

# 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.



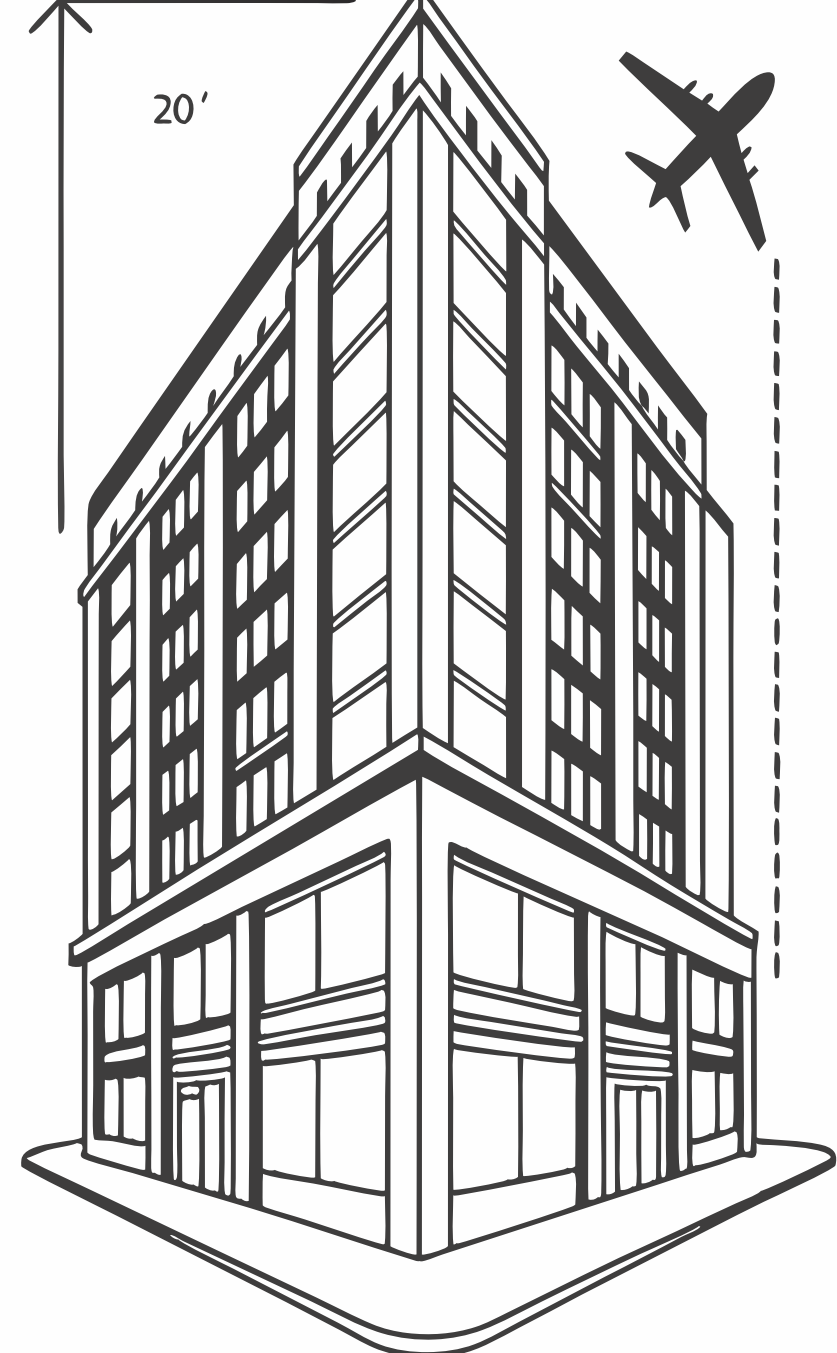
## Sky Exposure Plane

Begins at 60 feet. Upper floors require setbacks.



## Corner Lot Advantage

No rear yard requirement. Allows nearly full lot coverage.



