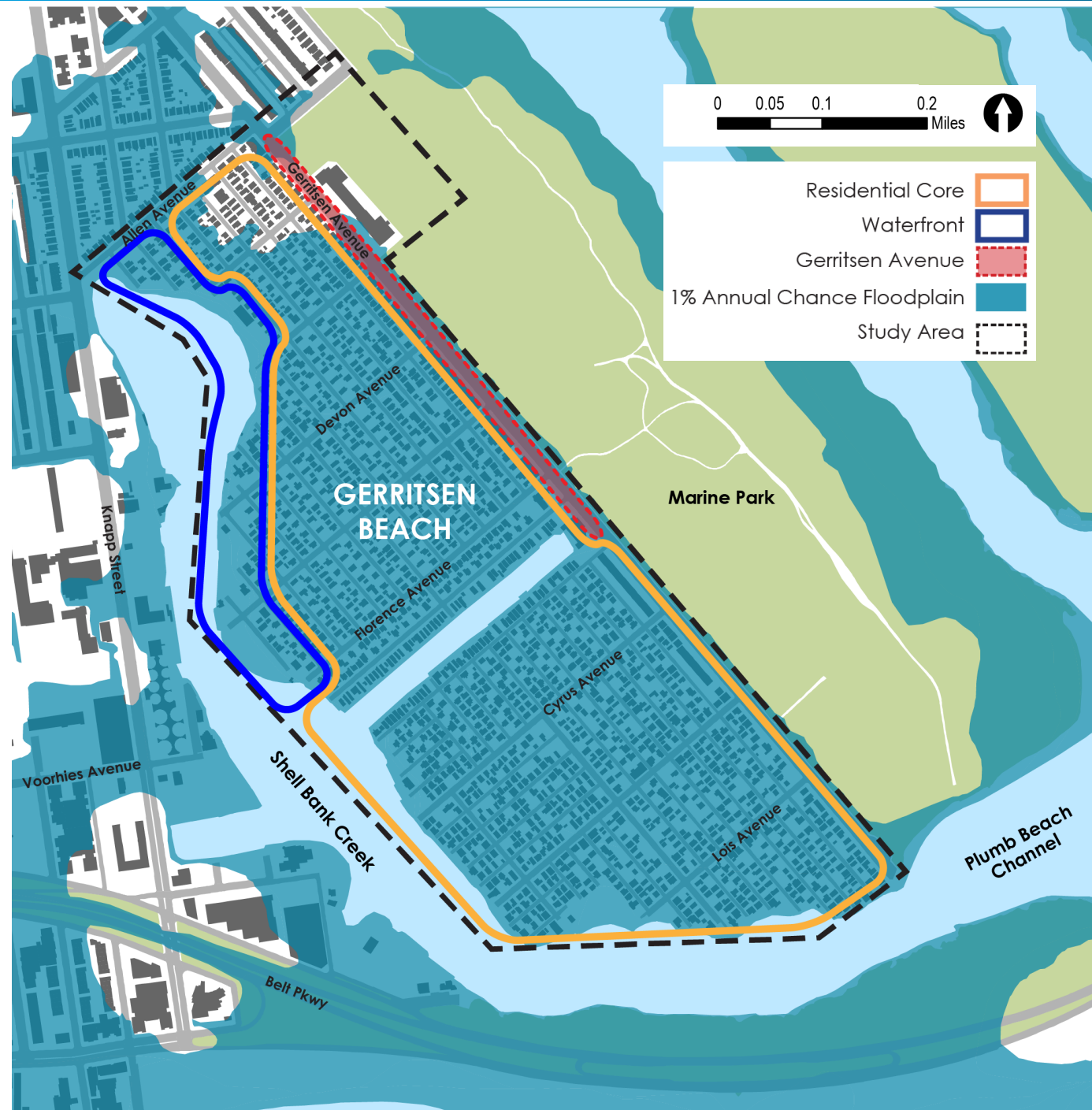
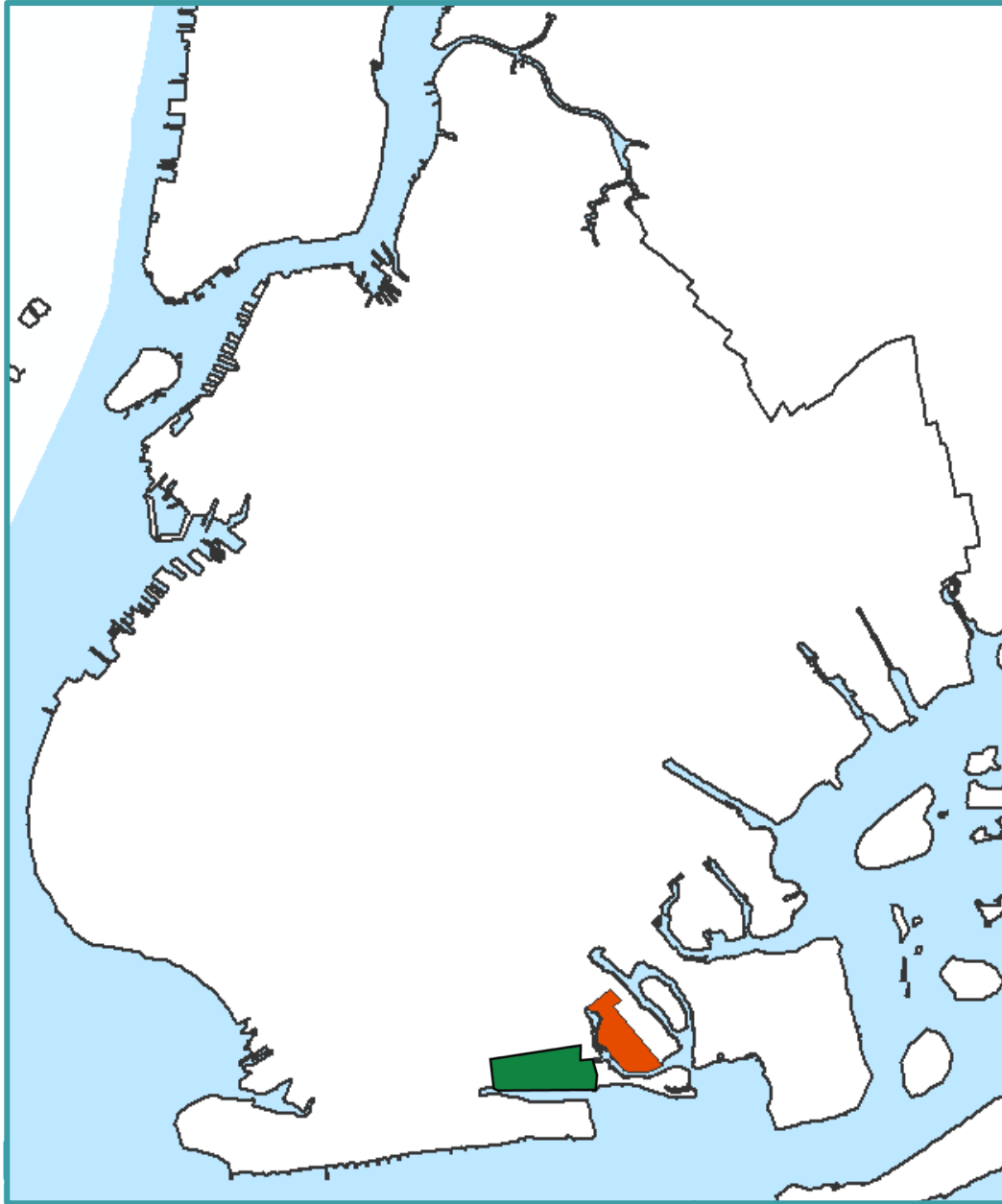


