

Summary Comparison Chart



GOAL 1

General Applicability



GOAL 2

Building Envelope



GOAL 3

Cottage Envelope



GOAL 4

Existing Buildings

Underlying Zoning

2013 Flood Text / 2015 Recovery Text

Zoning for Coastal Flood Resiliency

Permanent regulations control which uses could be conducted on a given piece of property, while establishing limits on the *building envelope*.

- Apply to zoning lots located citywide (ZR 11-111).

Underlying height regulations allow certain buildings to more closely achieve their fully permitted height within the 1% *annual chance floodplain*.

- Building envelopes* can be measured from:
 - The *BFE* in zoning districts with height limits (ZR 12-10, Definition of Base Plane), or
 - Grade in all other zoning districts (ZR 23-00, 24-00, 33-00, 34-00, 35-00, 43-00).

Underlying optional yard regulations facilitate the construction of buildings located on pre-existing substandard lots.

- Required yards can be modified as follows:
 - Side yards can be reduced for single- and two-family detached homes on lots narrower than the minimum lot width as required by the zoning district (to a minimum of five feet) (ZR 23-48).
 - Rear yards can be reduced for buildings on lots shallower than 70 feet in selected low-density districts and 90 feet in medium-high density districts (to a minimum of 10 feet) (ZR 23-52).

Underlying regulations allow existing *non-conforming* uses and *non-complying* buildings to stay in place but limit their reconstruction, enlargement or alteration.

- Existing non-complying buildings generally cannot be elevated, retrofitted or reconstructed to meet *flood-resistant construction standards*, as they cannot create new non-compliances to height and setback (ZR 54-31, 54-41).
- Existing non-conforming uses generally cannot be reconstructed, if demolished (ZR 52-531).

Temporary regulations facilitate buildings to incorporate resiliency improvements to fully meet *flood-resistant construction standards* while maintaining the same allowable *building envelope*.

- Apply to buildings where at least a portion is located within the 1% *annual chance floodplain* (ZR 64-12) as an option (to allow buildings to meet *flood-resistant construction standards*)

Optional height regulations facilitate buildings to incorporate *flood-resistant construction standards*, while improving the utility of spaces below the *DFE*.

- Building envelopes* can be measured from:
 - The *DFE* in all zoning districts (ZR 64-131), or
 - A *reference plane* placed at nine, 10 or 12 feet, depending on the building type and zoning district, if the *BFE* equals or exceeds 4 feet above grade and blank walls are mitigated (ZR 64-334, 64-335, 64-336)

Optional *building envelope* facilitates the reconstruction of homes located on pre-existing substandard lots in selected areas (Neighborhood Recovery Areas), and better reflects the scale of traditional cottage buildings.

- Required yards can be modified as follows:
 - Side yards can be reduced for single- and two-family detached homes on lots narrower than the minimum lot width as required by the zoning district (to a minimum of three feet) (ZR 64-A352)
 - Rear yards can be reduced for single- and two-family detached homes on lots shallower than 95 feet (to a minimum of 10 feet) (ZR 64-A353)
- Yard flexibility comes with a lower height limit than required by the underlying zoning district (ZR 64-A30, 64-A36)

Regulations allow the reconstruction, enlargement or alteration of certain existing *non-conforming* uses and *non-complying* buildings to meet *flood-resistant construction standards*.

- Existing *non-complying* buildings can be elevated or reconstructed to the *DFE*, while creating new height and setback non-compliances (ZR 64-721, 64-722, 64-723, 64-724, 64-A20, 64-A21)
- Existing *non-conforming* single- and two-family homes, except homes in manufacturing or heavy commercial districts, can be rebuilt to *DFE* (ZR 64-711, 64-712)

Permanent regulations would facilitate buildings to proactively incorporate resiliency improvements to fully meet or exceed *flood-resistant construction standards* while maintaining the same allowable *building envelope*.

- Apply to zoning lots where at least a portion is located within the 1% or the 0.2% *annual chance floodplain* as an option (to allow buildings to meet *flood-resistant construction standards*).

Optional height regulations would facilitate buildings to incorporate sea level rise projections when meeting *flood-resistant construction standards*, while improving the utility of spaces below the *DFE*.

- Building envelopes* would be measured from:
 - The *DFE* in all zoning districts; or
 - A *reference plane* placed anywhere between grade and 10 feet (within the 1% *annual chance floodplain*), or five feet (within the 0.2% *annual chance floodplain*), to incentivize buildings to be designed to be flood resistant in the long-term and provide an inviting streetscape.

Optional *building envelope* would facilitate the construction, reconstruction, and retrofit of homes located on pre-existing substandard lots in all areas, and better reflect the scale of traditional cottage buildings.

