Resilient Neighborhoods: Gerritsen Beach

10/15/2020

Introduction

The New York City Department of City Planning (DCP) proposes an amendment to the Zoning Map and an amendment to the Zoning Resolution (the Proposed Actions) that will affect all or portions of 20 blocks in Gerritsen Beach, Brooklyn, Community District 15. To reduce flood risks and plan for adaptation over time, DCP seeks to update applicable zoning code in this neighborhood to limit future development and to signal flood risk. The amendment aims to improve resiliency by rezoning from R4, C3, and C1-2/C2-2 commercial overlays to R4-1, C3A, and C2-3 commercial overlays, and by creating a new Special Coastal Risk District.[1] The Gerritsen Beach rezoning area is generally bounded by Gerritsen Avenue and Marine Park to the northeast, Allen Avenue to the northwest, Plumb Beach Channel to the southwest, and Shell Bank Creek to the south and south east. It is a predominantly residential area comprised mostly of single-family detached homes mixed with some semi-detached and attached two- and three-story residential buildings, and single-story commercial buildings.

Simultaneously, DCP also proposes a permanent, citywide text amendment, Zoning for Coastal Flood Resiliency (ZCFR). ZCFR's four main objectives are to encourage resiliency throughout the city's 1% and 0.2% annual chance floodplains; support long-term resilient design of all building types by offering flexibility in the zoning framework; allow for adaptation over time through partial resiliency strategies; and facilitate future storm recovery by reducing regulatory obstacles. This amendment is also intended to update the 2013 and 2015 flood text provisions that were adopted temporarily to aid in Hurricane Sandy recovery, while making selected provisions permanent. The proposed actions in Gerritsen Beach complement ZCFR, and the proposals are intended to work in conjunction, not for one to supersede the other. However, they are two separate actions that will undergo the Uniform Land Use Review Procedure (ULURP) separately, and they can both function separately.

Gerritsen Beach was studied as part of DCP's Resilient Neighborhoods, a place-based planning initiative that was launched in 2013 to identify local strategies to support the vitality and resiliency of neighborhoods within the city's floodplain. Gerritsen Beach was studied, in part, because it is among the most vulnerable neighborhoods in the city to flooding. Gerritsen Beach faces flood hazards from storm surges generated from large storm events like Hurricane Sandy, and conditions of tidal flooding are likely to become more severe over time with projected sea level rise. Additionally, constrained street and drainage infrastructure exacerbate the risk and impacts of flooding in Gerritsen Beach.

The proposed actions, described below, would reduce allowed residential density to limit the potential for growth in an area vulnerable to flood risk. They would also mandate a new zoning envelope introduced by the citywide text amendment for new and redeveloped properties to better reflect the scale and design of existing buildings. Finally, the proposed changes would right-size commercial areas on Gerritsen Avenue and on the neighborhood's waterfront to ensure that existing properties can be reconstructed to meet resiliency standards without being hindered by zoning rules, future commercial

[1] Currently, Special Coastal Risk Districts exist in Broad Channel and Hamilton Beach, Queens (C 170256 ZMQ and N 170257 ZRQ; C 170255 ZMQ and N 170267 ZRQ) and East Shore, Staten Island (C 170373 ZMR and N 170374 ZRR).

uses are appropriately located outside of residential blockfronts, and that a wider options of commercial uses help support the Gerritsen residential community.

Today, Gerritsen Beach is primarily zoned R4 across most of its residential portions, C3 on all or portions of some blocks along Plumb Beach Channel, and R4 with C1-2 and C2-2 commercial overlays on some blocks fronting Gerritsen Avenue, the neighborhood's only commercial corridor. These zoning districts do not reflect the current building pattern, which is predominately detached residential buildings on small or shallow lots. Further, they do not reflect the current and future flood risk.

The proposed rezoning and text amendment seek to achieve the following objectives:

- Ensure flood-resistant residential development reflects neighborhood scale by updating the building envelope and the existing Residence District to better match the current built context.
- Limit the density of future development, and rationalize the limits of the maritime commercial district to limit certain uses in the higher-risk waterfront area.
- Ensure the Commercial Overlay mapped along the commercial corridor reflects the existing development and allows for access to goods and services needed in the neighborhood.

