



Homecrest Rezoning - **Approved!**

Overview

Overview



Apartment Buildings on
Ocean Avenue



Detached houses on
Avenue S

The Department of City Planning proposes zoning map changes for approximately 70 blocks within the Homecrest neighborhood of Brooklyn's Community District 15. The area proposed for rezoning is predominantly residential and is bounded mainly by Coney Island Avenue on the west, Kings Highway on the north, Ocean Avenue on the east and Avenue S on the south. The study area also includes both sides of Ocean Avenue extending south to Voorhies Avenue as well as the south side of Kings Highway between Ocean and Nostrand avenues.

The area is characterized by two- and three-story residences, with corridors of apartment houses on Ocean Avenue, East 12th and East 13th Streets and parts of Kings Highway. An express stop on the B and Q lines is located on Kings Highway at East 16th Street. Commercial activity is concentrated on Kings Highway and parts of Ocean Avenue.

While the area was mainly built up by WWII, small-scale construction continued into the 1980s -- mostly groups of three- or four-family semi-detached houses with ground floor garages. More recent new construction has included out-of-scale apartment buildings up to seven stories high on predominantly low-rise blocks, made possible by the existing R6 zoning which permits increased floor area when community facility uses, such as medical offices, are part of the development.

The proposed rezoning would preserve the existing neighborhood scale and character with lower density and contextual zoning districts. The proposal preserves residential development options on selected wide streets with existing apartment buildings -- Ocean Avenue and Kings Highway -- and side streets near the subway station.

Public Review

On September 26th, 2005, the Department of City Planning certified the proposed application for Homecrest as complete, commencing the public [Uniform Land Use Review Procedure](#). Community Board 15 voted on October 11th, 2005, to recommend approval of the proposal with conditions. Following the Community Board's review period, the Brooklyn Borough President recommended approval of the application on November 10th, 2005 with conditions. The City Planning Commission held a public hearing on the application on November 16th, 2005, and approved the application on January 11th, 2006 with modifications. These modifications included approving R6A zoning along both sides of Ocean Avenue south of Avenue S and north of Avenue U instead of the originally proposed R4-1 zoning and approving R5B zoning along both sides of East 19th street, north of Avenue R instead of the originally proposed R4-1 zoning. These modifications respond to comments made during the public review process including recommendations made by the Borough President.  [Read the CPC report.](#)

 [View a color map illustrating the proposed zoning map change as modified January 11th, 2006.](#)

On February 15, 2006, the City Council adopted the zoning map change which is now in effect.

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

Homecrest Rezoning - **Approved!** Existing Context and Zoning



Semi-detached houses on Ocean Avenue



Detached houses on Ocean Avenue



Apartments above retail on Kings Highway

Existing Context and Zoning

Housing on side streets in the study area is predominantly low-rise and low-density, while there are large apartment buildings along Ocean Avenue, Kings Highway and East 12th to East 14th Street between Kings Highway and Avenue R.

Most of the rezoning area is zoned **R6**, a residential district with a maximum residential *floor area ratio (FAR)* of 2.43 and community facility FAR of 4.8. (See Existing Zoning and Land Use Map.) R6 is a height factor district which has no height limits. Many of the buildings constructed recently in the neighborhood include both residential and community facility uses, enabling them to exceed the permitted residential FAR.

A **C4-2** commercial zoning district, on Kings Highway between Coney Island Avenue and East 18th Street, allows commercial buildings containing retail and office uses of up to 3.4 FAR and residential buildings with a maximum FAR of 2.43. Maximum community facility FAR is 4.8 and there is no height limit.

Two areas on Coney Island Avenue between Avenue R and Avenue P are zoned **C8-2**. The C8-2 district allows commercial buildings of up to 2.0 FAR and community facility buildings of up to 4.8 FAR with no height limit. The C8-2 zoning allows a variety of retail and service uses as well as automotive service facilities, lumber yards and other heavy commercial uses. Residences are not permitted in C8 districts.