Resilient Neighborhoods: Gerritsen Beach

210130 ZMK, N210131 ZRK
Review Session
10/19/2020

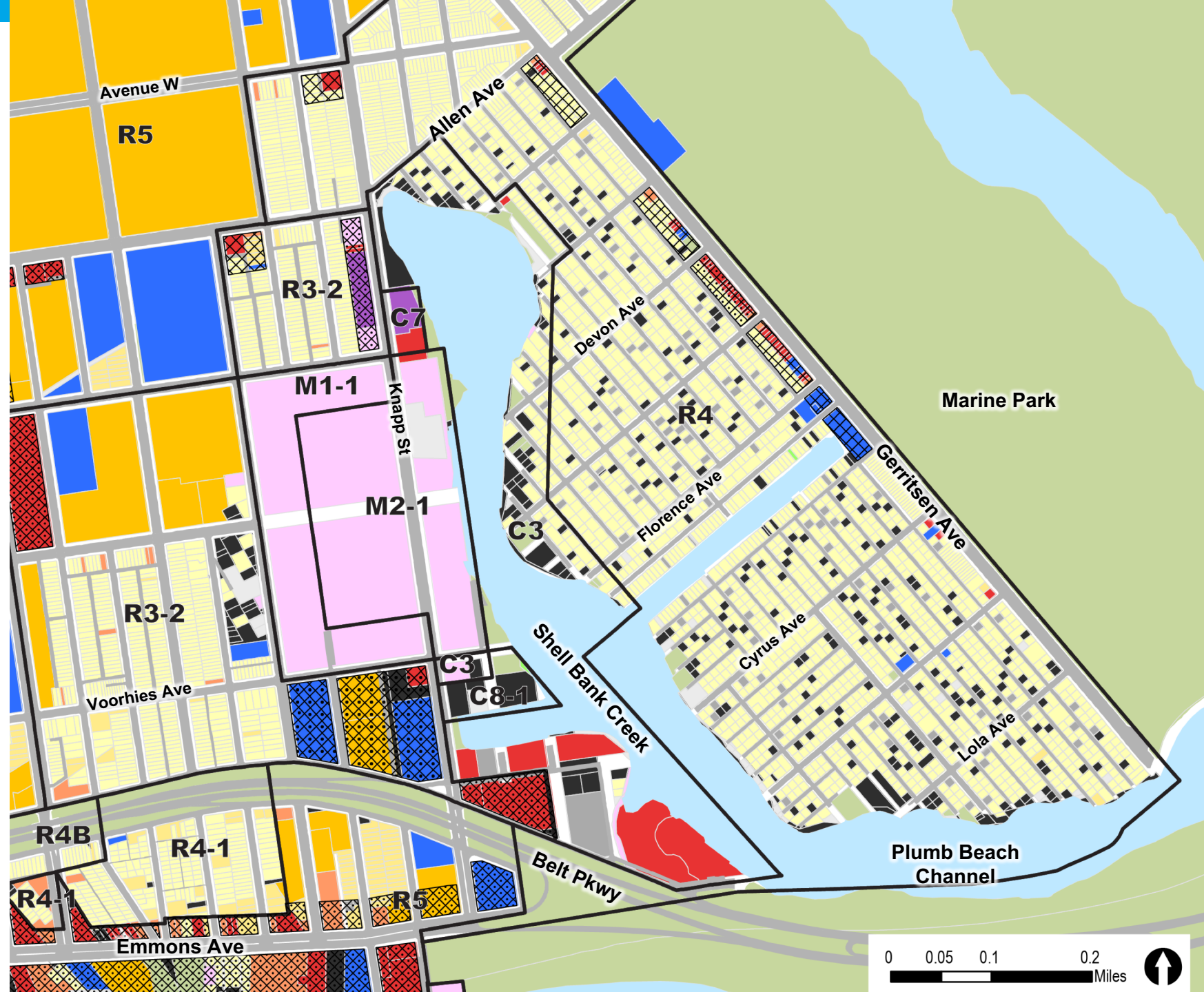


Gerritsen Beach Area Context

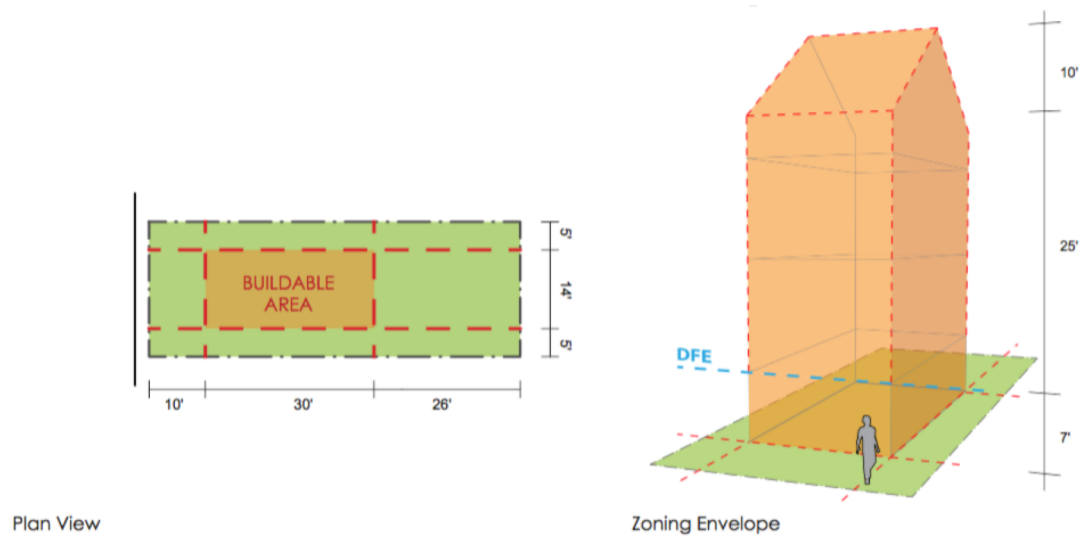


Gerritsen Beach Zoning and Land Use

- One & Two Family Homes 
- Multi-Family Walk Up 
- Multi-Family Elevator Building 
- Mixed Residential & Commercial 
- Commercial and Office 
- Industrial & Manufacturing 
- Transportation & Utility 
