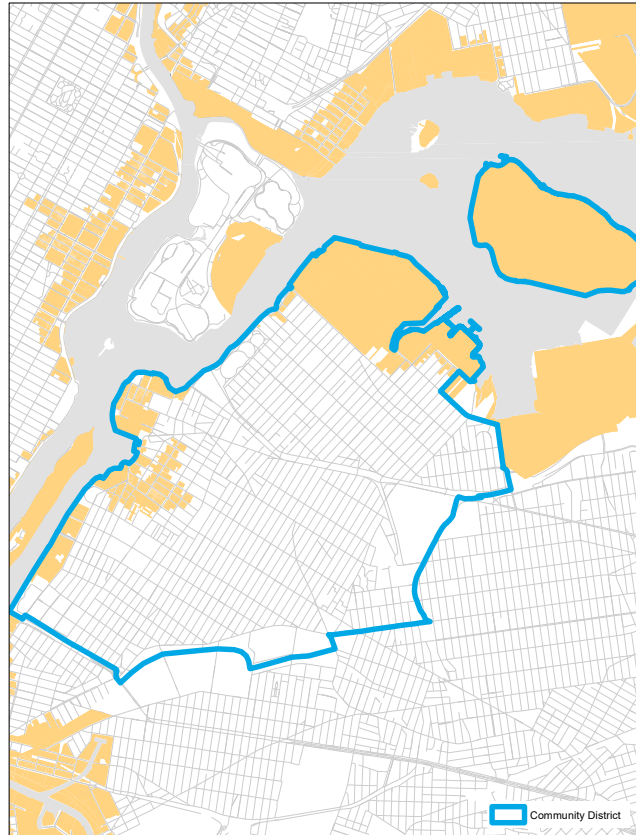


Applicability

Expanding Beyond 1%

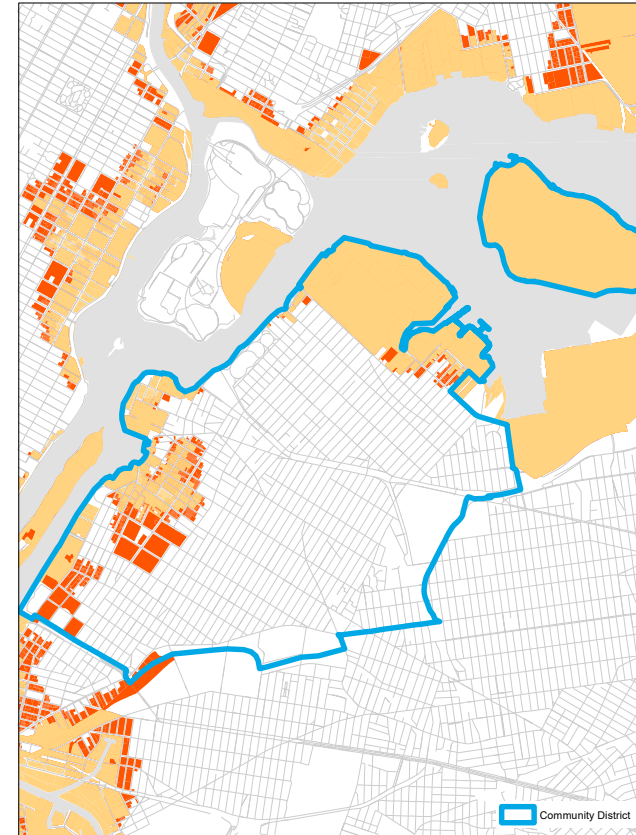
# Applicability in Queens CB 1

## Existing FT1 Optional Rules



■ Rules available for buildings within the 1% floodplain

## Proposed Optional Rules



■ Rules available for lots within the 1% floodplain

