



BROOKLYN COMMUNITY BOARD 9

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BROOKLYN COMMUNITY BOARD 9 COMMUNITY DISTRICT 9 ZONING PRINCIPLES

Brooklyn Community District 9 (CD9 or CB9) blocks are extremely diverse, ranging from one story commercial strips to 2 story 19th century single family detached homes or attached townhouses, to 6 story rent stabilized 1920's apartment buildings, to tower in the park style 1960's – 1980's NYCHA and Mitchell Lama developments. All have their own unique character defined by many aspects of the built environment that often go beyond height and density, such as front yards, setbacks, open space, streetscapes, and beloved businesses and essential retail. **Zoning plans must consider each block and each community individually and in detail.**

Height limits should be calibrated to the context of the community.

- For blocks characterized by a consistent street scape and similar height buildings, this means infill buildings should be the same height.
- For blocks with a mixed context that includes some taller apartment buildings as well as small homes, infill developments should not exceed the 50 ft height of the majority of buildings in CD9
- Where viable buildings of historic interest were purchased and demolished within the last 20 years, new housing should match the heights & densities of demolished housing.
- In all instances, but particularly for large full block developments or blocks without an established context because they consist mostly of vacant lots expected to be redeveloped, shadow and visual impacts and light, air and privacy for nearby private properties and sunlight sensitive public resources should be considered in determining the appropriate heights and densities of new buildings. That means the height and bulk of buildings, the width of the street, and the positioning relative to other sites must be considered. Even if no such impacts are caused, buildings taller than 90 ft. may be too tall given the district wide context.



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Demolition and Redevelopment

Zoning in CD9 should encourage preservation and productive use of existing housing and businesses, and residential and commercial stability, rather than redevelopment, long-term warehousing of space, and high rates of population and business turnover.

- Allowable density limits should match built densities (and other land use restrictions such as landmarking and deed restrictions) as closely as possible on most blocks.
- As many blocks have a mixed context of some higher density apartment buildings and some lower density homes, zoning districts should be calibrated as finely as possible to groups of buildings, but if necessary, should favor preservation of all residential buildings rather than “compliance”.
- Based on discussions with property owners and tenants on individual blocks, density limits should allow for limited expansion of homes on certain blocks; however, built density of most lots should not be less than 50% of allowable density in order to prevent demolitions.
- CD9 should encourage individual building owners to seek zoning variances for bulk relief if the broader zoning scheme causes hardship.

ADOPTED: JUNE 24, 2024