- Community Facility 
- Open Space 
- Parking 
- Vacant Land 
- Commercial Overlay C1-2 
- Commercial Overlay C2-2 
- Zoning Districts 

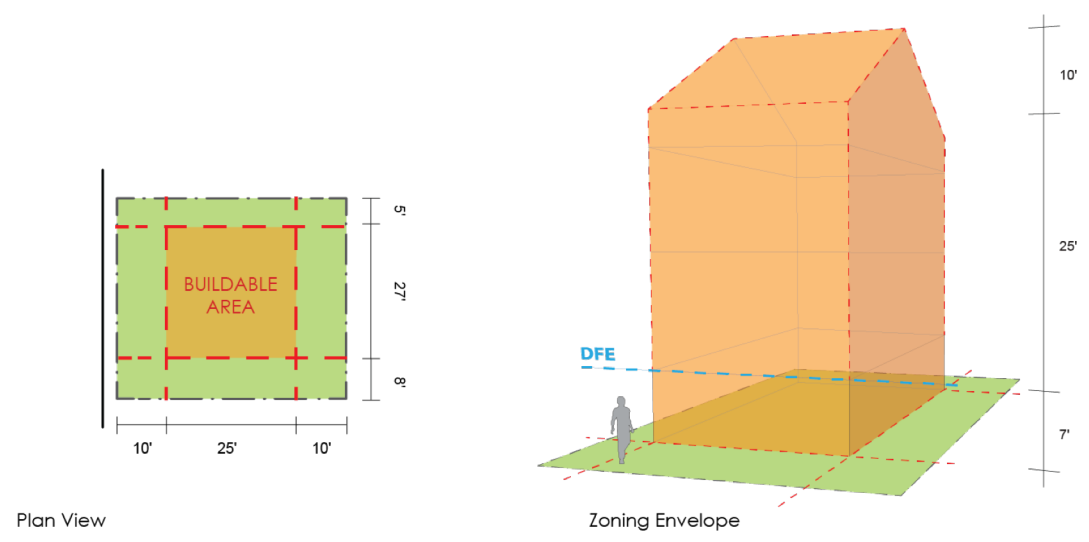


Gerritsen Beach Zoning and Land Use



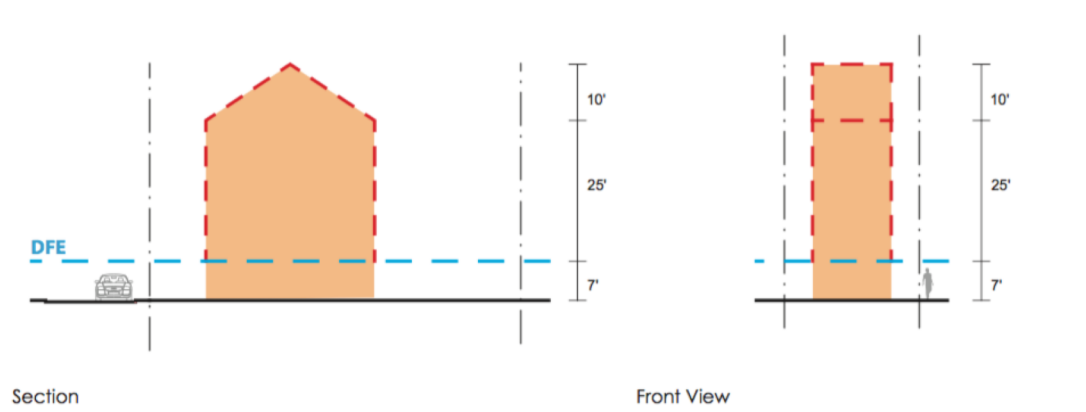
Plan View

Zoning Envelope



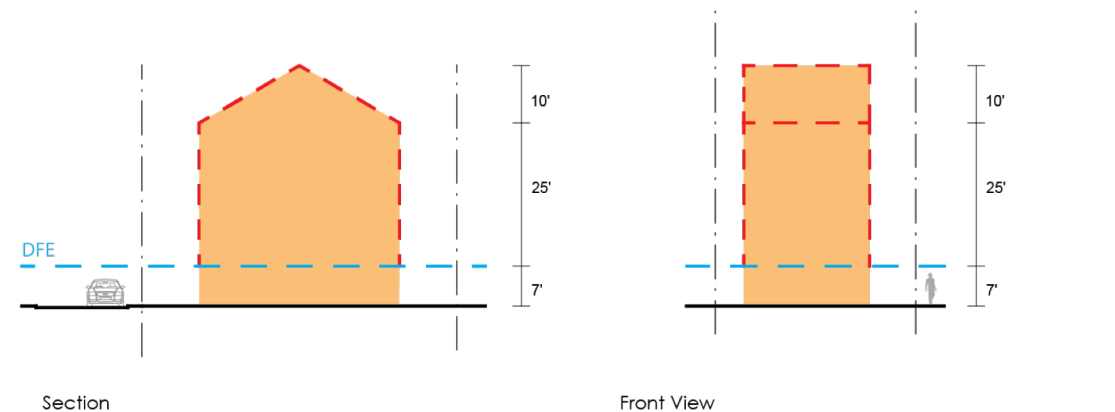
Plan View

Zoning Envelope



Section

Front View



Section

Front View

R4 requirements on typical Gerritsen Beach lots of 24' x 66'

