



Sheepshead Bay Rezoning - **Approved!**

Overview

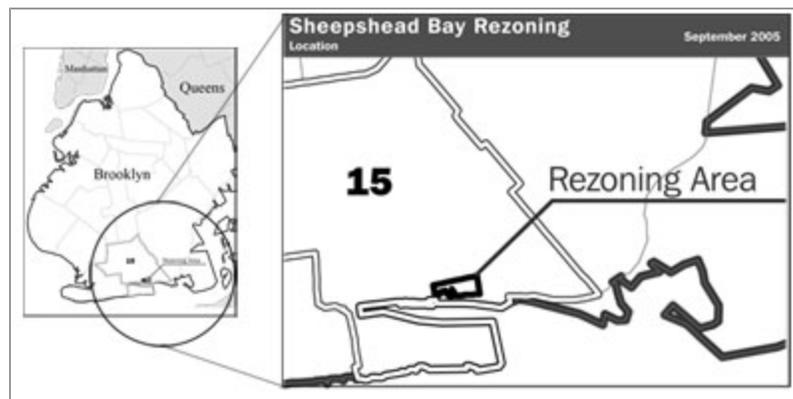
Overview



View of Emmons Avenue from Sheepshead Bay

The Department of City Planning proposes to rezone portions of eight blocks and amend the Special Sheepshead Bay District (SSBD) in the south Brooklyn neighborhood of Sheepshead Bay/Plumb Beach in Community District 15. The rezoning area is generally bounded by East 27th Street on the east, Emmons Avenue on the south, Shore Parkway on the north and the mid-block east of Ford Street on the east.

To protect this predominantly low-rise area from out-of-character development, the existing R5 zoning – which permits new housing of all types, including small multi-family apartment houses – would be changed to zoning districts that limit new residential development to one-and-two family houses. In addition, a zoning text amendment would modify the boundaries of the special district to assure against incompatible development.



Rezoning Area

[View detailed map of the rezoning area.](#)

Public Review

On September 26, 2005, the Department of City Planning certified the proposed applications for Sheepshead Bay as complete, commencing the public [Uniform Land Use Review Procedure](#) (ULURP). Community Board 15 voted on October 11th, 2005, to recommend approval of the proposal with conditions. On January 11, 2006, the City Planning Commission approved the Sheepshead Bay rezoning proposal. ([Read the CPC reports](#)). On February 15th, 2006, the City Council voted to approve the rezoning which is now in effect.

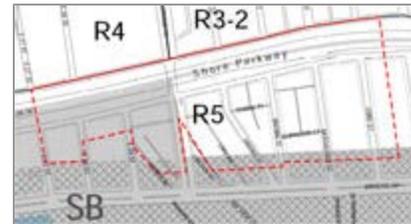
For more information, contact the Brooklyn Office of the Department of City Planning, (718) 780-8280.

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Existing Context and Zoning

The community of Sheepshead Bay in southern Brooklyn includes Plumb Beach, part of which was formerly an island named for its indigenous beach plums and referred to as Plumb Island. Plumb Beach developed into a beach resort and bungalow colony in the early 1900's.

In 1973, the City Planning Commission established the Special Sheepshead Bay District (SSBD) including a portion of Plumb Beach, to promote and strengthen the unique character of this waterfront area as a prime location for water-related commercial and recreational development. It also sought to encourage housing development in suitable areas, the provision of open space and other amenities as part of that development, and improvements in vehicular and pedestrian circulation throughout the district. [\(See New York City Zoning Resolution Section 94-00\).](#)



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

The SSBD encompasses an approximately 20-block area, which extends along Emmons Avenue and the adjacent side streets from Sheepshead Bay Road on the west to Knapp Street on the east. The underlying zoning, R5 with C2-2 commercial overlays, permits low-density residential development and a range of retail, service, community facility and office uses. The SSBD contains eight subareas (Areas A through H) with regulations governing development and permitted uses for each area. [View a map of the SSBD subareas.](#)



2801 Emmons Avenue - New Construction Outside of Rezoning Area

The Sheepshead Bay/Plumb Beach rezoning area is a low-density residential community. Most residences are one-and two-family detached and semi-detached homes. The area is currently experiencing a surge of as-of-right residential development characterized by three-and four-story apartment buildings on Emmons Avenue, immediately to the south of the rezoning area, and new townhouses on the side streets north of Emmons Avenue. These new developments have replaced several bungalows and many of the former swimming pool clubs and other commercial uses along Emmons Avenue.

