



Midwood Rezoning - Approved!

Overview

The Department of City Planning proposes zoning map changes for approximately 80 blocks within the Midwood neighborhood of Brooklyn's Community District 14. The area proposed for rezoning is predominantly residential and is generally bounded by Avenue H on the north, Ocean Avenue on the east, Avenue P and Kings Highway on the south and Coney Island Avenue on the west.

The area is characterized by two- and three-story residences, with corridors of apartment houses on Ocean Avenue, parts of Kings Highway, and both sides of Avenue K between Coney Island Avenue and East 16th Street. An express stop on the B and Q lines is located on Kings Highway at East 16th Street, and local stops on the Q are at avenues H, K, and M. Commercial activity is concentrated on Coney Island Avenue, Avenue M between Coney Island and Ocean avenues, and Avenue J between Coney Island Avenue and East 16th Street.

Although 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 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 while permitting new, higher density residential development on selected wide streets--Avenue J, Coney Island Avenue, Ocean Avenue, and Kings Highway.



Detached Houses



Ocean Avenue Walk-up
Apartments

Public Review

On October 17, 2005, the Department of City Planning certified the application for the proposed Midwood rezoning as complete, commencing the public [Uniform Land Use Review Procedure](#). Community Board 14 approved the application with modifications on December 12, 2005, and the Brooklyn Borough President recommended approval of the application on January 5, 2006, with conditions.

The Department of City Planning held a public hearing on the proposed Midwood rezoning application on January 11, 2006, and on February 22, 2006 approved the application, with modifications. ([Read the CPC report.](#)) Modifications included establishing R6A zoning along the westerly side of Ocean Avenue between avenues O and P, retaining the existing R6 district along the southerly side of Elm Avenue, between East 13th Street and the mid-block of 12th Street and Coney Island Avenue, and retaining the existing C2-3 overlay along the westerly side of Ocean Avenue, 150 feet north of Avenue M. These modifications respond to comments made during the public review process

On April 5, 2006, the City Council voted to adopt the application with one modification. The City Council's modification changed the zoning on the west side of Ocean Avenue, between Avenue L and Avenue M, from the proposed R5B district to an R6A district. [View a map depicting the zoning changes adopted by the City Council.](#) The zoning map changes are now in effect.

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

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

Housing in the study area is mostly low-rise and low-density, primarily two- and three-story detached and semi-detached houses, as well as attached row houses on some blocks. Apartment buildings, generally four to eight stories, are clustered along Avenue K, Ocean Avenue, Kings Highway and parts of Avenue N. The scale of some recent construction is out of character with the surrounding built context.

Out of Context Construction



East 14th Street



Avenue O



Avenue P

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. R6 is a non-contextual district with no specific 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 **C4-3** district, located on Avenue J between Coney Island Avenue and East 16th 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 specific height limit.

Three areas on Coney Island Avenue between Avenue L 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 set 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.

C2-3 commercial overlays, allowing local commercial uses, are located along much of the Avenue M commercial corridor between Coney Island and Ocean avenues. The C2 district allows a broad range of service uses including small appliance repair and upholstery shops. In C2 overlays within 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, Building Configuration and Land Use Map

[View a larger image.](#)

Midwood Rezoning - **Approved!** Proposed Zoning



Attached Houses



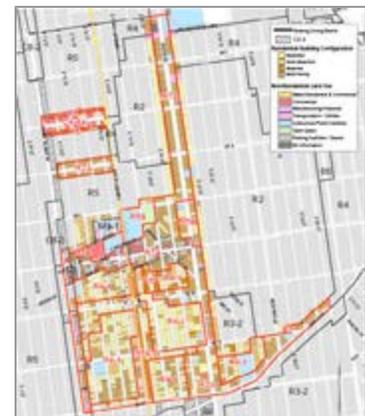
Semi-detached Houses



Elevator Apartment Building

The proposed zoning would:

- Reinforce established built contexts and prevent out-of-character development by rezoning to contextual districts that do not allow buildings with community facilities to be larger than others in the district;
- Limit the height of new developments in the predominantly low-rise blocks to 35 feet;
- Along Avenue K, Ocean Avenue, and Kings Highway, where multi-story apartment houses predominate, require new construction to maintain the existing street wall character; and
- Along Avenue J, Coney Island Avenue, and the Avenue M commercial corridor, allow construction of new apartment buildings, limited to a height of 80 feet.



Proposed Zoning, Building Configuration and Land Use Map

[View a larger image.](#)

The proposed zoning districts are:

R2

An R2 district is proposed for approximately four lots on Avenue O now zoned R6. R2 – a low-density residential district -- allows only detached one-family houses with a maximum FAR of 0.5 and a minimum lot width of 40 feet. Two side yards are required. One off-street parking space is required for each unit. Community facilities in R2 districts have a maximum FAR of 0.5.

R4-1

An R4-1 district is proposed for portions of 26 blocks (now zoned R6) where either semi-detached or detached housing is the predominant type (such as East 13th between Elm Avenue and Avenue O). 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.

R5

Parts of 10 blocks in the existing C4-3 district would be rezoned to R5. R5 allows detached, semi-detached and attached houses with an FAR of 1.25 (2.0 for community facilities), a maximum street wall height of 30 feet and a maximum building height of 40 feet. One parking space is required for each unit or 85% of the units if grouped.

R5B

All or parts of 16 blocks in the existing R6 district would be rezoned to R5B. 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.

[Map of zoning as adopted by the City Council on April 5, 2006](#)

R7A

All or parts of 55 blocks are proposed to be rezoned from R6 to R7A, including the Avenue M commercial corridor, much of Ocean Avenue, as well as sections of Kings Highway, Coney Island Avenue, Avenue J and Avenue K. In addition, three areas on Coney Island Avenue would be rezoned from C8-2 to R7A. These are wide streets with a predominant character of multi-story apartment buildings built to the street line. R7A is a medium-density contextual residential district with a maximum FAR of 4.0 for all buildings, a maximum street wall height of 60 feet before setback and a maximum building height of 80 feet. Parking is required for half the units. The [*Quality Housing program*](#) is mandatory.

C4-4A

Proposed for Avenue J between Coney Island Avenue and East 16th Street on parts of 10 blocks, a C4-4A district would replace the C4-3 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 C2-3 commercial overlay along the Avenue M commercial corridor would be reduced in depth from 150 feet to 100 feet. New C2-3 commercial overlays are proposed for portions of five blocks along Coney Island Avenue, between Avenue P and Locust Avenue, where the underlying zoning would be changed from C8-2 to R7-A and where there are existing commercial uses.

C2-3 is a commercial overlay district mapped within residential districts, which allows retail uses. In C2-3 overlays in lower density residential districts (R5 and below), the maximum commercial FAR is 1.0. In R6 and higher districts, the maximum commercial FAR is 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.