These goals would be accomplished by the following land use actions:

- Establish a Special Coastal Risk District in Gerritsen Beach, under the 137-00 Special Coastal Risk District text.
- Replace R4 zoning with R4-1 zoning.
- Replace C3 zoning with C3A zoning. Blocks currently zoned C3 and not directly abutting the water would be rezoned to R4-1 to reflect their existing character.
- Update Gerritsen Avenue commercial block overlays from C1-2 and C2-2 to C2-3 and reduce the commercial overlay from a full block depth to a half block depth, fronting only Gerritsen Avenue.

Background

According to projections by the New York Panel on Climate Change (NPCC), climate change and sea level rise will reshape New York City's waterfront and lead to increased risks of flooding. To reduce these risks, the City is updating its regulations for how existing buildings are designed and new development occurs throughout the floodplain. Reducing flood risks to New York City's building stock through resilient design measures is part of the City's multifaceted plan for resiliency, along with enhancing coastal protections, hardening infrastructure systems, and promoting community preparedness.

Following Sandy, DCP advanced a citywide text amendment on an emergency basis to facilitate the rebuilding process by addressing the most urgent zoning barriers. In 2013, DCP launched the Resilient Neighborhoods initiative to work directly with floodplain communities to look at specific local issues in certain hard-hit areas and reexamine questions of land use, zoning, and development in light of a new understanding of coastal flood risks. In 2014, DCP released the Retrofitting for Flood Risk manual, which details resilient retrofit strategies for a range of building types that are unique to New York City. On a regular basis, DCP also worked closely with other agencies, including the Housing Recovery Office and Mayor's Office of Resiliency on programs to assist community recovery and build coastal resiliency. Through this work, DCP found that additional zoning changes are necessary to allow property owners to build and retrofit to limit damage from floods and to reduce insurance costs, as well as to also ensure that development is responsive to neighborhood character and aligns with the need for long-term adaptation.

Two current proposals to address flood resiliency through zoning changes are Zoning for Coastal Flood Resiliency, described above, and the Resilient Housing and Open Space ULURP - Brooklyn (190395PPK, 190394PQK) led by NYC Housing Preservation and Development and Department of Citywide Administrative Services. The latter project involves the acquisition and disposition of 13 (12 in Community District 15) lots damaged by Hurricane Sandy to facilitate resilient housing redevelopment. This project is currently in public review. Other land use actions affecting the Project Area, unrelated to resiliency, include:

- Gerritsen Beach Public Library (C 920628 PSK, 1993): Site selection for a new local public library branch to replace an existing leased facility.
- 55 Frank Court (C 840084 PPK, 1983): Disposition of city-owned property, one parcel.
- Disposition of City-Owned Property - 2784 Gerritsen Avenue (C 830402-417 PPK, 1983): Disposition of city-owned property, four parcels.

Description of the Surrounding Area

Gerritsen Beach is a maritime community in Southern Brooklyn nestled on a low-lying area along Plumb Beach Channel with houses set close together on shallow lots and narrow streets. Over 5,000 residents live on the Gerritsen Beach peninsula south of Allen Avenue. The neighborhood shares the peninsula with part of Marine Park, Brooklyn's largest park by acreage with extensive recreational spaces and natural land.

The neighborhood was first inhabited in the early 17th century by a Dutch settler who built a house and a mill along Gerritsen Creek, now in Marine Park. Like much of the land along Jamaica Bay, Gerritsen Beach was mostly marshland prior to development. The Gerritsen Beach area remained largely undeveloped until the early 20th century when Realty Associates, a real estate builder, developed a summer resort of one-story wooden bungalows at the southern end of the peninsula. The development gained popularity, and by the 1930s the rest of the peninsula was occupied with summer bungalows built close to each other on small lots with no yards. Over time, the seasonal buildings were converted to year-round two-story residences. In 1961, the area was zoned C3 and R3-2, with C1-2 and C2-2 commercial overlays on several blocks of Gerritsen Avenue. The R3-2 district was rezoned to R4 in 1964.

A land use survey was conducted for the proposed project area and a 600-foot radius. Much of the area outside the proposed rezoning is characterized by natural features – Shell Bank Creek, Plumb Beach Channel, and Marine Park – and primarily residential land use. Some commercial and industrial uses are located across Shell Bank Creek. Table 1 below shows the proportion of tax lots based on the land uses within the surveyed area.

