



## East Windsor Terrace/ Stable Brooklyn Rezoning - **Approved!**

### Overview

**Update March 11, 2009:**

On March 11, 2009, the City Council adopted the East Windsor Terrace/ Stable Brooklyn Rezoning. The zoning changes are now in effect.

The Department of City Planning is proposing a zoning map amendment for approximately five blocks within the East Windsor Terrace neighborhood of Brooklyn’s Community District 7. The rezoning area is generally bounded by Ocean Parkway to the west, Coney Island Avenue to the east, Caton Place to the north and Caton Avenue to the south. The rezoning area is referred to as Stable Brooklyn by some community members because of its proximity to the Kensington horse stables, located at the corner of E 8th Street and Caton Place.

The proposed rezoning aims to protect portions of the East Windsor Terrace neighborhood characterized by one- and two-family residences, and to ensure that future residential development reflects this existing lower density context. In addition, the rezoning would establish a new commercial overlay on the primary corridor of Caton Avenue to provide opportunities for local retail in the area.

The study was initiated in response to local concerns that recent development interest in the area was resulting in buildings inconsistent with the scale and character of the existing built context. The proposed zoning recommendations are the result of extensive consultation with the local City Councilmember, local community groups, including the Stable Brooklyn Community Group and Community Board 7.



Existing R6: Kermit Place at East 8th Street looking west



Existing R6: East 8th Street at Kermit Place looking south



Existing R5: East 8th Street looking towards East 8th Street



Existing R7A: Kermit Place looking towards Ocean Parkway

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### Existing Context and Zoning

#### Background

East Windsor Terrace is a neighborhood of one- and two- family houses, including some limestone and brownstone row houses, as well as multi-family apartment buildings. Row houses were built on and near Prospect Park in the early 1900s, and further development began in Windsor Terrace in 1925. The construction of the Prospect Expressway took place in the 1950's. Portions of the surrounding area were rezoned in 1993 from R7-1 to R7A to limit high-rise buildings.

In recent years the neighborhood has seen new residential developments. These new buildings are located in the area surrounding the rezoning area and have begun to alter the low rise character of this neighborhood.



Building on Caton Place outside the rezoning area being built under the existing R7A zoning

#### Existing Context and Zoning



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

The East Windsor Terrace rezoning area is currently zoned with three residential districts which permit a variety of housing types. An R5 district is mapped east of East 8th Street. An R6 district is mapped for much of the north and south sides of Kermit Place west of East 8th Street, and a small portion closer to the higher-density corridor of Ocean Parkway is currently zoned R7A. An R7A contextual district was mapped along Ocean Parkway in 1993. The north and west side of the rezoning area is zoned R7A and the area south of Caton Avenue is zoned R5. To the east of the rezoning area, Coney Island Avenue is zoned C8-2 and contains a mix of churches, gas stations and an apartment building built pursuant to a BSA variance. To the north of the study area, a portion of Caton Place was rezoned in 2006 to an R7B district to facilitate the construction of an apartment building at a scale

appropriate to the adjoining area along Ocean Parkway. See [zoning comparison table](#) for comparison of existing and proposed zoning districts.

#### Special Ocean Parkway District

The entire rezoning area falls within the Special Ocean Parkway District, which was established to promote and strengthen the scenic landmark designation of Ocean Parkway and maintain the existing scale and character of the community, among other goals. The Special Ocean Parkway District extends the full length of Ocean Parkway in Brooklyn. Regulations include mandated 30-foot deep front yards along Ocean Parkway and required planting and landscaping in these areas.

In addition, limitations are placed on community facility bulk for new construction on certain lots.

#### **R5**

R5 is a residential zoning district which permits all housing types with a 40-foot height limit (maximum street wall height of 30 feet) and a maximum Floor Area Ratio (FAR) of 1.25. For detached housing types, the required minimum lot width is 40 feet and the minimum lot area is 3800 square feet. For other housing types the required minimum lot width is 18 feet and the required minimum lot area is 1700 square feet. The required minimum front yard depth is 10 feet. Detached residences require two side yards with a total width of 13 feet. Other residences require one side yard with a minimum of 8 feet. The [infill zoning](#) provisions allow an FAR of 1.65 on blocks that are predominantly built up. Buildings utilizing infill zoning cannot exceed a height of 33 feet and must have an 18 foot front yard. Community facilities, such as hospitals, schools, churches and medical offices are permitted a maximum FAR of 2.0. Off-street parking is required for a minimum of 85 percent of the dwelling units. Buildings developed pursuant to Infill Zoning require a minimum of 66 percent of the dwelling units.