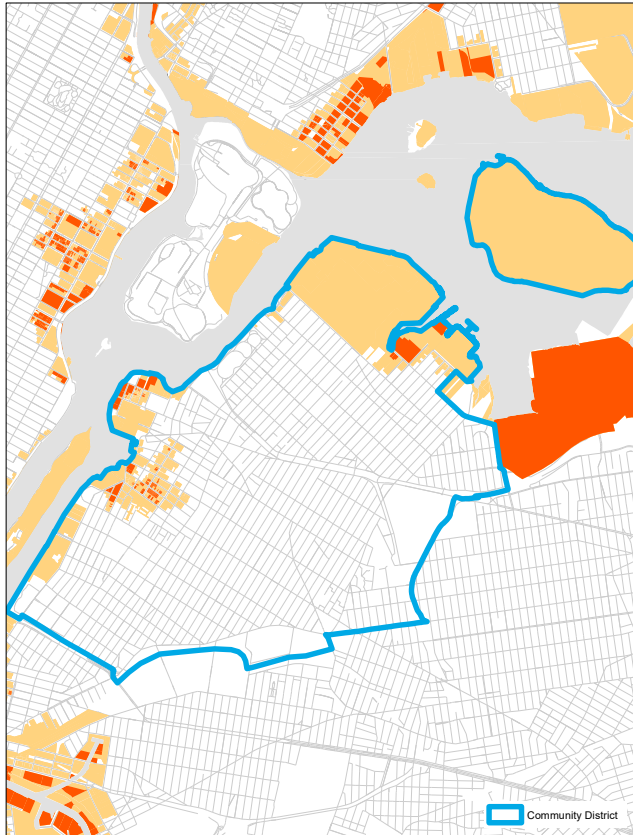
■ Rules available for lots within the 0.2% floodplain

**Building Envelope**

**Reference Plane**

# Applicability in Queens CB 1

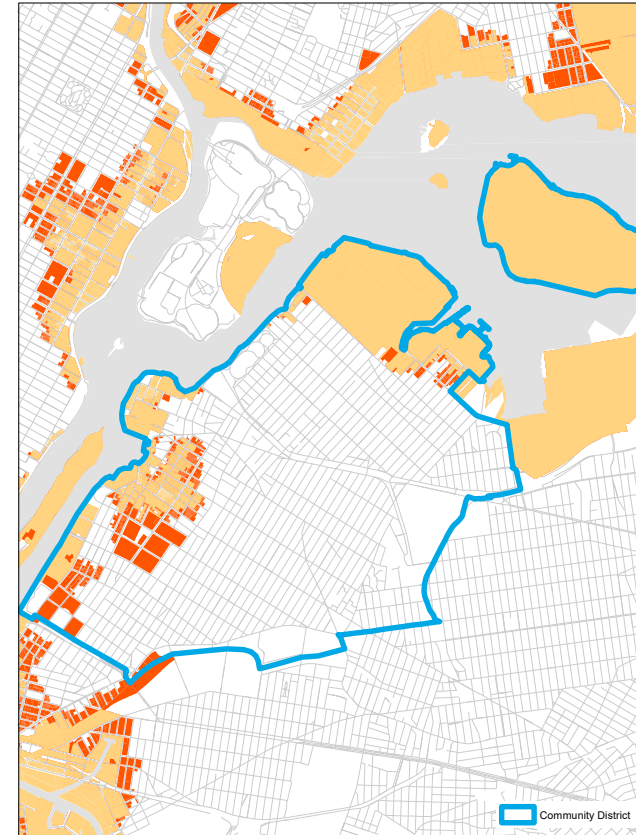
## Existing FT1 Optional Rules



■ Height can be measured from DFE

■ Height can be measured from DFE or 12', 10', or 9' RP, whichever is higher.