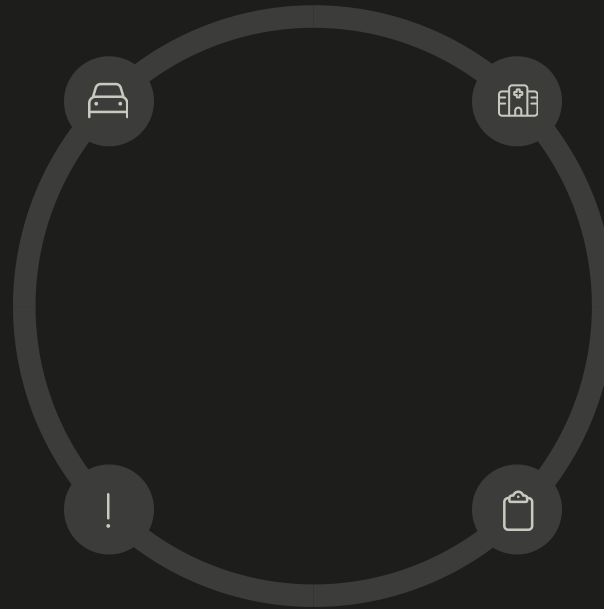
# Parking Requirements

## Commercial Use

1 space required per 400 SF of commercial space.

## Small Lot Challenges

May require creative solutions to maximize usable space.



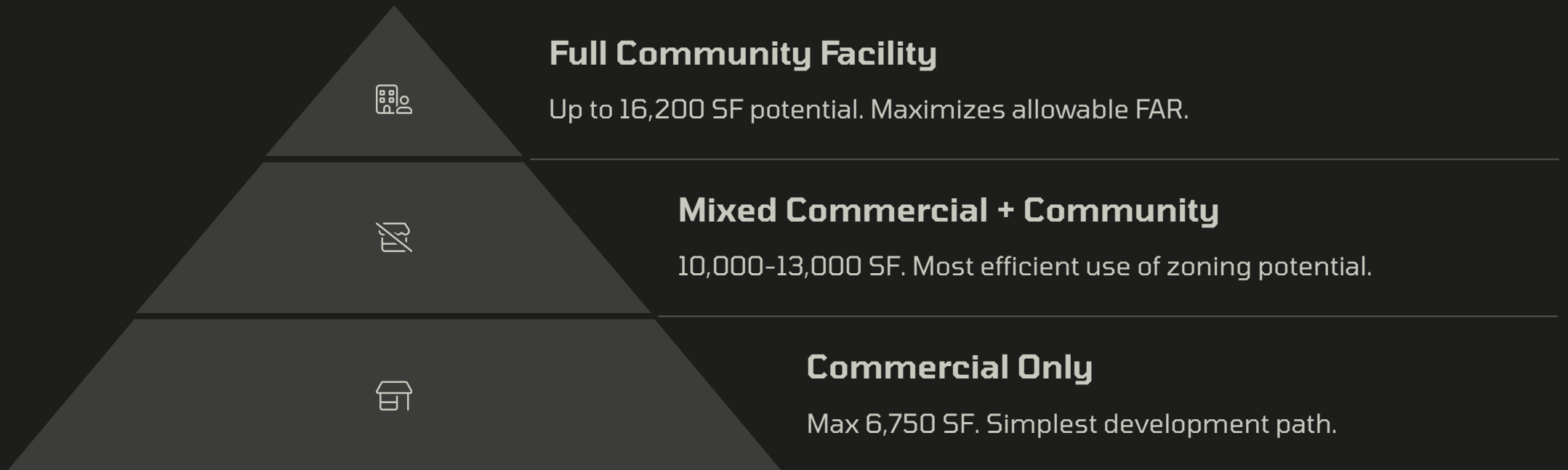
## Community Facility

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

## Possible Waivers

Available if total required spaces fall below threshold limits.

# Development Options





# 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.