

Zoning & Development Opportunities: 2321 Snyder Avenue

A comprehensive analysis of development potential for this prime C8-2 zoned corner property in the heart of Flatbush, Brooklyn.



by **David Ratner**



Site Overview

Location

Corner lot at 2321 Snyder Avenue in Flatbush/East Flatbush, Brooklyn.

Dimensions

3,375 SF lot, approximately 33.75' × 100'.

Zoning Classification

C8-2 zoning district. Commercial and community facility uses only.



Zoning Overview

Permitted Uses

- Commercial (Use Groups 5-16)
- Retail stores and offices
- Auto-related businesses
- Select community facilities

Restricted Uses

Residential development is not permitted under current C8-2 zoning.

Any housing would require rezoning action.



Buildable Floor Area

Use Type	FAR	Max Buildable SF
Commercial Only	2.0	6,750 SF
Community Facility	4.8	16,200 SF
Mixed Use	~3.5-4.0	~10,000-13,000 SF

Height & Bulk Regulations



Maximum Base Height

60 feet or 4 stories before sky exposure plane regulations apply.



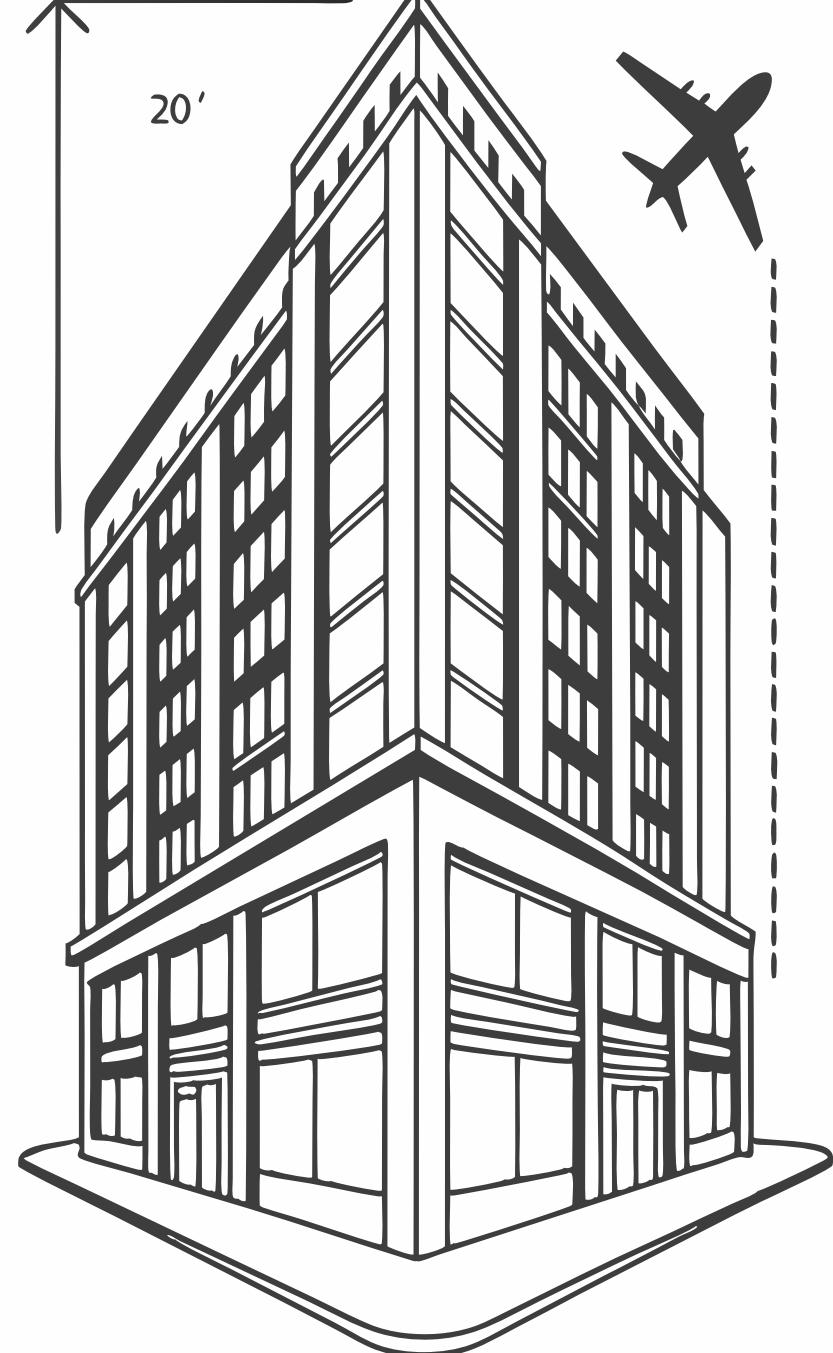
Sky Exposure Plane

Begins at 60 feet. Upper floors require setbacks.