Table 1: Land Uses within 600 Feet of the Study Area

	Lots	% of total lots*	Area (acres)*	% of land area*
Residential	2,003	78.3%	99.4	33.8%
Detached One-Family	1,296	50.6%	66.7	22.7%
Detached Two-Family	146	5.7%	8.8	3.0%
Semi-Detached One- and Two-Family	333	13.0%	13.7	4.7%
Attached One- and Two-Family	218	8.5%	9.5	3.2%
Multi-Family Walk-Up and Elevator	10	0.4%	0.6	0.2%
Mixed Residential and Commercial	6	0.2%	0.3	0.1%
Commercial and Office	50	2.0%	9.8	3.3%
Industrial and Manufacturing	3	0.1%	3.2	1.1%
Transportation and Utility	8	0.3%	27.6	9.4%
Public Facilities and Institutions	12	0.5%	3.5	1.2%
Open Space and Recreation	25	1.0%	114.7	39.0%
Parking Facilities	92	3.6%	5.1	1.7%
Vacant**	295	11.5%	22.4	7.6%
Other/Miscellaneous**	65	2.5%	8.3	2.8%
Total	**2,559**	**100.0%**	**294.1**	**100.0%**

* Numbers have been rounded for clarity.

** Many properties designated "Vacant," "Other" or "Miscellaneous" use are small lots owned by adjacent property owner(s) and used as open space, storage, parking, or water access.

The existing zoning reflects the land uses above, with R4 and R3-2 districts northwest of the rezoning area, and a variety of industrial and commercial districts (C3, C7, C8-1, M1-1, and M1-2) on the opposite shore of Shell Bank Creek.

Description of the Proposed Project Area

Today, Gerritsen Beach is a residential neighborhood predominantly characterized by single-family detached homes, with some semi-detached and attached two- to three-story buildings in the northern portion of the neighborhood and one-story commercial buildings along Gerritsen Avenue, the community's only commercial corridor. The waterfront in Gerritsen Beach remains active. Lying to the west of the neighborhood, Plumb Beach Channel is used for recreational boating and fishing, and to the south residents have boats docked along Shell Bank Creek as well as the inner canal. Shore Parkway is located to the south and east of Gerritsen Beach. Two MTA bus routes run along Gerritsen Avenue: the BM4 Gerritsen Beach - Downtown/Midtown express line and the B31 Gerritsen Beach - Kings Highway Station line.

The Gerritsen Beach branch of the Brooklyn Public Library is located on Gerritsen Avenue, between Gotham Avenue and Bartlett Place, and P.S. 277, an elementary school containing pre-kindergarten through fifth grade, is located on Gerritsen Avenue roughly between Bijou Avenue and Channel Avenue.

The rezoning area consists of 2,052 lots (see Site Data Sheet attachment for specific tax block and tax lot numbers) covering approximately 111 acres. Approximately 75 percent of these tax lots contain residential buildings. Of the residential buildings, the majority are developed with one-family detached homes. While over 16 percent of land in Gerritsen Beach is currently designated "vacant" or "other/miscellaneous," it is important to note that many of these sites are small lots owned or used by one or more adjacent properties owner as open space, storage, parking or water access. The remaining land use categories—mixed residential and commercial, commercial and office, industrial and manufacturing, transportation and utility, and public facilities and institutions, open space and recreation and parking—account for approximately eight percent of the lots combined.

The table below shows the proportion of tax lots based on the land uses within the study area.

Table 2: Land Use within Study Area

	Lots	**% of total lots***	**Area (acres)***	**% of land area***
Residential	1,539	75.0%	77.7	69.5%
Detached One-Family	1,251	61.0%	63.6	59.6%
Detached Two-Family	144	7.0%	8.6	7.7%
Semi-Detached One- and Two-Family	99	4.8%	3.8	3.4%
Attached One- and Two-Family	42	2.0%	1.5	1.3%
Multi-Family Walk-Up and Elevator	4	0.2%	0.2	0.2%
Mixed Residential and Commercial	6	0.3%	0.3	0.2%
Commercial and Office	40	1.9%	1.2	1.0%
Industrial and Manufacturing	1	0.0%	0.1	0.1%
Transportation and Utility	1	0.0%	0.1	0.1%
Public Facilities and Institutions	10	0.5%	3.3	2.9%
Open Space and Recreation	18	0.9%	4.2	3.8%
Parking Facilities	91	4.4%	3.7	3.3%
Vacant**	285	13.9%	18.4	16.5%
Other/Miscellaneous**	61	3.0%	2.8	2.5%
Total	**2,052**		**111.8**	

* Numbers have been rounded for clarity.

