings, with a maximum FAR of 3.0 and a 70-foot height limit for all uses.

C1 and C2 districts are mapped as commercial overlays in residence districts to serve the local retail needs of the

surrounding residential neighborhoods. C2 overlays permit a slightly wider range of service related uses than C1 districts. The current mix of commercial overlays (C1-2, C1-3, C2-2 and C2-3) would be modified with all C1-2 overlays standardized to C1-3 and all C2-2 overlays standardized to C2-3, slightly lowering their off-street parking requirements. All existing overlays would be reduced to a depth of 100 feet from the street line (from 150') to reflect existing conditions and to further prevent commercial uses from encroaching on mid-block residential uses. Within the C1 and C2 overlay districts, commercial uses have a maximum FAR of 1.0 where the underlying zoning is R4 or R5, and a maximum of 2.0 where the underlying zoning is R6. New C2-3 commercial overlays are proposed only for existing commercial corridors that are not zoned for commercial use.

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### Public Review

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On March 26, 2007 the Department of City Planning certified the Dyker Heights/Ft. Hamilton rezoning application (C 070387 ZMK) to begin the formal public review process.

Milestone	Date
Department of City Planning Certification	March 26, 2007
Community Board 10 Approval	April 16, 2007
Brooklyn Borough President Approval	May 10, 2007
City Planning Commission Approval (  <a href="#">Read the CPC Report.</a> )	June 20, 2007
City Council Approval	July 25, 2007

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

## Related Notes

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-  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.