



## South Park Slope Rezoning - **Approved!**

### Overview

#### Overview



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The Department of City Planning proposes zoning map changes and a zoning text amendment for 50 blocks in the South Park Slope area of Community District 7, Brooklyn. The rezoning area is generally bounded by 15th Street on the north, Fourth Avenue on the west, Prospect Park West on the east, and 24th Street and Green-Wood Cemetery on the south. The proposed zoning would protect the predominantly low-rise character of the neighborhood, reinforce several avenue corridors for mixed retail/residential buildings, and provide opportunities for apartment house construction with [incentives for affordable housing on Fourth Avenue within the rezoning area.](#)

Within the rezoning area, more than 500 housing units have been constructed or have received building permits in the past three years. Many of these units are in buildings developed under the R6 [Quality Housing program](#) and are generally appropriately scaled and represent positive investment in the revitalization of this area. As market demand for housing within the desirable Park Slope neighborhood extends farther south, however, several out-of-scale nine to fourteen-story tower developments have been proposed that

would be inconsistent with the neighborhood's low-rise, rowhouse character.



Rowhouses on 16th Street  
between 8th and 9th  
Avenues



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#### Public Review

The Department of City Planning certified the South Park Slope [Uniform Land Use Review Procedure](#) application on August 22nd, 2005. Community Board 7 voted on August 24th, 2005, to recommend approval of the proposal. On October 19, 2005, the City Planning Commission approved the applications for zoning map and text changes for South Park Slope. ( [Read the CPC Reports.](#)) On November 16, 2005, the City Council adopted the zoning map and text changes which are now in effect.  View the [adopted zoning map.](#)

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

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### Existing Context and Zoning

#### Neighborhood Character



Rowhouses on Prospect Avenue between Eighth and Ninth Avenues

South Park Slope is a predominantly residential neighborhood, characterized by row houses of two to four stories. The neighborhood was initially developed in the late 1800s and early 1900s, primarily as worker housing for the industries along the Sunset Park waterfront, the Gowanus Canal and Green-Wood Cemetery.

Fifth Avenue is the neighborhood's primary commercial corridor, with single-story commercial buildings mixed with three- and four-story buildings with ground-floor retail spaces and two to three floors of apartments above. There are also ground-floor neighborhood shops and services along Third and Seventh avenues and parts of Eighth Avenue.

The western edge of the rezoning area, on Fourth Avenue, has several large lots with one-story warehouse/commercial buildings. On 16th Street, between Fourth and Sixth Avenues, there are several lots with narrow street frontage but which extend far into the interior of the blocks. These 'flag lots' were once used as driveways to accessory parking garages in the back yards. Several of these lots have recently been issued building permits for the construction of twelve-story residential buildings.

The M, N and R trains run beneath Fourth Avenue, and serve the proposed rezoning area with stations at Prospect Avenue and 25th Street. The F train has stations at the northeastern corner of the rezoning area at Prospect Park West and 15th Street and just north of the rezoning area at Fourth Avenue and 9th Street. Four bus lines serve the area – the B63 on Fifth Avenue, the B67 on Seventh Avenue, and the B69 and B75 which terminate in the southeastern corner of the area.

#### Existing Context and Zoning

Most of the rezoning area is currently zoned R5 and R6, designations that have been in place since adoption of the Zoning Resolution in 1961. C1-3 and C2-3 commercial overlay districts are mapped on Third, Fourth, Fifth and Seventh Avenues, and a small area surrounding the Bartel Pritchard Square traffic circle is zoned R8B.



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

#### R5

An R5 district is located in the area generally between Seventh Avenue and Prospect Park West. Residential and community facility uses are permitted in R5 districts, with a maximum *floor area ratio (FAR)* of 1.25 for residential use (1.65 for infill sites) and 2.0 for community facilities. The height limit for residential uses is 40 feet. R5 permits all types of residential buildings including detached and semi-detached homes, row houses and small apartment buildings.

#### R6

An R6 district is located in the area generally between Fourth Avenue and Prospect Park West, as well as in the midblocks between Third and Fourth Avenues and on 16th Street between Seventh Avenue and Prospect Park West. Residential and community facility uses are permitted in R6 zoning districts, with no height limits and a maximum FAR of 2.43 for residential uses and 4.8 for community facility uses. The optional Quality Housing program in R6 districts permits buildings with a maximum FAR of 2.2 and a maximum building height of 55 feet on narrow streets (less than 75 feet wide). On wide streets, Quality Housing allows 3.0 FAR buildings with a maximum building height of 70 feet.

#### R8B

The small R8B district surrounding Bartel Pritchard Square permits 4.0 FAR residential and community facility buildings with building heights of up to 75 feet and maximum base heights before setback of 60 feet. New multifamily residences in R8B districts within Brooklyn must provide off-street parking spaces for 40 percent of the dwelling units.



Out-of-context building on 22nd Street between Fifth and Sixth Avenues



Neighboring out-of-context building on 15th Street between Fifth and Sixth Avenues

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### Proposed Zoning

#### **Proposed Zoning**

The proposed action would map [contextual zoning](#) districts similar to those existing to the north of the rezoning area. The existing R5 and R6 districts would be replaced with R5B or R6B districts in all midblock areas between Third Avenue and Prospect Park West and on avenues where rowhouses predominate. R6A districts are proposed for Third, Fifth and Seventh Avenues.

Along Fourth Avenue, the proposal would replace the existing R6 district south of 15th Street with an R8A district, in conjunction with a zoning text amendment to establish an [Inclusionary Housing](#) bonus for developments providing affordable housing.



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

#### **Midblocks, Sixth and Eighth Avenues and Prospect Park West - R5B and R6B**

Over 70 percent of the rezoning area would be rezoned from R5 and R6 to R5B and R6B.