R4 requirements on typical Gerritsen Beach lots of 40' x 45'

Gerritsen Beach Existing Conditions and Resiliency Challenges

Vacation homes turned year-round residences
Ivan Avenue and Gotham Avenue



Limited street widths
Bartlett Place and Canton Court



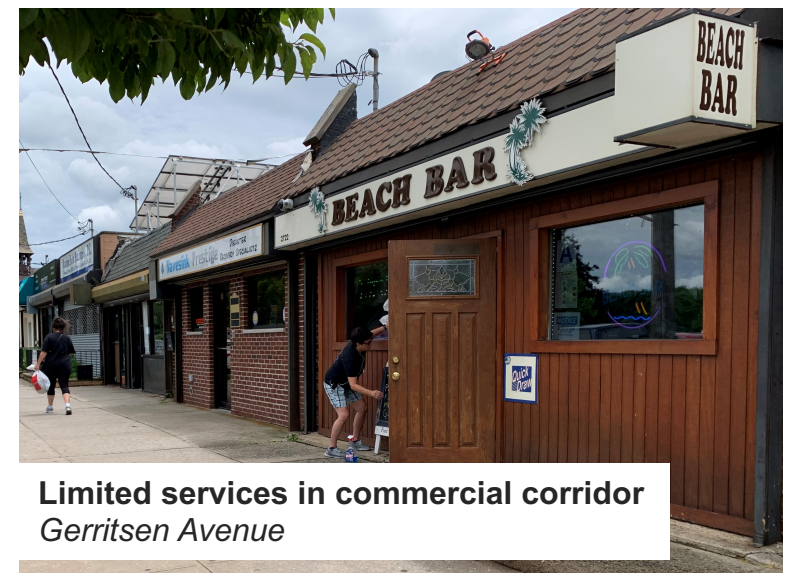
Sunken lots with residential space below DFE
Beacon Court



Non-standard lot sizes
Bartlett Place and Just Court

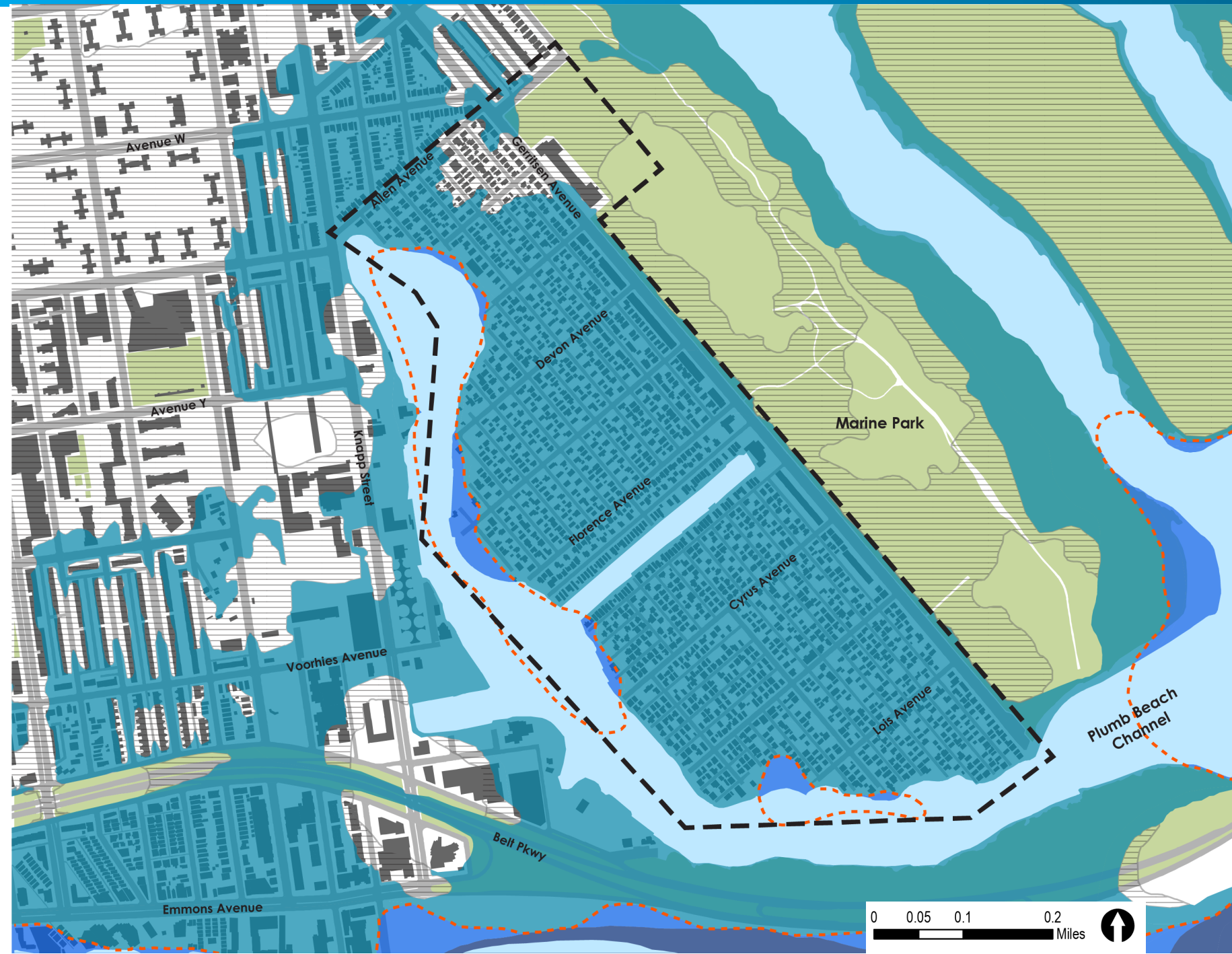
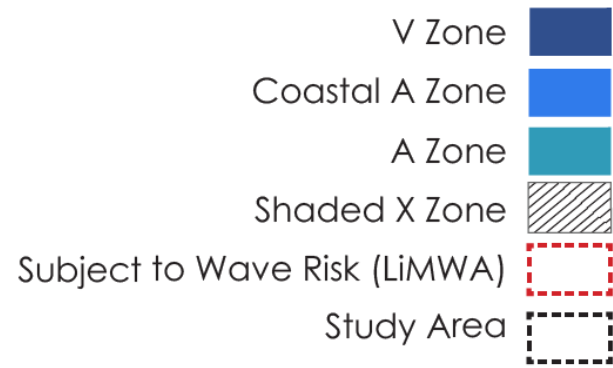