However, a significant concentration of bungalows north of Emmons Avenue between East 27th Street on the west and Ford Street on the east remain to this day. The existing R5 zoning permits multifamily structures that could, over time, result in a substantial change in the neighborhood's character.

2775 Brown Street
 Out of Character Development in Rezoning Area



March 2004



September 2005

The rezoning area is zoned R5 with C2-2 overlays along Emmons Avenue. Portions of the rezoning area are also located within the SSBD.

The R5 zoning district is a low-density, general residence district in which all housing types are permitted, including garden apartments, row houses and detached homes. Buildings may be built up to a maximum floor area ratio (FAR) of 1.25 with a maximum street wall height of 35 feet and a maximum building height of 40 feet. Minimum lot width and lot area depend upon the housing configuration. Detached structures requiring a 40-foot lot width and at least 3,800 square feet of lot area and other housing types requiring lots at least 18 feet wide and a minimum of 1,700 square feet. One off-street parking space is required per dwelling unit or 85 percent of dwelling units if group parking is provided.

The underlying R5 regulations are modified by the regulations of the SSBD. Three blocks of the proposed rezoning area are located in Area F of the SSBD which has a maximum residential FAR of 2.0. In addition, in Area F, portions of buildings within 75 feet of Emmons cannot exceed three stories, or 35 feet, whichever is less. Beyond the 75 feet in Area F, buildings may rise to six stories or 75 feet, whichever is less.

Small portions of five blocks of the rezoning area are located in Area G of the SSBD which has a maximum residential FAR of 1.25 and a maximum building height of three stories or 35 feet, whichever is less.

All of the existing C2-2 overlays are within the SSBD. One block between East 29th Street and Nostrand Avenue is located in Area F of the special district which limits commercial uses to Use Group 6 (local retail and service uses). The remaining five blocks are located in Area G which limits commercial uses to Use Groups 6,7,8 and 9 (local retail and service establishments intended to serve a wider neighborhood). The maximum permitted commercial FAR is 1.0.

Sheepshead Bay Rezoning - **Approved!** Proposed Zoning



Built Character of
Proposed R4-1 District
Lake Avenue Bungalows



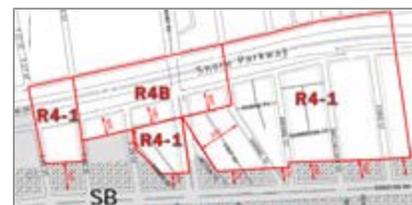
Built Character of
Proposed R4-1 District
Mesereau Court Bungalows



Built Character of
Proposed R4B District
Shore Parkway Row Houses

The proposed zoning districts are as follows:

- An R4-1 district is proposed for portions of seven blocks north of Emmons Avenue between East 27th Street and the mid-block east of Ford Street. These blocks are now zoned R5 and portions of two are within the SSBD. The area is characterized by one and two-family detached and semi-detached homes and the R4-1 district would limit development to detached and semi-detached one-and two-family homes on lots that have a minimum width of 25 feet for detached homes and a minimum width of 18 feet for semi-detached homes. The maximum FAR would be reduced from 1.25 (2.0 in Area F of the SSBD) to 0.9 (0.75 plus 0.15 attic allowance). R4-1 has a maximum perimeter wall height of 21 feet and a maximum building height of 35 feet. R4-1 districts require one parking space for each unit.
- An R4B district would replace R5 zoning on portions of three blocks north of Emmons Avenue between East 28th Street and Haring Street which is characterized by one-and two-family row houses. Two of the three blockfronts are within the SSBD. The zoning change would limit development to one-and two-family homes, detached, semi-detached or attached on lots that have a minimum width of 25 feet for detached homes and a minimum width of 18 feet for semi-detached and attached homes. The maximum FAR will be reduced from 1.25 (2.0 in Area F of the SSBD) to 0.9. R4B has a maximum building height of 24 feet and requires one parking space for each unit. In the proposed R4B district, parking is not permitted in front of the building.



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



Existing and Proposed Zoning Text Map

[View a larger image](#)

- The proposal reduces the depths of the existing C2-2 overlays from 150 feet to 75 feet and 100 feet to reflect existing commercial development and prevent the intrusion of commercial uses on residential side streets.
- The proposal also includes an amendment to Appendix A of the SSBD text to reflect a change the boundaries of the special district. Portions of eight blocks would be removed from the special district to assure that new development would be governed by the regulations of the underlying residential districts, with their lower FARs and height limits, rather than those of the SSBD.

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.