Seven blocks between Seventh Avenue and the west side of Prospect Park West currently zoned R5 would be zoned R5B. An additional three blocks between 15th Street and Prospect Avenue, currently zoned R6, would be zoned R5B, reflecting the narrow, 50-foot wide streets such as Webster Place and two- and three-story row houses in this area,



Proposed R5B District on Webster Place

Primarily a three-story row house district, R5B permits buildings of up to 1.35 FAR with a maximum height of 33 feet. One off-street parking space is required for each unit, or if group parking is provided, spaces are required for 66 percent of the units.

Approximately 29 blocks currently zoned R6 would be zoned R6B to reflect the prevailing row house character of these areas: the midblocks between Third and Fifth Avenues; the midblocks and the avenues from Fifth to Seventh Avenues; and a strip along 16th Street from Seventh Avenue to Prospect Park West. The proposed R6B districts will allow for limited expansion of existing buildings, consistent with new investment in the area, and provide opportunities for appropriately scaled new development on vacant and underutilized sites.



Recent construction on 16th Street, in proposed R6B district

The R6B district allows a maximum FAR of 2.0 for all permitted uses, and limits [street wall](#) heights to 40 feet, and overall building heights to 50 feet. New developments in R6B districts are required to line up with adjacent structures to maintain a consistent street wall. New multifamily residences in R6B districts must provide off-street parking spaces for 50 percent of the dwelling units.

#### **Third, Fifth and Seventh Avenues – R6A and C4-3A**

Fifth Avenue is the primary neighborhood commercial corridor, with single-story commercial buildings mixed with three- and four-story buildings with ground-floor retail spaces and two to three floors of apartments above. The proposal would extend a C4-3A district from 15th Street to the Prospect Expressway to allow for more flexibility in the mix of commercial mix uses and for second floor commercial uses in mixed residential and commercial buildings.

R6A allows a maximum FAR of 3.0 and permits residential and community facility buildings, with a maximum base height of 60 feet and a maximum building height of 70 feet. New multifamily residences in R6A districts must provide off-street parking spaces for 50 percent of the dwelling units.

C4-3A districts have the same height limits as R6A districts, and permit residential, community facility, and commercial buildings of up to 3.0 FAR. Parking requirements mandate one off-street parking space per 400 square feet of commercial space for most commercial uses with exemptions for uses requiring less than five off-street parking spaces.

### Commercial Overlays - C2-4

C2-4 commercial overlay districts are proposed on Third, Fourth, Fifth, and Seventh Avenues, replacing existing C1-3 and C2-3 commercial overlay districts. Two new C2-4 commercial overlays are proposed around Bartel Prichard Square to make existing retail uses conforming uses.

Both C1 and C2 commercial overlay districts provide for local shopping needs, with C2 districts permitting a slightly broader range of commercial retail and service uses. Commercial buildings in C1 and C2 overlays mapped within the R6A or R8A residence districts proposed for these avenues have a maximum permitted floor area ratio of 2.0.

The proposed C2-4 overlays would reduce the parking requirements for most commercial uses from the C2-3 requirement of one parking space for every 400 square feet of commercial space to one space per 1,000 square feet in developments with more than 40,000 square feet of commercial floor area.

Most commercial overlay districts that are currently mapped to a depth of 150 feet or more along parts of Third, Fourth, Fifth and Seventh Avenues and Prospect Park West would be reduced to a depth of 100 feet to protect against commercial intrusion in the mid-blocks. A 180-foot-deep overlay at the corner of Third Avenue and Prospect Avenue, where there are existing commercial and industrial uses, would be retained.

### Fourth Avenue - R8A

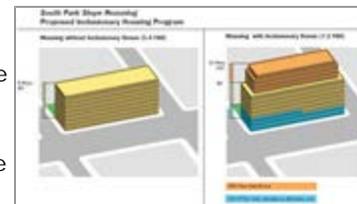
An R8A district is proposed for the Fourth Avenue corridor, a street 120 feet wide and well served by transit. The related zoning text amendment to permit an Inclusionary Housing bonus in the proposed R8A district creates incentives for the development and preservation of affordable housing.

Developments in this district would have a maximum FAR of 5.4, which could be increased up to 7.2 with the provision of affordable housing. The R8A contextual height limits, including a maximum base height before setback of 85 feet and a maximum total height of 120 feet would apply to all new development.

New multifamily residences in R8A districts must provide off-street parking spaces for 40 percent of the dwelling units.

### Inclusionary Housing Program

The South Park Slope rezoning proposal applies the Inclusionary Housing program to proposed R8A districts along the Fourth Avenue corridor within the study area, establishing incentives for the creation and preservation of affordable housing in conjunction with new development. The Inclusionary Housing bonus proposed for the Fourth Avenue Corridor is consistent with the bonus established for contextual developments under the recently adopted Greenpoint-Williamsburg rezoning. In R8A districts within the Fourth Avenue corridor, where substantial housing development would be possible, the Inclusionary Housing program would promote affordable housing in conjunction with the development of both rental and condominium housing.



Illustrative massing of the proposed Inclusionary Housing bonus

[View a larger image.](#)

Under the Inclusionary Housing program, a development providing affordable housing are eligible for a floor area bonus, within contextual height and bulk regulations tailored to this area. Affordable units can be provided either on the site of the development earning the bonus, or off-site through new construction or preservation of existing affordable units. Off-site affordable units must be located within the same community district or within a half-mile of the bonused development. Available city, state, and federal housing finance programs may be used to finance affordable units. The combination of a zoning bonus with housing programs would establish a powerful incentive for the development and preservation of affordable housing in South Park Slope.

[View the proposed zoning text amendment.](#)

## 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.