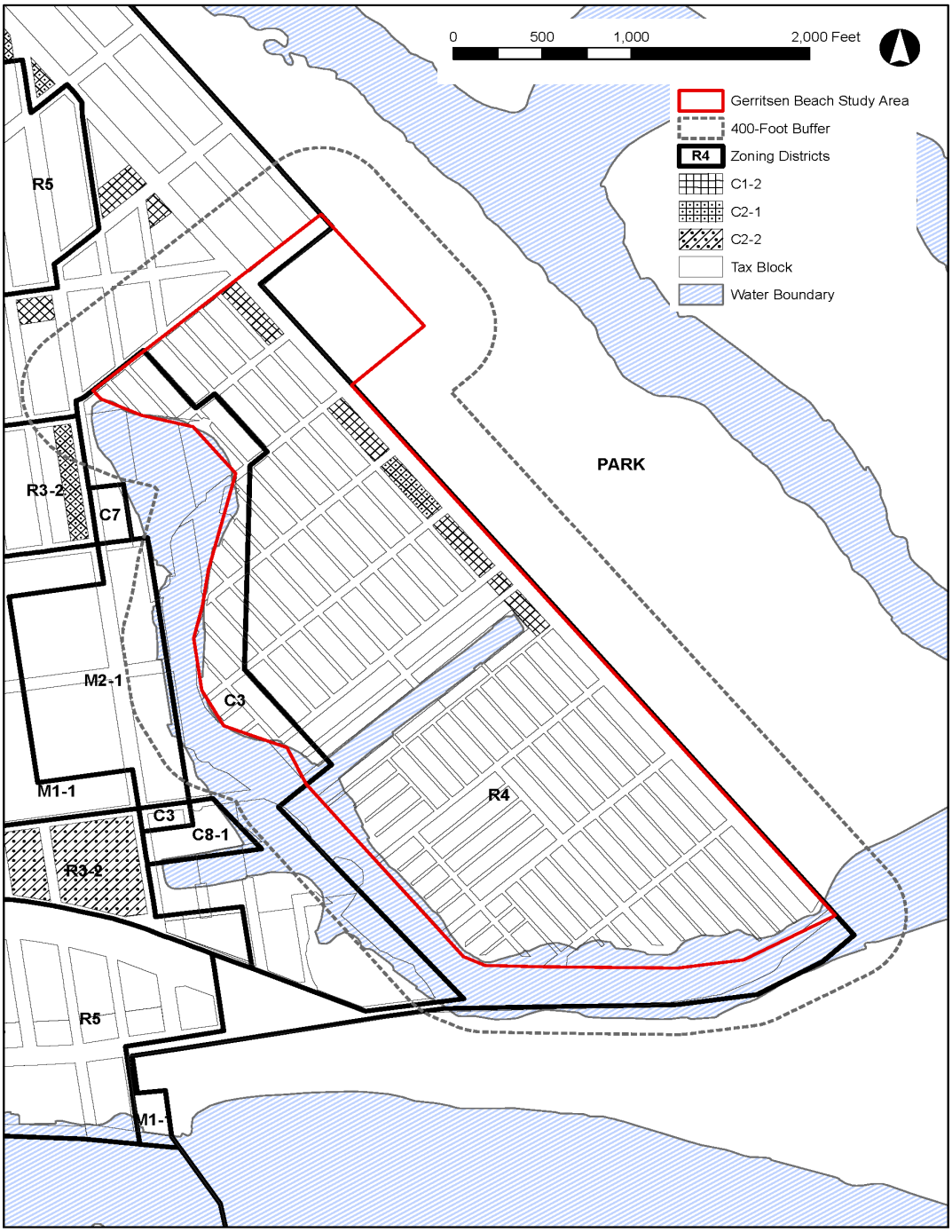
** Many properties designated "Vacant," "Other" or "Miscellaneous" use are small lots owned by adjacent property owner(s) and used as open space, storage, parking, or water access.

Existing Zoning

The Gerritsen Beach study area is currently zoned R4 and C3 with C1-2 and C2-2 commercial overlays mapped along portions of Gerritsen Avenue (see Figure 1). These zoning districts have remained largely

unchanged since 1961 when the current Zoning Resolution was adopted. Each of these districts is described below.