## Proposed Optional Rules



■ Height can be measured from DFE or up to 10' RP, whichever is higher

■ Height can be measured from up to 5' RP

## Special Conditions

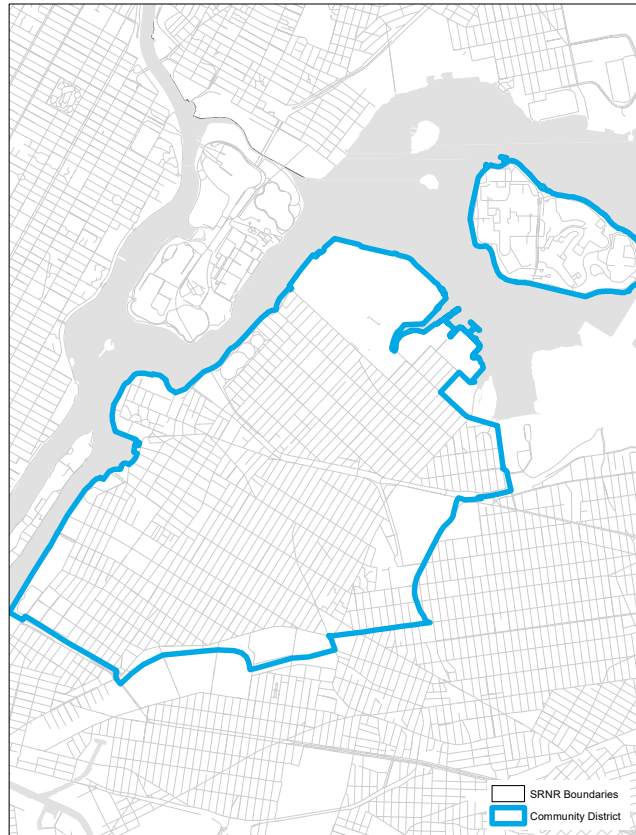
### Cottage Envelope

# Applicability in Queens CB 1

## Existing FT1 Optional Rules

### Map illustrates

- existing substandard tax lots (lot widths are less than minimum required)
- existing tax lots with depths less than 95'
- SRNR area

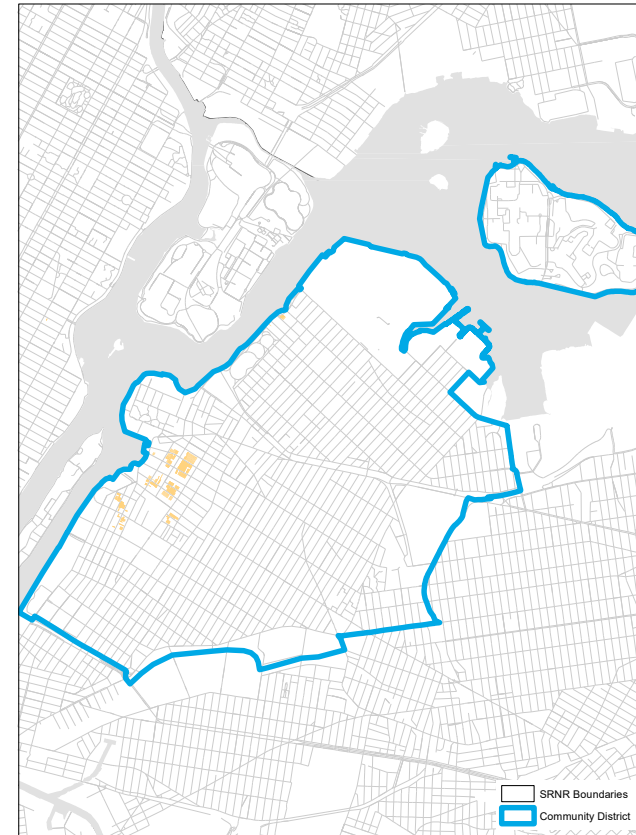


■ Rule available within SRNR Boundaries in 1% floodplain

## Proposed Optional Rules

### Map illustrates

- existing substandard tax lots (lot widths are less than minimum required)
- existing tax lots with widths less than 30'
- existing tax lots with depths less than 95'



■ Rule available within 1% and 0.2% floodplains



## Ground Floors

### Wet-Floodproofed Spaces

# Applicability in Queens CB 1

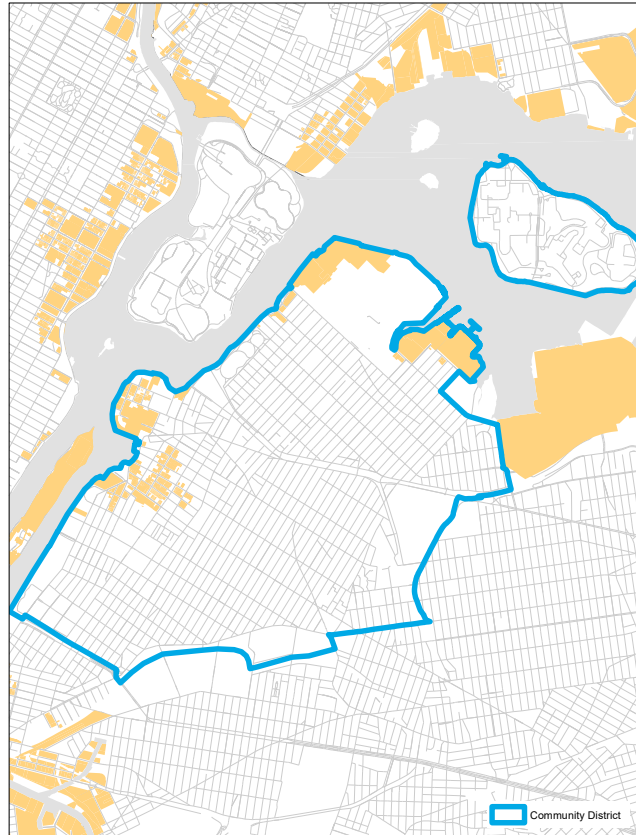
## Existing FT1 Optional Rules

### Map illustrates

-lots with existing buildings (residential only) in the 1% floodplain

-lots with existing buildings (with non-residential uses) in the 1% floodplain where the difference between BFE and grade is greater than 1' (or 2' between grade and FRCE), assuming floor levels will be roughly at grade