#### **R6**

R6 is a [height factor](#) residential zoning district that permits a maximum FAR of 2.43 for residential buildings and

4.8 for community facilities. There are no fixed height limits in an R6 district and building envelopes are regulated by the [sky exposure plane](#). The optional R6 [Quality Housing](#) program permits an FAR of 2.2 on narrow streets and 3.0 on wide streets, and limits building heights to 55 feet on narrow streets and 70 feet on wide streets. Off-street parking is required for a minimum of 70 percent of the dwelling units. Parking for a minimum of 50 percent of the dwelling units is required when the Quality Housing program is utilized

**R7A**

R7A is a [contextual](#) residential zoning district with a maximum FAR of 4.0 and a maximum building height of 80 feet after setting back from the maximum street wall height of 65 feet. Off-street parking is required for 50 percent of the units.

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### Proposed Zoning

The proposed action would map [contextual zoning](#) districts at densities reflective of the existing row house character of the area with height limits that would prevent future out-of-scale development.

The existing R5, R6 and R7A districts within the study area would be replaced by R5B and R6A contextual zoning districts. The proposed rezoning would also add a C2-4 commercial along the block frontage along Caton Avenue between East 7th Street and East 8th Street. See [zoning comparison table](#) for comparison of existing and proposed zoning districts.



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

#### **R5B**

An R5B district is proposed for the portion of rezoning area to the east of East 8th Street, north of Kermit Place and a small portion south of Kermit Place. R5B is a typical row house district that is reflective of the prevailing low-rise character of the blocks on which it is proposed. R5B districts permit a maximum FAR of 1.35 and a maximum building height of 33 feet with a maximum [street wall](#) height of 30 feet. The required minimum lot width and area for detached homes is 25 feet and 2,375 square feet respectively, and for other housing types is 18 feet and 1,700 square feet respectively. Curb cuts are prohibited on lots less than 40 feet in width. The required minimum front yard is 5 feet and must be as deep as an adjacent front yard. Detached residences require two side yards with a total width of 13 feet. Zero lot line buildings require one 8 foot side yard and all other buildings require one 4 foot side yard. When parking is required, on-site spaces must be provided for two-thirds of the dwelling units.

#### **R6A**

An R6A zoning district is proposed along portions of East 7th and East 8th Streets between Kermit Place and Caton Avenue. This area consists of two 6-story multifamily residential buildings and a vacant lot fronting on Caton Avenue.

R6A is a contextual district that would ensure that new construction would be compatible with existing buildings. **R6A** has a maximum FAR of 3.0 for residential and community facility uses. Above a [base height](#) of 40 to 60 feet, the building must provide a [setback](#) of 10 feet on a wide street and 15 feet on a narrow street before rising to a maximum height of 70 feet. Off-street parking is required for 50 percent of the units.

#### **C2-4 Overlay**

The proposed rezoning would also add a C2-4 commercial overlay district on a portion of the R6A rezoning area along Caton Avenue in order to provide local retail and service opportunities for the surrounding residential neighborhood. Commercial uses in C2-4 districts have a maximum FAR of 2.0. Permitted uses in C2-4 district include drug stores, restaurants, beauty parlors and bike repair services. Residential, mixed commercial/residential and community facility uses in C2 commercial overlay districts are regulated by the underlying residential districts. Commercial uses in mixed use buildings cannot be located above the first floor.

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### Public Review

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On November 17, 2008, the Department of City Planning certified the [Uniform Land Use Review Procedure \(ULURP\)](#) application (C 090197 ZMK) for the East Windsor Terrace / Stable Brooklyn rezoning to begin the formal public review process.

Milestone	Date
Department of City Planning Certification	November 17, 2008
Community Board 7 Approval	December 10, 2008
Brooklyn Borough President Approval	December 30, 2008
City Planning Commission Hearing	January 21, 2009
City Planning Commission Approval (  Read the <a href="#">CPC Report</a> )	February 4 , 2009
City Council Approval	March 11, 2009

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.