Multi-family density allowance
Bevy Court

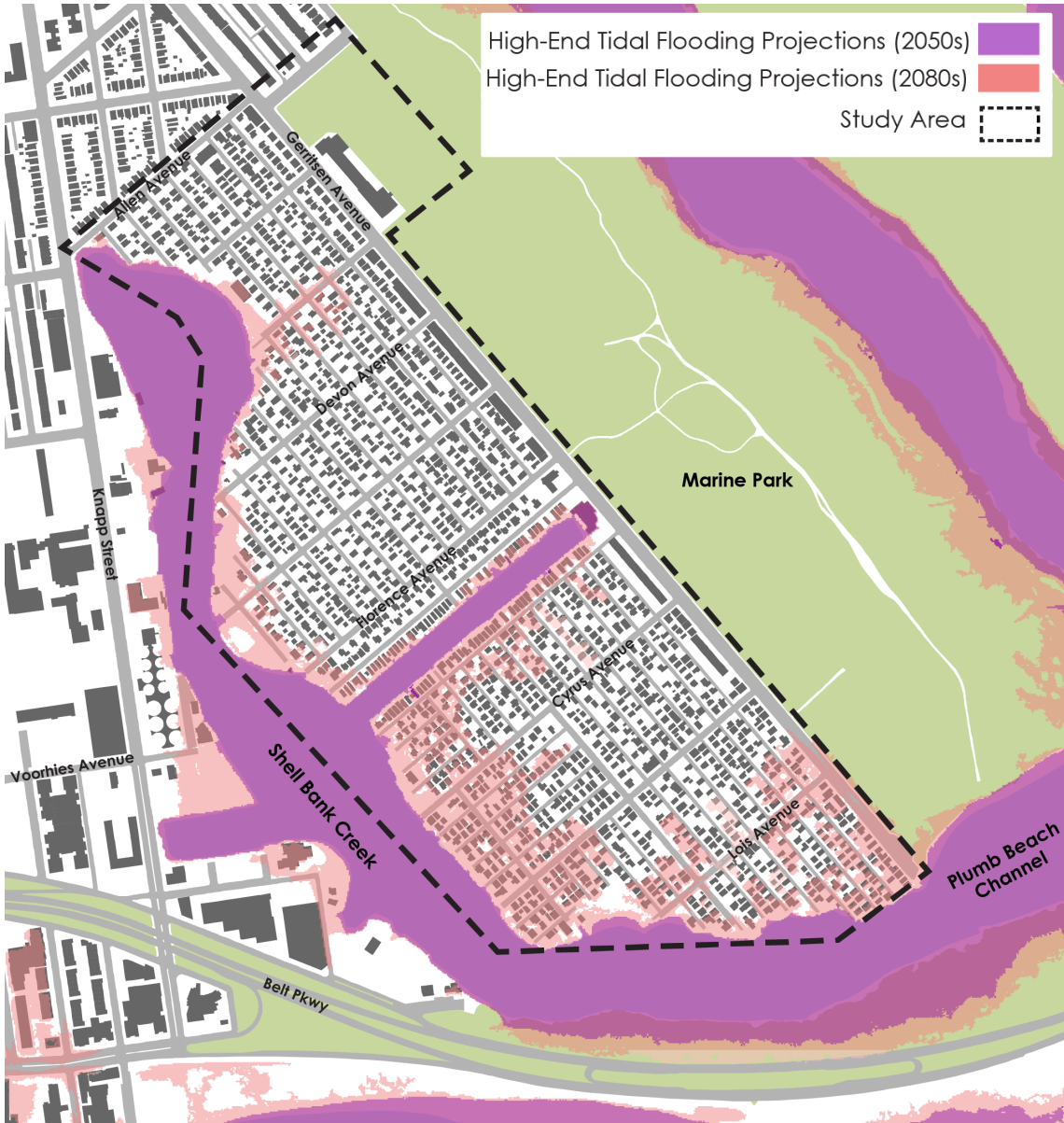
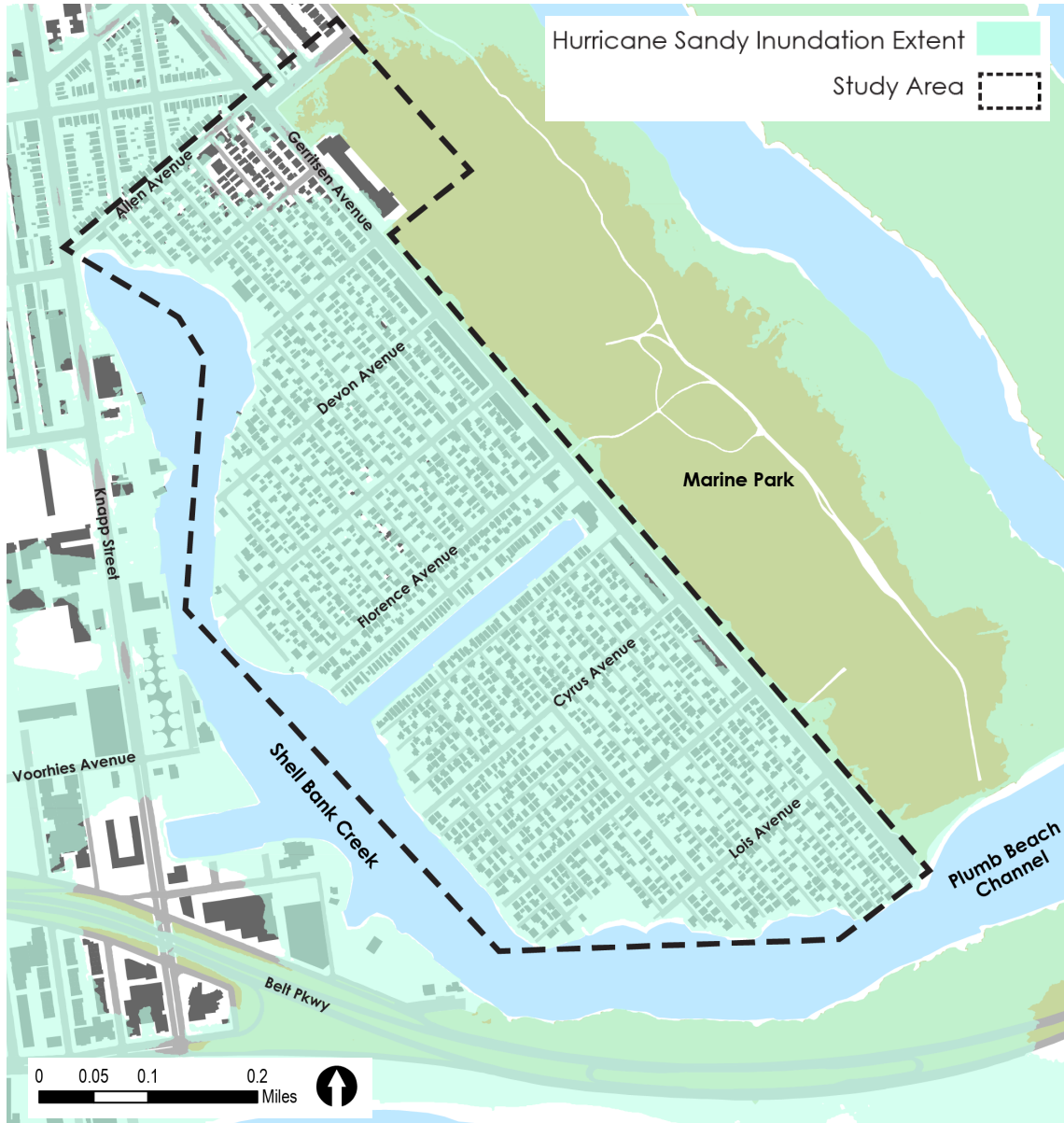