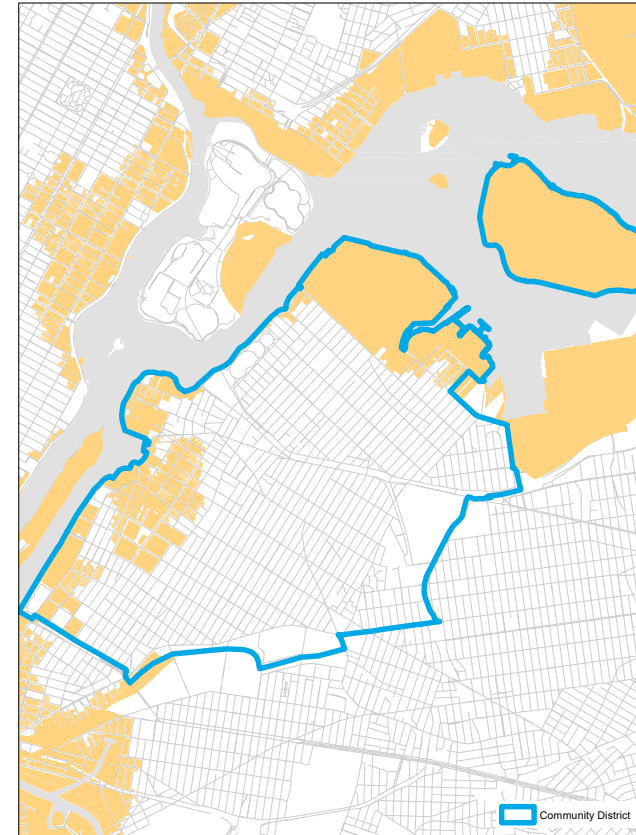
\* The actual location of the first floor of the ground floor in relation to the FRCE would determine eligibility for the exemption. The exemption is only available if the first floor existing prior to Oct. 28, 2012 is lower than the FRCE.



■ Rule available\* if you wet-floodproof an existing building within the 1% floodplain

## Proposed Optional Rules

Map illustrates  
-all lots within the 1% and 0.2% floodplains



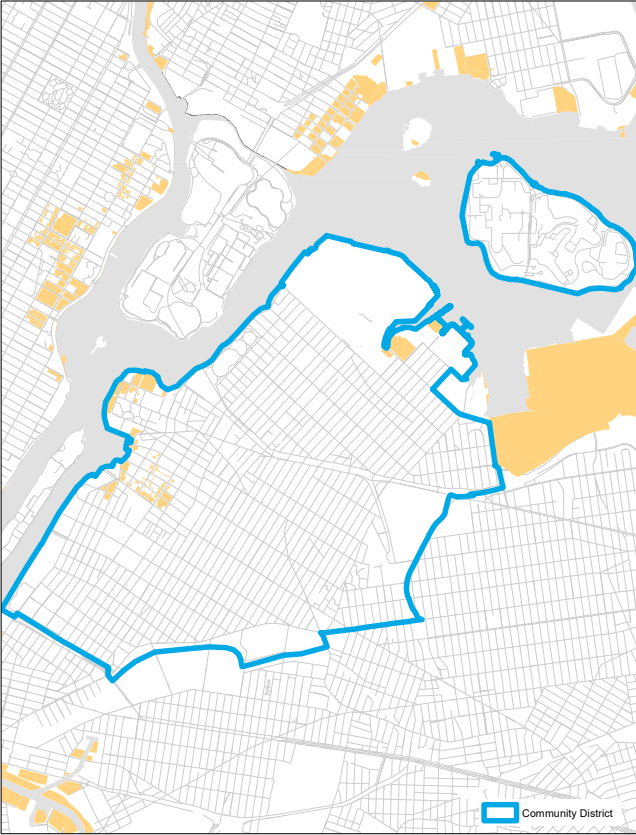
■ Rule available if you wet-floodproof a new or an existing building within the 1% and 0.2% floodplains

