



Grand Street Rezoning - **Approved!**

Introduction

Update March 26, 2008:

On March 26, 2008, the City Council adopted the Grand Street zoning changes with modifications ([View map of zoning modifications](#)). Zoning changes are now in effect.



Typical development along Grand Street

Introduction

The Department of City Planning proposes a zoning map amendment for an approximately 13-block area in the Williamsburg neighborhood of Brooklyn, within Community District 1. The rezoning area is generally bounded by Berry Street, North Third Street, Fillmore Place, Hope Street, Marcy Avenue, and South First Street.

The rezoning aims to preserve neighborhood character and scale by establishing contextual zoning districts that have height limits and street wall lineup provisions. It would reflect Grand Street's presence as a local retail corridor while protecting the residential character of lots adjacent to retail corridors. _

Grand Street Rezoning - **Approved!** Existing Context and Zoning

Grand Street is located at the junction of the neighborhoods of Northside and Southside in the Williamsburg section of Brooklyn. The rezoning area is located two blocks east of the East River and four blocks north of the Williamsburg Bridge. The Grand Street rezoning area partially overlaps the southern end of the area rezoned in the 2005 Greenpoint-Williamsburg Rezoning.



Existing Zoning

[view a larger image](#)

Neighborhood Character

The first local ferry service between Williamsburg and Manhattan was located at the foot of Grand Street (now in Grand Ferry Park), and Grand Street developed as a major thoroughfare in Williamsburg in the early 19th century.

Today, Grand Street has a low-rise mixed-use context with a wide variety of ground floor commercial uses and a substantial residential presence on upper floors. The rezoning area is predominantly occupied by three- to four- story attached apartment buildings and row houses with commercial use on the ground floor. A few tenement and apartment buildings rise to 6 stories and some 1-story commercial or industrial buildings also are present.

The G, L and J-M-Z subway lines all stop within six blocks of the rezoning area. Two bus lines also run through the rezoning area to points in Brooklyn and Queens.

Existing Zoning

The rezoning area is currently zoned **R6**, with **C1-3**, **C1-4**, **C2-3**, and **C2-4** commercial overlays mapped along Grand Street and other streets.

R6 is a height factor district with no height limits and which permits lower construction on large lots. The maximum floor area ratio (FAR) in **R6** is 2.43 for residential buildings and 4.8 for community facilities. The optional 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 and 70 feet, respectively. Off-street parking is required for 70 percent of the dwelling units, or for 50 percent of the dwelling units when the Quality Housing program is utilized. ¹

The commercial overlays mapped within the rezoning area permit local commercial retail and service uses. **C1** overlays permit basic small-scale retail shops and offices and **C2** overlays permit a slightly broader range of service uses, such as funeral homes and repair shops. **C1** and **C2** overlays have a maximum FAR of 2.0 when mapped in R6 districts, though commercial uses are limited to the ground floor when residences are located above. **C1-3** and **C2-3** overlays require one parking space per 400 square feet of general retail space while **C1-4** and **C2-4** overlays require one parking space per 1,000 square feet of general retail space. Overlays are mapped at a depth of 150 feet along Bedford Avenue, and Roebling and Havemeyer Streets. Overlays along Grand Street are mapped at various depths to cover lots fronting on Grand Street.

See [Zoning Comparisons Table](#) for comparison of existing and proposed zoning districts.

¹* Under the current R6 zoning, properties subject to the Inclusionary Housing program have, on narrow streets, a base FAR of 2.2, bonusable to 2.42, and on wide streets, a base FAR of 2.7, bonusable to 3.6

Grand Street Rezoning - **Approved!** Proposed Zoning

R6B

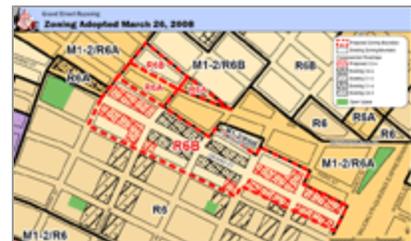
R6B, a contextual district, is proposed for all blocks along Grand Street and north of Metropolitan Avenue. This includes the blocks along Grand Street, as well as two blocks north of Metropolitan Avenue. Grand Street's predominantly 3-4 story context fits well into the R6B envelope. One of the blocks north of Metropolitan Avenue has an unusually uniform 3-story context and the other consists of one small triangular parcel. **R6B** is a typical row house district that includes height limits and street wall lineup provisions to ensure new buildings are consistent with the scale of the existing context. **R6B** permits residential and community facility uses to an FAR of 2.0. *Base heights* are required to be between 30 and 40 feet, and the maximum building height is 50 feet. New development in the proposed **R6B** district would be required to line up with adjacent structures to maintain the existing street wall. New multifamily residences in **R6B** districts must provide one off-street parking space for 50% of dwelling units.²



Proposed Zoning
[view a larger image](#)

R6A

R6A, also a contextual district, is proposed for the entire block bounded by Berry Street, Metropolitan Avenue, Bedford Avenue, and North 1st Street. Some buildings on this block rise to 55 and 60 feet tall while others are between 2 and 4 stories. This mixed context, along with the fact that Metropolitan Avenue is a wide street and a major thoroughfare, makes **R6A** the most appropriate zoning district for this block.



Adopted Zoning - 3/26/08
[View final adopted zoning map as modified by City Council](#)

R6A is a typical apartment building district with height limits and street wall lineup provisions to ensure that new development would be in context with the scale of existing buildings. **R6A** permits residential and community facility uses to an FAR of 3.0. Base heights are required to be between 40 and 60 feet, and the maximum building height is 70 feet. Off-street parking is required for 50% of new residential units.

C2-4 Overlays

The proposed rezoning would also change most existing **C1-3**, **C1-4**, and **C2-3** commercial overlays to **C2-4** and would reduce overlay depths from 150 feet to 100 feet. This would allow a slightly wider range of local uses and prevent commercial uses from encroaching on the residential side streets.

See [Zoning Comparisons Table](#) for comparison of existing and proposed zoning districts.

²Under the proposed R6B zoning, subject to the Inclusionary Housing Program would have a base FAR of 2.0, bonusable to 2.2.

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Public Review

Public Review

The Grand Street Rezoning proposal began formal public review on December 17, 2007 with the Department of City Planning's certification of the [Uniform Land Use Review Procedure](#) (ULURP) application (C 080213 ZMK).

ULURP Milestone	Date
Department of City Planning Certification	December 17, 2007
Community Board 1 Approval	January 8, 2008
Brooklyn Borough President Approval	February 11, 2008
City Planning Commission Public Hearing	February 13, 2008
City Planning Commission Approval (Read the  CPC Report)	February 27, 2008
City Council Approval with modifications*	March 26, 2008

* In response to concerns raised during public review, the City Council approved the proposed zoning map changes with the following modification:

1. Replacing a proposed R6B district bounded by North Third Street, Metropolitan Avenue, and Bedford Avenue, with an R6A district.

For more information, 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.