Limited services in commercial corridor
Gerritsen Avenue

Gerritsen Beach Flood Risk

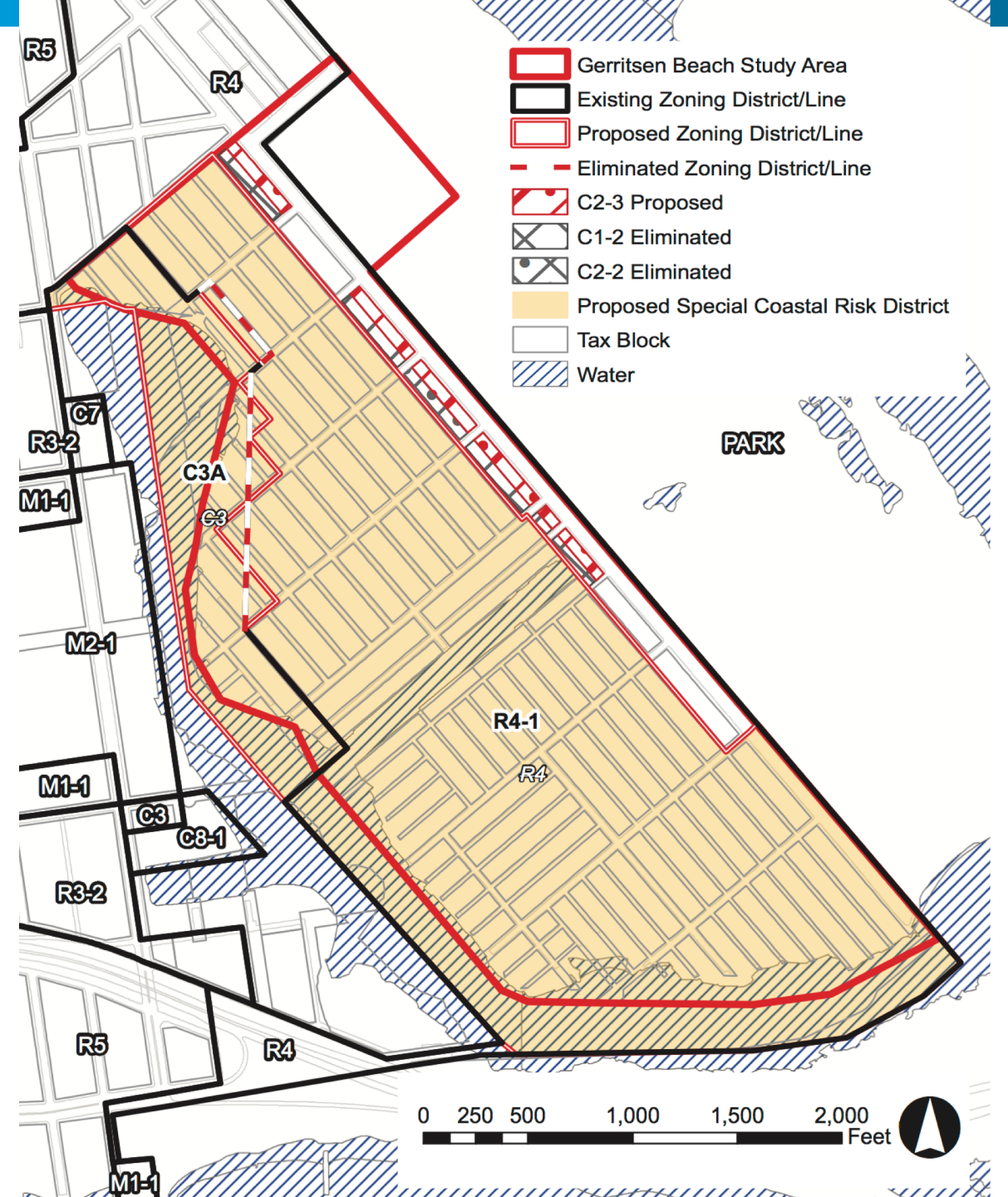


Gerritsen Beach Flood Risk



Proposed Actions

- **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 existing character
- **Update Gerritsen Avenue commercial block overlays from C1-2 and C2-2 to C2-3**
 - Reduce commercial overlay from a full block depth to a half block depth, fronting only Gerritsen Avenue
- **Establish a Gerritsen Beach Special Coastal Risk District**