# Applicability in Queens CB 1

Ground Floors  
Dry-Floodproofed  
Spaces

### Existing FT1 Optional Rules

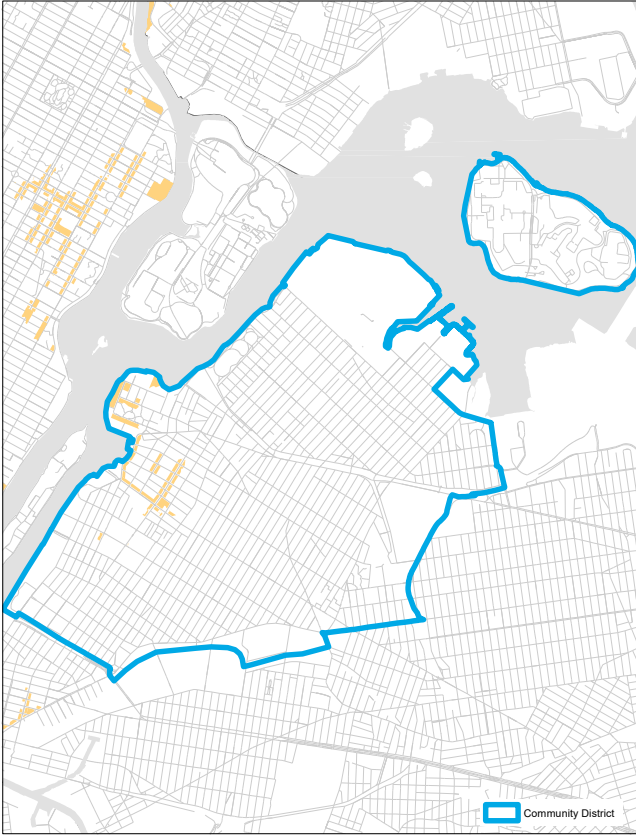
*Map illustrates*  
-existing lots in C1-C4  
-existing lots with non-residential at BFE>4'



■ Rule available for a full floor if an existing building is dry-floodproofed and within 1% floodplain

### Proposed Optional Rules

*Map illustrates*  
-existing lots in C1-C7



■ Rule available for the first 30' from the street wall if the building is dry-floodproofed and on a primary street within the 1% and 0.2% floodplains