C1-2, C1-3, C2-2 and C2-3 commercial overlays, allowing residential, commercial and community facility uses, are mapped at a number of major intersections along Ocean Avenue and between East 18th Street and Ocean Avenue along Kings Highway. The C1 district allows small-scale retail and service shops needed in residential neighborhoods. The C2 district allows a slightly broader range of service uses including small appliance repair and upholstery shops. In R6 districts commercial uses have a maximum FAR of 2.0 but are limited to ground floor locations in mixed residential/commercial buildings.



Existing Zoning and Land Use Map

[View a larger image](#)

Homecrest Rezoning - **Approved!** Proposed Zoning



Out-of-context building on Ocean Avenue



Out-of-context building on Ocean Avenue



Out-of-context building on East 19th Street

Proposed Zoning

The proposed zoning would:

- Reinforce established built contexts and prevent out-of-character development.
- Limit the height of new developments in the predominantly low-rise blocks to 35 feet to maintain the low-rise character.
- Along Ocean Avenue and Kings Highway, where there is an existing street wall, six-story apartment house character, limit the height of new development to 80 feet with a maximum street wall of 65 feet.
- Allow construction of new apartment buildings, limited to a height of 80 feet, on two blocks along Coney Island Avenue, north and south of Kings Highway.
- Prevent out-of-scale development by rezoning to contextual districts that eliminate the FAR "bonus" for buildings with community facilities.

The proposed zoning districts are:

R4-1: An R4-1 district is proposed for approximately 30% of the rezoning area (31 full or partial blocks now zoned R6) where either semi-detached or detached housing is the predominant type (such as Avenue S between East 12th Street and East 19th Street and three blockfronts on Ocean Avenue).

R4-1 – a low-density residential district -- allows only detached and semi-detached one- and two-family houses with a maximum FAR of 0.9, a maximum perimeter wall height of 21 feet and a maximum building height of 35 feet.

Two side yards are required if the houses are detached and one if the houses are semi-detached. One off-street parking space is required for each unit. Community facilities in R4-1 districts have a maximum FAR of 2.0

R5B: All or parts of 20 blocks in the existing R6 district, where semi-detached and attached housing predominate or there is a mix of housing types (e.g., north and south of Avenue R from East 12th Street to East 15th Street), would be rezoned to R5B, a lower density residential district usually typified by attached row houses. R5B allows detached, semi-detached and attached houses with an FAR of 1.35 (2.0 for community facilities), a maximum street wall height of 30 feet and a maximum building height of 33 feet. One parking space is required for each unit or 66% of the units if grouped. Parking in front of buildings is not permitted.

R7A: All or parts of 47 blocks are proposed to be rezoned from R6 to R7A, including Kings Highway from East 18th Street to Nostrand Avenue, much of Ocean Avenue from Kings Highway to Voorhies Avenue, and parts of three blocks between East 12th and 14th streets. In addition, two blockfronts on



Proposed Zoning and Land Use Map as of September 26th, 2005
[View a larger image](#)

Coney Island Avenue would be rezoned from C8-2 to R7A. These are mostly wide streets with a predominant character of apartment houses. R7A is a medium-density contextual residential district with a maximum FAR of 4.0 for residential and community facility uses, a maximum street wall height of 65 feet before setback and a maximum building height of 80 feet. Parking is required for half the units. The [Quality Housing program](#) is mandatory.

 [Modified Proposed Zoning Map](#)
as of January 11th, 2006

C4-4A: Proposed for Kings Highway between Coney Island Avenue and East 18th Street on parts of 15 blocks, a C4-4A district would replace the C4-2 district, imposing an 80-foot height limit for all new construction. C4-4A is a medium-density contextual commercial district which allows residential, commercial and community facility buildings with a maximum FAR of 4.0 , a maximum street wall height of 60 feet and a maximum building height of 80 feet .

Commercial Overlay Changes

The current C1-3 commercial overlay along Kings Highway between Ocean Avenue and East 18th Street would be changed to a C2-3 district and reduced in depth from 150 feet to 100 feet. New C2-3 commercial overlays are proposed for the two blockfronts along Coney Island Avenue proposed to be rezoned from C8-2 to R7A and where there are existing commercial uses. Commercial overlays in the proposed R5B district have a commercial FAR of 1.0. In the proposed R7A, overlays have a commercial FAR of 2.0.

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.