Figure 1: Existing Zoning



R4

The majority of Gerritsen Beach is zoned as an R4 lower-density residential district. R4 allows for a variety of building types including single- and two-family homes as well as multi-family attached buildings. Residential buildings are allowed at a maximum floor area ratio (FAR) of 0.75, plus an attic allowance of up to 20 percent, while community facility buildings are allowed at a maximum FAR of 2.0. One off-street parking space is required for each dwelling unit.

The minimum required lot area is 3,800 square feet for detached residences and 1,700 square feet for other residences. The minimum lot width for a detached house is 40 feet, or 18 feet for other residences. The maximum perimeter wall height and building height are 25 feet and 35 feet, respectively. Front yards must be at least 10 feet deep, and side yards must total 13 feet for detached houses (with a five-foot minimum for each side yard), eight feet for semi-detached buildings, and 16 feet (with an eight-foot minimum on each side) for other multi-family buildings. However, the majority of lots in Gerritsen Beach were established and homes constructed before these dimensional requirements were put in place, leaving homes with shallow front and side yards.

C3 (R3-2 equivalent)

Several lots along the water in the northern portion of the neighborhood are currently zoned for waterfront recreational uses, under the C3 designation. Allowed uses under C3 include facilities to support boating and fishing activities, as well as aquatic sports equipment sales and rentals, ice cream shops, and other small retail. The commercial FAR permitted in C3 districts is 0.5. Commercial buildings may be no more than two stories or 30 feet high. Off-street parking is required according to commercial use.

Residential developments and community facilities are also permitted in C3 districts per R3-2 zoning district regulations. R3-2 allows for a variety of building types including single- and two-family homes as well as low-rise attached houses and small multi-family apartment houses. Residential buildings are allowed at a maximum floor area ratio (FAR) of 0.5, plus an attic allowance of up to 20 percent, while community facility buildings are allowed at a maximum FAR of 1.0. One off-street parking space is required for each dwelling unit.

The minimum required lot area is 3,800 square feet for detached residences and 1,700 square feet for other residences. The minimum lot width for a detached house is 40 feet, or 18 feet for other residences. The maximum perimeter wall height and building height are 21 feet and 35 feet, respectively. Front yards must be at least 15 feet deep, and side yards must total 13 feet for detached houses (with a five-foot minimum for each side yard), eight feet for semi-detached buildings, and 16 feet (with an eight-foot minimum on each side) for other multi-family buildings. However, as in the R4 area of the neighborhood, most homes in the C3 area were constructed before these zoning requirements were in place, and the front and side yard requirements can be impractical on these small lots.

Commercial Overlays

C1-2 commercial overlays are mapped along five blocks adjacent to Gerritsen Avenue, covering portions of the corridor's frontage between Allen Avenue and Bartlett Place. A C2-2 commercial overlay is mapped along one block adjacent to Gerritsen Avenue, between Devon Avenue and Everett Avenue. C1 overlays are typically mapped within residential districts to allow a range of local retail and service establishments to serve the surrounding neighborhood. C2 overlays allow these uses, as well as larger

retail establishments and entertainment facilities. Specifically, C1 overlays allow Use Groups 4 through 6, while C2 overlays allows a wider range of uses under Use Groups 4 through 9 and 14.

When C1 and C2 overlay districts are mapped within R1 through R5 residential districts the maximum commercial FAR is 1.0, with commercial uses limited to the first floor in mixed-use buildings. Off-street parking requirements vary with the use, however, most retail uses generally require one accessory parking space per 300 square feet of commercial floor space, although the requirements can range between one space per 200 square feet and one space per 800 square feet. For C1-2 and C2-2 overlays, if the number of spaces required is less than 15, the parking requirements are waived.

Description of the Proposed Development

The Proposed Actions are intended to address resiliency concerns in a neighborhood vulnerable to coastal flooding. While zoning is not a comprehensive tool for resiliency planning, together with emergency preparedness and infrastructure planning, the regulation of the density, design, and allowed uses of a neighborhood can help reduce the risk of damage in the event of future coastal storms and projected increases in daily high tide flooding due to sea level rise.

In Gerritsen Beach, current zoning allows development at a density that is neither reflective of the current neighborhood nor appropriate for a neighborhood vulnerable to coastal flood risk. Additionally, the building envelope allowed by current zoning does not reflect the character of existing residential buildings and poses challenges when applied to Gerritsen Beach's narrow lots and building to flood-resilient construction standards. To address these issues, the Proposed Actions, described in more detail below, include rezoning the residential area to appropriate density and applying special district regulations to further reduce future density and allow a modified building envelope to improve urban design outcomes within the dimensions of Gerritsen Beach's lots.