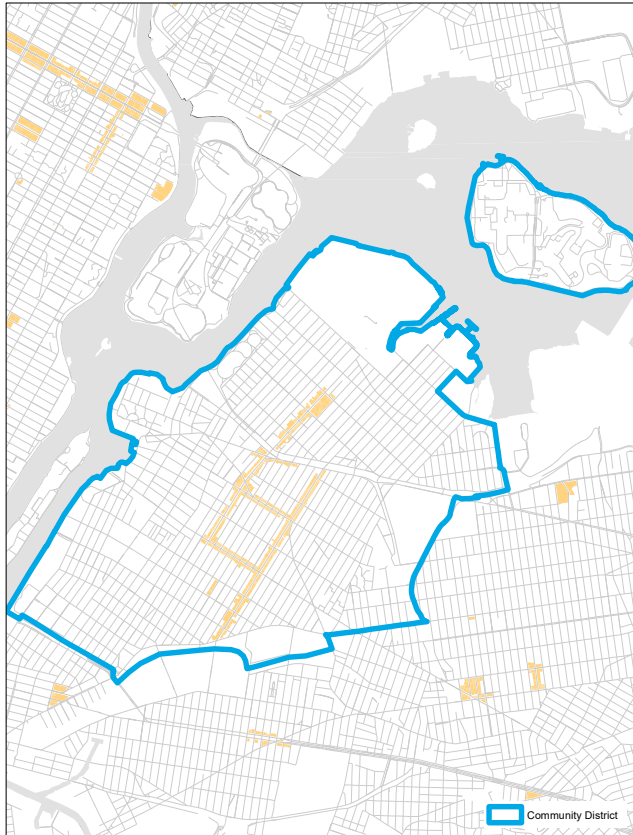
## Support Spaces

### 2nd Story Commercial

# Applicability in Queens CB 1

## Existing Underlying Rules

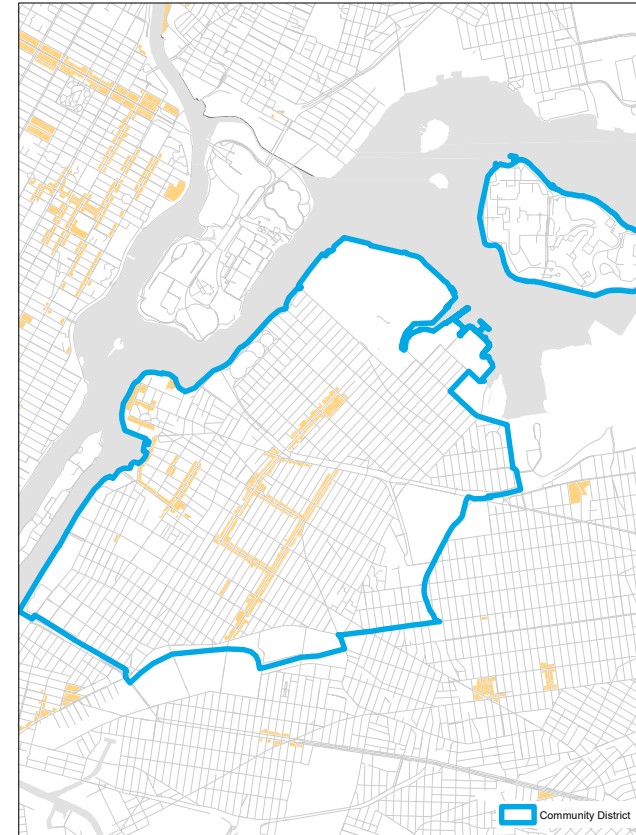
**Map illustrates**  
-existing lots in C4-C6  
-existing lots in C1 & C2 within R9-R10



■ 2nd story commercial allowed in C4-C6 as well as C1 & C2 within R9-R10

## Proposed Optional Rules

**Map illustrates**  
-existing lots in C4-C6  
-existing lots in C1 & C2 within R9-R10  
-existing lots in C1 & C2 within all R Districts within the 1% and 0.2% floodplains



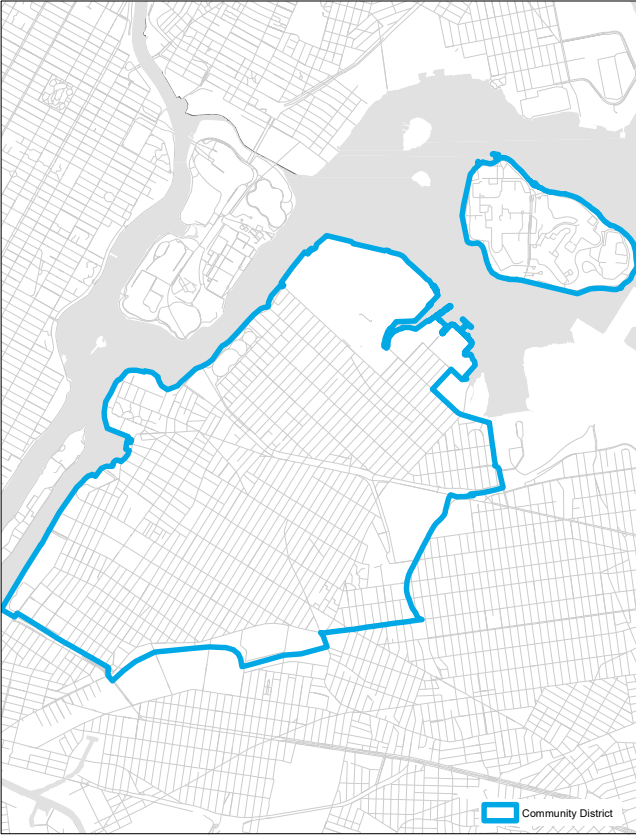
■ 2nd story commercial allowed in underlying rules and C1 & C2 within all R Districts in the 1% and 0.2% floodplains