- Required yards would be able to be modified as follows:
 - Side yards would be reduced for single- and two-family detached homes on lots narrower than 30 feet or the minimum lot width as required by the zoning district (to a minimum of three feet);
 - Rear yards would be reduced for single- and two-family detached homes in lots shallower than 95 feet (to a minimum of 10 feet);
 - Front yards would be reduced by allowing buildings to meet front yards and setbacks of neighboring buildings
- Yard flexibility would come with a lower height limit of 25 feet above *DFE* or *reference plane* (whichever is higher).

Regulations would allow the reconstruction, enlargement or alteration of a greater range of existing *non-conforming* uses and *non-complying* buildings to meet or exceed *flood-resistant construction standards*.

- Existing *non-complying* buildings would be able to be elevated, retrofitted or reconstructed to or above the *DFE*, while increasing/creating new height and setback non-compliances if the height does not exceed underlying maximum height as measured from the *DFE* or *reference plane* (whichever is higher). Buildings will also be able to increase/create new open area non-compliances, provided certain parameters;
- Existing *non-conforming* uses, including residential buildings in manufacturing or heavy commercial districts, would be able to be retrofitted or generally rebuilt to or above the *DFE* or *reference plane* (whichever is higher).

Summary Comparison Chart



GOAL 1



GOAL 2



GOAL 3



GOAL 4

Building Design

Special Conditions

Floor Area Exemptions

Underlying floor area regulations exempt floor area for buildings located within the 1% annual chance floodplain under limited conditions.

Floor area can be exempted if:

- More than one-half of the floor-to-ceiling height is located below the *BE* in zoning districts with height limits (ZR 12-10, Definition of Cellar)

Streetscape Regulations

Underlying streetscape regulations promote walkability across the city's residential and commercial areas.

- Ground floor use, street wall, and planting rules apply for residential and commercial buildings, and community facilities (ZR 26-00, 37-00)

Use Regulations

Supplemental use regulations ensure that buildings contribute to the streetscape of the area.

- Commercial uses are limited to the ground-floor in mixed-use buildings located within low and medium-density commercial districts (ZR 32-421)

Existing Buildings

No applicable provisions.

Ground-floor Use Special Permit

No applicable provisions.

Underlying Zoning

2013 Flood Text / 2015 Recovery Text

Zoning for Coastal Flood Resiliency

Floor area regulations exempt floor area to encourage new and existing buildings to meet flood-resistant construction standards.

Floor area can be exempted if:

- More than one-half of the floor-to-ceiling height is located below the *DFE* in all zoning districts (ZR 64-11, Definition of Cellar)
- The ground-floor of existing buildings is *wet-floodproofed* (ZR 64-411)

The ground-floor of existing buildings in selected commercial districts is *dry-floodproofed* (ZR 64-411)

Streetscape regulations promote walkability across the city's 1% annual chance floodplain by helping mitigate potential blank walls.

- Additional streetscape regulations are required for:
 - Residential buildings and community facilities if the level of the first occupiable floor equals or exceeds five feet or the *DFE* equals or exceeds 10 feet (ZR 64-61, 64-62, 64-63)

Other non-residential buildings in areas where the *DFE* equals or exceeds 10 feet (ZR 64-64)

No applicable provisions.

Discretionary path allows existing buildings that need extra zoning flexibility to meet flood-resistant construction standards when retrofitting or reconstructing

- The BSA can modify design requirements, height (10% or 10 feet whichever is less), and other bulk regulations, except floor area rules (ZR 64-92)

No applicable provisions.

Floor area regulations would exempt floor area to encourage new and existing buildings to meet or exceed flood-resistant construction standards, while ensuring quality ground-floors that are kept at street level.

- Floor area would be exempted if:
 - The ground-floor of new and existing buildings is wet-floodproofed;
 - The first 30 feet of ground-floors of new and existing buildings in all commercial districts along primary streets, is *dry-floodproofed*, located close to grade, and with a non-residential use.

Streetscape regulations would promote walkability across the city's floodplain by ensuring an accessible design that makes the streetscape more inviting while mitigating additional height.

- Additional streetscape regulations are required for:
 - All buildings (except those with heavy manufacturing uses) that utilize the flexibility offered in the text, would be required to comply with streetscape regulations, while having access to a wider range of design options to better accommodate different contexts and building typologies.

Supplemental use regulations would offer alternatives beyond *dry-floodproofed* cellars for businesses to locate commercial uses, especially accessory spaces:

- Commercial uses would be able to be placed at the second story in mixed-use buildings located within all commercial districts.

Discretionary path would allow existing buildings that need additional zoning flexibility to meet flood-resistant construction standards when retrofitting or reconstructing:

- The BSA can modify design requirements, parking, height, and other bulk regulations, including floor area, to allow buildings to meet flood-resistant construction standards.

Discretionary path to allow buildings extra floodproofing options, beyond *wet-floodproofing*, while encouraging a more active streetscape:

- The BSA would allow buildings located within residence districts to use the ground-floor level of the building for professional offices, if the space is *dry-floodproofed*.

Summary Comparison Chart