Additionally, the proposed changes would address outdated commercial zoning in the area. Along Gerritsen Avenue, commercial overlay designations fail to allow for uses that could support residents in the event of a future storm, such as home maintenance and repair services, plumbing and electrical and appliance repair shops. Although significant redevelopment and changes in use are not expected on Gerritsen Avenue in the near future, allowing for appropriate uses will support neighborhood resiliency over time. Further, a reduction in required parking for commercial uses will support the feasibility of resilient retrofits and redevelopment on Gerritsen Avenue's narrow lots. Lastly, adjustments to commercial district boundaries are proposed to ensure future commercial uses are appropriately located outside predominately residential blockfronts.

Actions Necessary to Facilitate the Project

The amendment to the Zoning Map and amendment to the Zoning Resolution would limit vulnerability to coastal flooding by reducing future density and promote resilient buildings reflective of existing context and unique lot conditions in Gerritsen Beach. The amendment to the Zoning Resolution, 137-00 Special Coastal Risk District, described below, would apply a Special Coastal Risk District designation to Gerritsen Beach.

Amendment to the Zoning Resolution to establish a Special Coastal Risk District in Gerritsen Beach

The proposed actions would create a Special Coastal Risk District in Gerritsen Beach, under the Zoning Resolution's 137-00 Special Coastal Risk District, to signal the area's exceptional flood risk. This zoning tool operates similarly to a Special Purpose District, which can be deployed in different neighborhoods throughout the city that have similar needs. The Special Coastal Risk District has the purpose of denoting flood risk and limiting future development to building types and users appropriate for the area. Currently, Special Coastal Risk Districts exist in Broad Channel and Hamilton Beach, Queens, and East Shore, Staten Island (CEQR 17DCP150R).

The proposed Special Coastal Risk District for Gerritsen Beach would limit the proposed underlying R4-1 and C3A zoning to restrict future residential development to single-family detached houses on lots less than 3,000 square feet. One- and two-family development would be allowed on larger lots. This provision, in combination with the rezoning to R4-1 and C3A, would maintain appropriate limits on density, prevent further stress on limited infrastructure capacity, and improve the overall resiliency of the neighborhood by limiting growth in areas of present and future high flood risk.

Additionally, the Special Coastal Risk District in Gerritsen Beach would modify the building height limit to 25 feet and two stories, consistent with the Cottage Envelope proposed to be permitted through ZCFR. Together with rezoning to R4-1 and C3A, which provides reduced side yard requirements as described below, and restriction to single-family development on small lots, this provision would ensure the design of future flood-resistant homes is contextual and appropriate for the small lot and narrow street conditions in Gerritsen Beach.

Zoning Map Amendment
Replace R4 with R4-1
R4 zoning would be replaced by R4-1 zoning, which reflects the neighborhood's character of primarily detached and semi-detached single and two-family residences.

R4-1 districts permit one- and two-family detached, zero lot line, and semi-detached residential buildings. The maximum FAR is 0.9, which includes a 0.15 attic allowance. The minimum required lot area is 2,375 square feet and the minimum lot width is 25 feet for detached and zero lot line buildings. For semi-detached buildings, the minimum required lot area is 1,700 square feet and the minimum lot width is 18 feet. One off-street parking space is required for each dwelling unit. The maximum perimeter wall height and building height are 25 feet and 35 feet, respectively. Front yards must be at least 10 feet deep, and side yards must total eight feet for detached and zero lot line buildings and four feet for semi-detached buildings. Community facilities are permitted at an FAR of 2.0.

In the area proposed to be rezoned R4-1, no new attached or multi-family development would be allowed. The reduction in side yard requirement would allow for a more efficient build layout and more contextual flood-resistant development in Gerritsen Beach. The proposed R4-1 district would be further modified by the proposed Gerritsen Beach Special Coastal Risk District so that only single-family detached buildings would be permitted on lots less than 3,000 square feet and building heights would be limited to 25 feet and two stories.

R4-1 is proposed for the majority of the Gerritsen Beach rezoning area, excluding the blocks fronting Gerritsen Avenue between Allen and Seba avenues, which are currently zoned and proposed to remain R4, and blocks and portions of blocks currently zoned C3 that directly abut the waterfront.