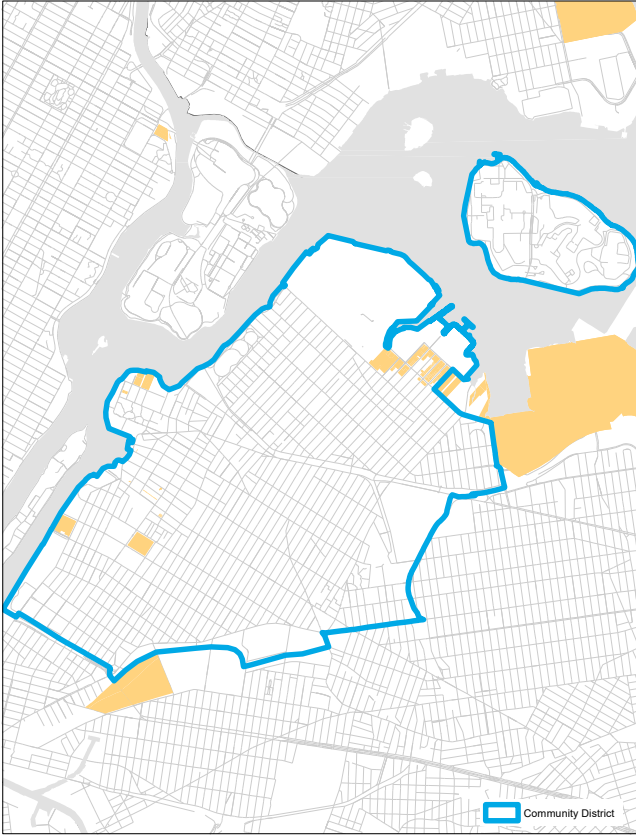
# Applicability in Queens CB 1

Support Spaces  
Floor Area Exemption

### Existing FT1 Optional Rules



### Proposed Optional Rules



**Map illustrates**  
-existing lots in C1/C2 in R1-R5  
-existing lots in C4-1  
-existing lots in C8-1  
-existing lots in M1-1

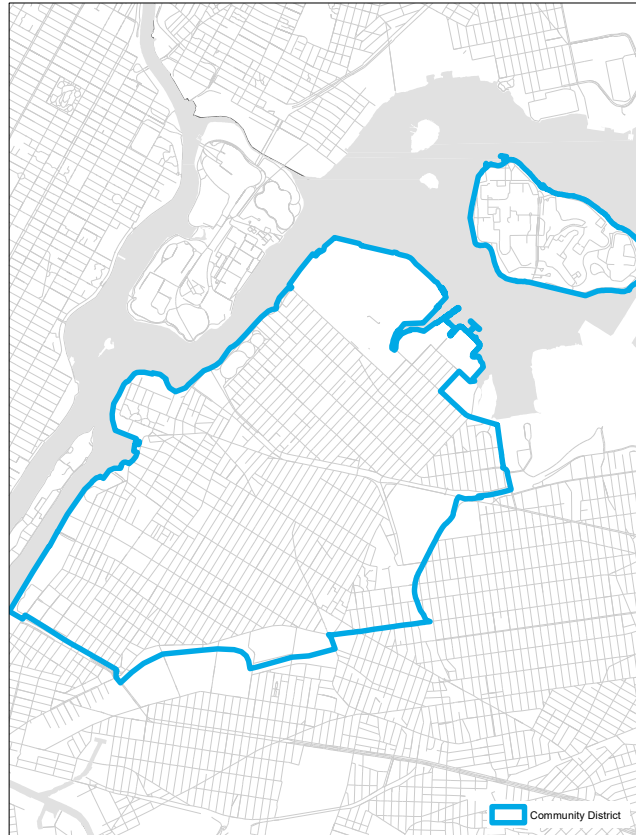
■ Rule available for all non-residential buildings in C & M Districts with 1 FAR