R4-1, C3A, C2-3 Zoning



R4-1

- One- and two-family detached, zero lot line, and semi-detached residential buildings are permitted
- No new attached or multi-family development would be permitted
- Maximum FAR of 0.75
- Reduced yard requirements

C3A

- Waterfront recreational activities
- Maximum commercial FAR of 0.5
- Residential equivalent district is R3A
 - One- and two-family detached buildings
 - Maximum FAR of 0.5
 - Reduced yard requirements

C2-3

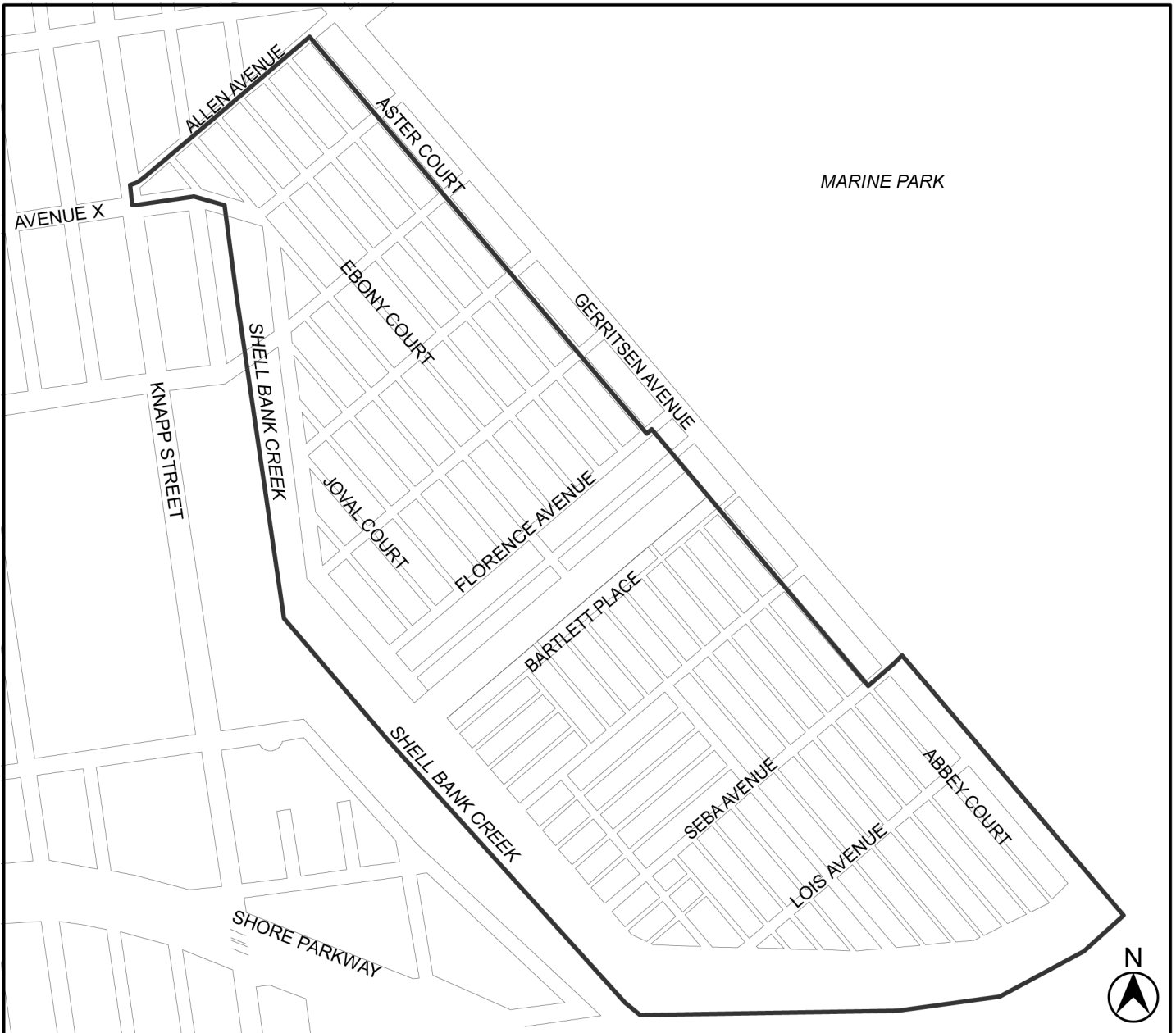
- Commercial development that serves local retail and service needs
- Would allow home maintenance and repair, important services in the aftermath of flooding
- Maximum commercial FAR of 1.0
- Reduced parking requirements

Special Coastal Risk District (SCRD)