99.7% of the existing R4 lots conform with use regulations. 3.7% of lots comply with minimum lot area, 56.0% comply with minimum lot width, and 74.8% comply with maximum FAR. Under the proposed R4-1 and Special Coastal Risk District, conformance and compliance of the existing lots and buildings would generally improve. 99.8% of lots would conform with R4-1 use regulations. 20.5% of lots would comply with minimum lot area, 75.3% comply with minimum lot width, and 77.4% comply with maximum FAR. 95.9% comply with the height restriction imposed by the Special Coastal Risk District. 6.7% of lots would include two- or multi-family homes on lots less than 3,000 square feet, out of conformance with the Special Coastal Risk District standards.[2]

Replace C3 with C3A and R4-1

The area proposed to be rezoned to R4-1 is generally bounded by Allen Avenue, Aster Court and Abbey Court, Seba Avenue, Gerritsen Avenue, Shell Bank Creek and the inner canal, Ebony Court, Bijou Avenue, Dictum Court, Channel Avenue, Fane Court, Devon Avenue, Joval Court, Everett Avenue, Lacon Court, and Florence Avenue to the inner canal. This area includes blocks and portions of blocks currently zoned C3. Blocks that do not directly abut the waterfront or provide maritime commercial services would be rezoned to R4-1 to match the existing conditions while limiting uses to residential as appropriate for non-waterfront blocks.

Existing C3 zoning on blocks along the Plumb Beach Channel waterfront, some of which currently provide maritime commercial services, would be replaced by C3A zoning, which allows for certain commercial development and residential construction under R3A regulations. The area proposed to be rezoned to C3A is comprised of portions of blocks abutting Plumb Beach Channel north of the inner canal, generally bounded by the channel and Allen Avenue, Ebony Court, Bijou Avenue, Dictum Court, Channel Avenue, Fane Court, Devon Avenue, Joval Court, Everett Avenue, Lacon Court, Florence Avenue, and the canal.

C3A districts allow waterfront recreational activities, primarily boating and fishing, in areas along the waterfront that are usually adjacent to residential docks. Permitted activities include facilities for docking, renting, services and storing fishing and pleasure boats, aquatic sports equipment sales and rentals, bicycle shops, ice cream stores and public and private beaches. The maximum commercial FAR is 0.5. Under C3A, the existing mix of water-dependent and residential properties would remain in conformance with zoning and would not face obstacles from zoning if they were to undergo resilient retrofits.

The current C3 zoning allows for residential construction under R3-2 regulations, which permit attached and multi-family buildings on lots of at least 1,700 square feet. As discussed above, the proposed actions include limiting allowable density in areas of high flood risk, and flood risk is especially a concern in the FEMA-designated Coastal A zone that overlaps with much of the C3 area.

The residential equivalent of C3A is R3A, which represents a reduction in allowed residential density. R3A districts permit one- and two-family detached residential buildings. The maximum FAR is 0.6, which includes a 0.1 attic allowance. The minimum required lot area is 2,375 square feet and the minimum lot width is 25 feet. One off-street parking space is required for each dwelling unit. The maximum perimeter

[2] Compliance numbers for minimum lot area and minimum lot width do not account for residential lots (excluding residential accessory use lots) lacking data on detached, attached, or semi-detached building status.

wall height and building height are 21 feet and 35 feet, respectively. Front yards must be at least 10 feet deep, and side yards must total eight feet. Community facilities are permitted at an FAR of 1.0.

The proposed C3A district would be further modified by the proposed Gerritsen Beach Special Coastal Risk District: only single-family detached buildings would be permitted on lots less than 3,000 square feet and building heights would be limited to 25 feet and two stories.

100% of C3 lots are currently in conformance with use regulations. 6.5% comply with minimum lot area, 26.8% with minimum lot width, 88.9% with maximum residential FAR, and 100% with maximum commercial FAR. Under the proposed C3A and Special Coastal Risk District, 95.9% would conform with C3A use regulations. 21.1% of lots would comply with minimum lot area, 49.7% with minimum lot width, 92.5% with maximum residential FAR, and 100% with maximum commercial FAR. 100% would comply with the height restriction imposed by the Special Coastal Risk District. 4.1% of lots would include two- or multi-family homes on lots less than 3,000 square feet, out of conformance with the Special Coastal Risk District standards.[3]

