



Carroll Gardens Narrow Street/Wide Street Zoning Text Amendment -

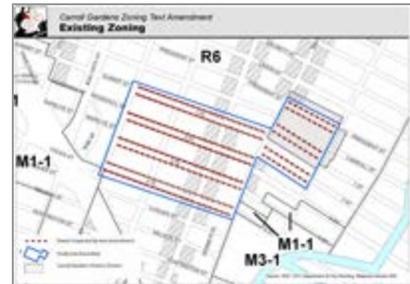
Approved!
Overview

Project Update: July 23, 2008

On July 23, 2008, the City Council adopted the zoning text amendment as proposed. Zoning changes are now in effect.

In response to concerns about out-of-scale development from Community Board 6, local civic groups and elected officials, the Department of City Planning is proposing zoning text amendments to define certain streets in Carroll Gardens as *narrow streets* for zoning purposes. The text amendment would limit the size and configuration of new buildings and enlargements to more closely match the area's prevailing built character.

Certain streets in Carroll Gardens are mapped on the City Map with widths of 100 to 130 feet. On these streets in Carroll Gardens, the mapped street therefore includes the characteristic deep front yards of homes as well as the sidewalks and roadbeds. The Zoning Resolution has more liberal floor area and height and *setback* rules for streets that are mapped at widths of 75 feet or more ("*wide streets*").



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

The zoning text amendments would apply to the following streets:

- **First Place, Second Place, Third Place and Fourth Place between Henry Street and Smith Street;** and
- **Second Street, Carroll Street and President Street between Smith Street and Hoyt Street**

Although these streets have mapped widths that qualify them as wide streets, they look and function as narrow streets. The total width of sidewalks and roadways on these streets is approximately 50 feet.



First Place between Henry Street and Clinton Street



Second Place between Clinton Street and Court Street



Carroll Street between Smith Street and Hoyt Street

Carroll Gardens Narrow Street/Wide Street Zoning Text Amendment - **Approved!** Existing Context and Zoning

The Carroll Gardens neighborhood is predominantly occupied by three- and four-story single and multi-family row houses with front yards. A few apartment buildings rising to five stories and some one- and two-story accessory parking and storage structures are also present. A small number of non-residential uses include local retail and service establishments, houses of worship, and lots owned by New York City Transit associated with the F and G subway line running below and along Smith Street. A public elementary school, P.S. 58, and a private K-8 school are within the area.

The historic brownstones of Carroll Gardens were constructed in the mid-19th century, and are notable for their deep front garden yards, from which the neighborhood derives its name. The Brooklyn Law of 1846 established the gardens on 1st, 2nd, 3rd and 4th Places, requiring front yards of 33 feet 5 ¼ inches. The neighborhood was populated at the time by residents working in shipping and industrial businesses in the adjacent Red Hook neighborhood. More recently, as brownstone Brooklyn's popularity has risen, Carroll Gardens has witnessed rising home values and development pressure that has resulted in out-of-context development on low-rise brownstone blocks.

The streets affected by the proposed text amendment (1st Place, 2nd Place, 3rd Place and 4th Place; 2nd Street, Carroll Street and President Street between Smith Street and Hoyt Street) are zoned R6, with C1-3 and C2-3 overlays on some blocks along Court and Smith Streets. The blocks of Carroll Street and President Street between Smith Street and Hoyt Street are within the Carroll Gardens Historic District, designated by the New York City Landmarks Preservation Commission in 1973. In R6 districts the maximum *floor area ratio* for residential buildings is 2.43, however buildings on wide streets that are developed under the *Quality Housing Program* may have a Floor Area Ratio (FAR) of 3.0 and can have a maximum *building height* of 70 feet. The ability to utilize the more liberal bulk regulations for wide streets has resulted in out-of-context development on the subject blocks.



3rd Place between Court Street and Smith Street

Carroll Gardens Narrow Street/Wide Street Zoning Text Amendment - **Approved!** Proposed Actions

The text amendment would limit the permitted heights and densities so that future developments would more closely match the existing low-scale context.

The proposal would amend sections of the Zoning Resolution that regulate height and *setback*, *density* and FAR. For those sections of the Zoning Resolution, 1st, 2nd, 3rd and 4th Places, and 2nd Street, Carroll Street and President Street between Smith Street and Hoyt Street would be considered 'narrow streets'. The mapped width of the streets on the *City Map* would be unchanged.

For buildings developed pursuant to Quality Housing, the proposed amendments would limit new development to and FAR of 2.2 and a maximum building height of 55 feet.

For buildings developed pursuant to R6 *height factor* regulations, the text change would increase the depth of the initial setback distance and produce a more shallow sky exposure plane ratio.

 View the [proposed text amendment](#).

Carroll Gardens Narrow Street/Wide Street Zoning Text Amendment - **Approved!** Public Review

On April 7, 2008, the Carroll Gardens text amendment proposal (N 80345 ZRK) was referred to Community Board 6 and the Brooklyn Borough President for a 45-day review period. The Community Board issued a recommendation to approve the text amendment on May 14, 2008, followed by the Borough President on May 22, 2008. The City Planning Commission voted unanimously to approve the Carroll Gardens text amendment on July 2, and it was approved by the full City Council on July 23, 2008.

Milestone	Date
Department of City Planning Referral	April 7, 2008
Community Board 6 Approval	May 14, 2008
Brooklyn Borough President Approval	May 22, 2008
City Planning Commission Public Hearing	June 4, 2008
City Planning Commission Approval (Read the  CPC Report)	July 2, 2008
City Council Approval	July 23, 2008

For more information about this proposal please contact the Brooklyn Office of the Department of City Planning at (718) 780-8280.

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.