Corner Lot Advantage

No rear yard requirement. Allows nearly full lot coverage.



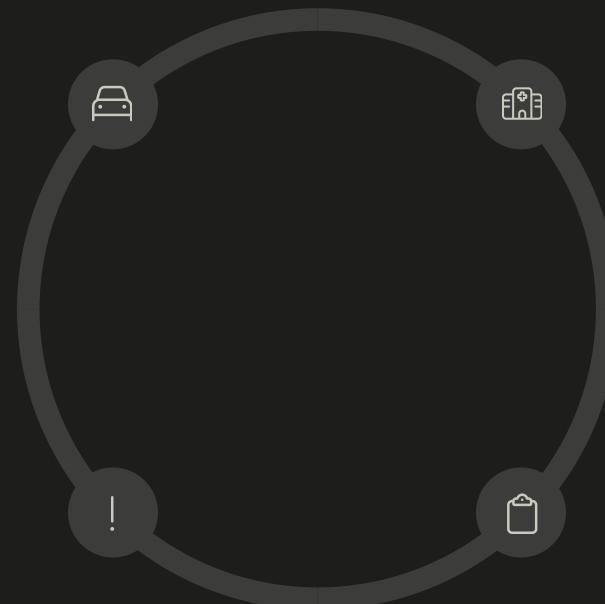
Parking Requirements

Commercial Use

1 space required per 400 SF of commercial space.

Small Lot Challenges

May require creative solutions to maximize usable space.



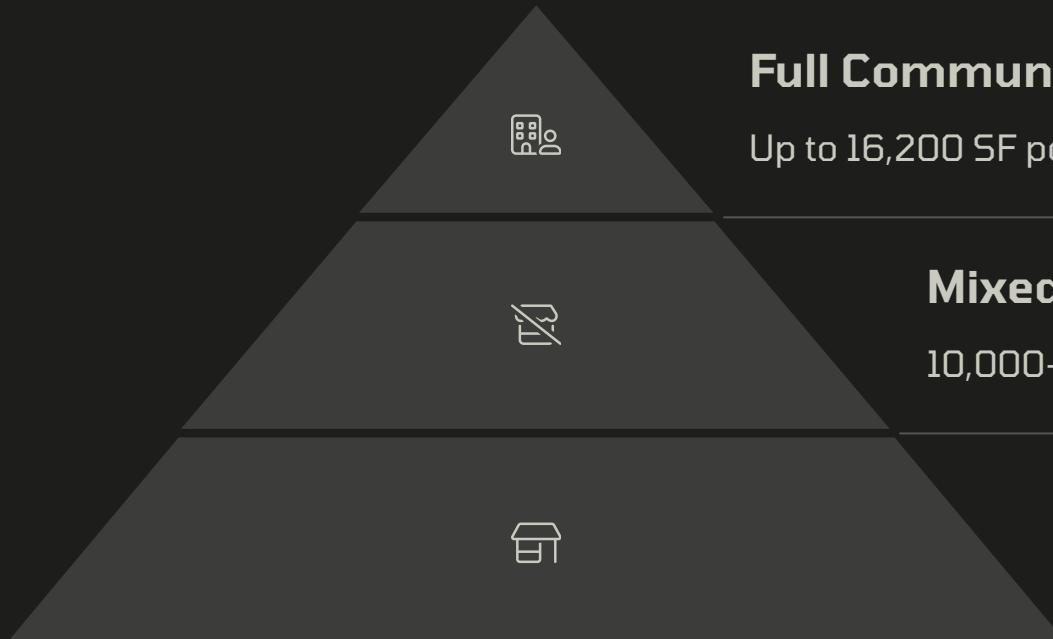
Community Facility

Requirements vary by specific use.
Medical: 1 per 400 SF.

Possible Waivers

Available if total required spaces fall below threshold limits.

Development Options



Full Community Facility

Up to 16,200 SF potential. Maximizes allowable FAR.

Mixed Commercial + Community

10,000-13,000 SF. Most efficient use of zoning potential.

Commercial Only

Max 6,750 SF. Simplest development path.



Investment Opportunity



Prime Location

Corner lot in densely populated Flatbush neighborhood.

Zoning Advantage

C8-2 zoning allows up to 16,200 SF with community facility use.

Partnership Potential

Opportunity for medical or institutional tenant collaboration.

Service-Hungry Area

Located in one of Brooklyn's most population-dense corridors.