C1-2 and C2-2 to C2-3

An update of Gerritsen Avenue's C1-2 and C2-2 commercial overlays to C2-3 is proposed to allow for expanded commercial services in the neighborhood and to slightly reduce the off-street parking requirement. Specifically, a C2-3 commercial overlay is proposed to be mapped to a half-block (52.5 feet) depth from Gerritsen Avenue on the blocks between Allen Avenue and Bijou Avenue, between Channel Avenue and Devon Avenue, between Devon Avenue and Everett Avenue, and between Everett Avenue and Florence Avenue; a C2-3 commercial overlay is proposed to be mapped to a half-block (50 feet) depth from Gerritsen Avenue on the blocks, between Florence Avenue and Gotham Avenue, and between Gotham Avenue and Bartlett Place.

C2-3 allows for commercial development that serves the local retail and service needs of communities and has an FAR of 1.0 when mapped in R1 through R5 districts. Allowed uses include grocery stores, restaurants, salons, drug stores, repair services, movie theaters, and funeral homes. The C2-3 overlay generally requires one space for every 400 square feet of commercial floor area. In C2-3 overlays, if the number of spaces required is less than 25, the parking requirement is waived.

The new C2-3 overlay would allow for a somewhat wider range of uses than the existing C1-2, without changing the allowed uses on the C2-2 block front, to include, most importantly, home maintenance and repair services such as plumbing and electrical and appliance repair shops. The uses allowed under C2-3 would also include services that support existing business, such as printers and caterers, as well as small amusement establishments. This zoning change is intended to allow for the future occupation of retail spaces by businesses that could serve Gerritsen Beach residents, especially in the aftermath of a storm. It would also bring one existing business into conformance.

By raising the parking waiver threshold, the C2-3 overlay would slightly reduce off-street parking requirements for the affected block fronts. Currently, any new buildings or buildings undergoing retrofits in the C1-2 or C2-2 areas would be challenged to both meet existing high parking requirements and become more flood resilient. This contextual change would reduce the main zoning impediment

[3] Compliance numbers for minimum lot area and minimum lot width do not account for residential lots (excluding residential accessory use lots) lacking data on detached, attached, or semi-detached building status.

these property owners might face—high parking requirements—when making resiliency upgrades to their commercial buildings on small lots.

Additionally, the existing commercial overlay areas fronting Gerritsen Avenue are proposed to be reduced from a full-block depth to a half-block depth. This change would reflect the existing conditions on these block fronts, where commercial facilities are limited to lots fronting Gerritsen Avenue. Lots fronting Aster Court on the other half of the blocks are predominantly residential or presently vacant. As a narrow street of only 30 feet, with built conditions in context with the broader residential neighborhood, Aster Court is more appropriate for continued residential than for commercial uses.

Under both the existing and proposed commercial overlays, 100% of lots conform with allowed uses. Current lots with a C1-2 and C2-2 overlay have a 0% compliance rate with minimum lot area, 27.2% with minimum lot width, 39.5% with maximum residential FAR, and 100% with maximum commercial FAR. Under the C2-3 commercial overlay, which is proposed to be reduced in size from coverage of 114 lots to 65 lots, 0% of lots would comply with minimum lot area, 26.2% with minimum lot width, 6.2% with maximum residential FAR, and 100% with maximum commercial FAR.

Conclusion

DCP has worked with a Community Advisory Committee and residents of Gerritsen Beach to develop the Proposed Actions to reflect the exceptional risk to coastal flooding as well as the neighborhood context. The proposal, in summary, includes:

- A rezoning from R4 to R4-1, to match the existing conditions while limiting uses to residential as appropriate for non-waterfront blocks.
- A rezoning from C3 to C3A, to allow the existing mix of water-dependent and residential properties and allow resiliency retrofits under the zoning.
- The establishment of a new Special Coastal Risk District to denote the flood risk and limit development to single-family residences, to limit the height of residential uses, and also to prohibit community facilities with sleeping accommodations.
- A rezoning of commercial overlays from C1-2 and C2-2 to C2-3 to better reflect the current commercial locations and uses along Gerritsen Avenue and to allow more flexibility in allowed uses.

DCP will advance these proposed actions in Gerritsen Beach to prevent a substantial increase in population in this vulnerable neighborhood and will continue to pursue other changes as part of a citywide zoning update to zoning to address other challenges that may make retrofitting and reconstructing buildings in the city's floodplain more difficult.