□ District boundary

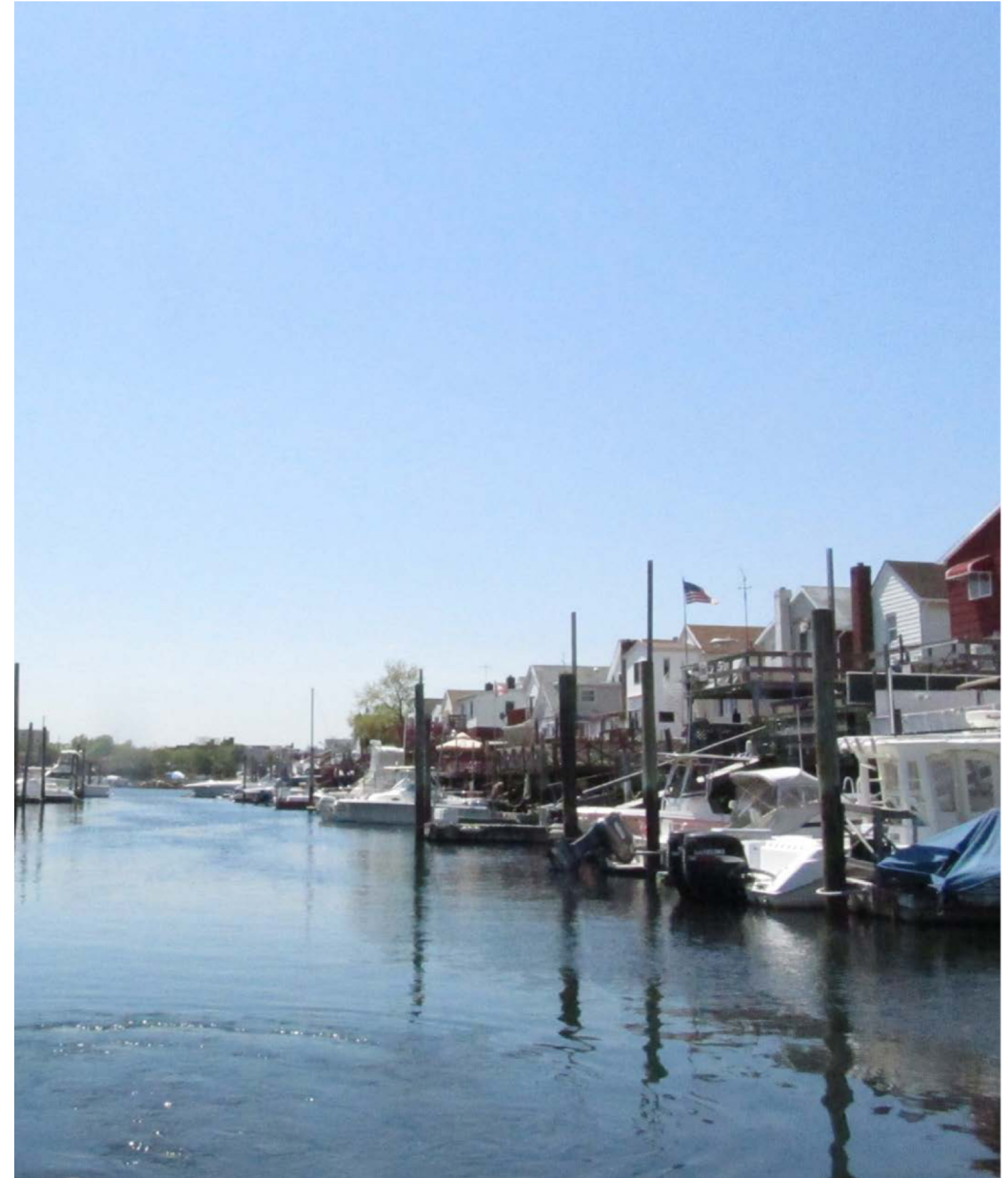
The Gerritsen Beach SCRDR would:

- Allow only single-family detached homes on lots less than 3,000 square feet
- Restrict allowed residential building height to 25 feet, or two stories, above the ground floor
 - Ground floor must be wet-floodproofed to meet flood resilient construction standards
 - Does not include attics



Resilient Neighborhoods: Gerritsen Beach

- Permit commercial uses that aid in storm preparation and recovery
- Allow a flexible, contextual building envelope for resilient retrofits and construction
- Limit density and scale of future development in an area of flood risk



Appendix

R4-1 Zoning District

	Existing Zoning	Proposed Zoning
Zoning District	R4	R4-1/SCRD
Building Types Permitted	1-2 family detached, semi-detached, attached; and multi-family residential	1 family detached*, 1-2 family semi-detached and zero lot line residential**
Max. Residential FAR	0.75***	0.75***
Max. Community Facility FAR	2.0	2.0
Min. Lot Area (sf) for Residential	3,800 (D) 1,700 (O)	2,375 (DZ) 1,700 (S)
Min. Lot Width (ft) for Residential	40 (D) 18 (O)	25 (DZ) 18 (S)
Max. Perimeter Wall Height (ft)	25	25
Max. Building Height	35 ft	25 ft and 2 stories
Min. Side Yard Total for Residential (ft)	13 (1-2 family detached) 8 (1-2 semi-detached) 16 (multi-family)	8 (D) 4 (S)
Required Residential Parking	1 per DU	1 per DU
Required Commercial Parking	N/A	N/A
Parking Waiver Threshold	N/A	Single family residences on interior lots with a street width of less than 25 feet

*On lots less than 3,000 square feet
 **On lots 3,000+ square feet
 ***Plus a 20% attic allowance

(D) Detached
 (O) All other

(DZ) Detached and zero lot line
 (S) Semi-detached



C3A Zoning District

	Existing Zoning	Proposed Zoning
	C3 (R3-2 residential equivalent)	C3A/SCRD (R3A residential equivalent)
Building Types Permitted	Waterfront commercial 1-2 family detached, semi-detached, attached; and multi-family residential	Waterfront commercial 1 family detached*, 1-2 family semi-detached and zero lot line residential**
Max. Residential FAR	0.5***	0.5***
Max. Community Facility FAR	1.0	1.0
Max. Commercial FAR	0.5	0.5
Min. Lot Area (sf) for Residential	3,800 (D) 1,700 (O)	2,375
Min. Lot Width (ft) for Residential	40 (D) 18 (O)	25
Max. Perimeter Wall Height (ft)	21	21
Max. Building Height	2 stories or 30 ft (commercial) 35 ft (residential)	25 ft and 2 stories
Min. Side Yard Total for Residential (ft)	13 (1-2 family detached) 8 (1-2 semi-detached) 16 (multi-family)	8
Required Residential Parking	1 per DU	1 per DU
Required Commercial Parking	1 per 150 sf	1 per 150 sf
Parking Waiver Threshold	Less than 10 spaces	Less than 10 spaces

*On lots less than 3,000 square feet
 **On lots 3,000+ square feet
 ***Plus a 20% attic allowance

(D) Detached
 (O) All other



C2-3 Commercial Overlay

	Existing Commercial Overlay	Existing Commercial Overlay	Proposed Commercial Overlay
Zoning District	C1-2	C2-2	R4/C2-3
Building Types Permitted	Use Groups 4-6	Use Groups 4-9, 14	Use Groups 4-9, 14
Max. Commercial FAR	1.0	1.0	1.0
Required Commercial Parking	1 per 300 sf	1 per 300 sf	1 per 400 sf
Commercial Parking Waiver Threshold	Less than 15 spaces	Less than 15 spaces	Less than 25 spaces