Mechanical Equipment

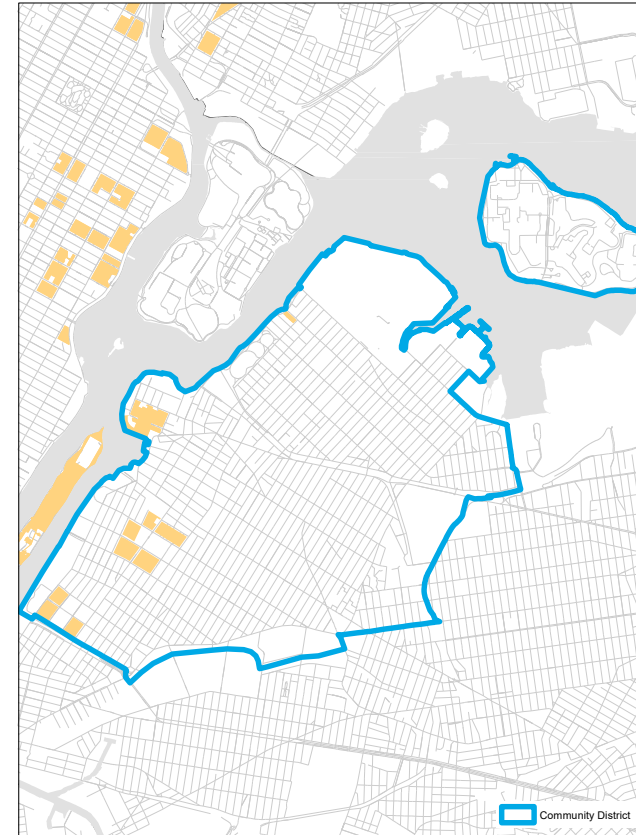
Open Areas

# Applicability in Queens CB 1

## Existing FT1 Optional Rules



## Proposed Optional Rules



**Map illustrates**  
-existing tax lots  
with 3 or more  
multifamily buildings  
and tax lot area of  
1.5 acres or greater

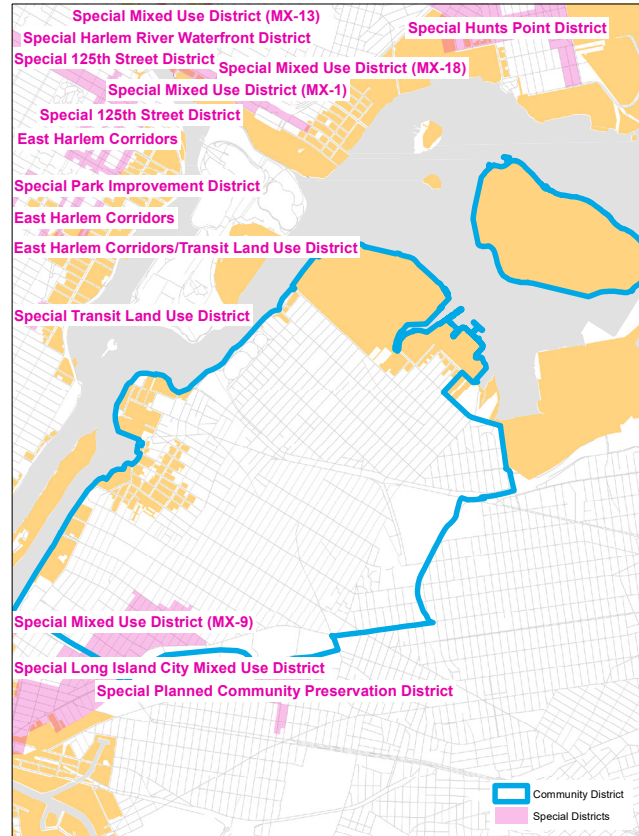
MEP building allowed for campus-style housing in 1% and 0.2% floodplains



# Special Districts

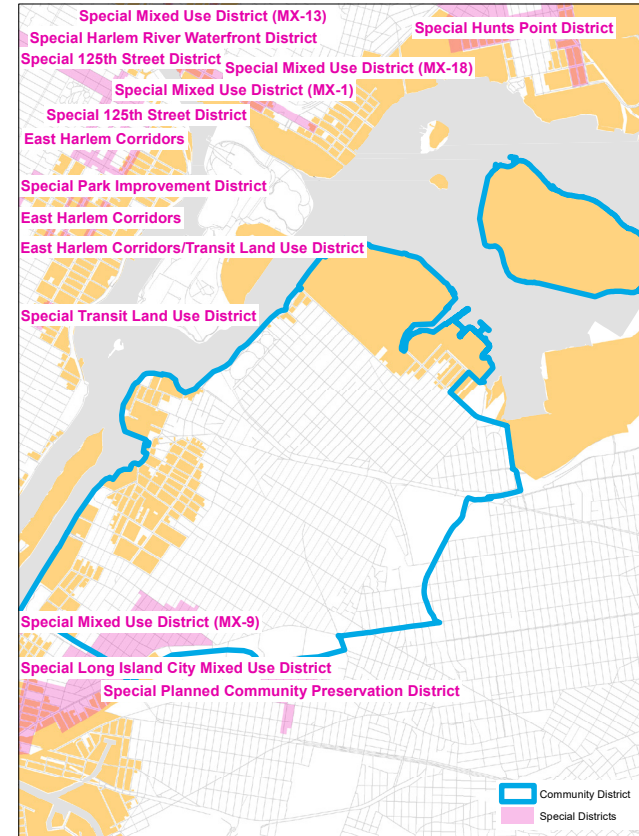
## Applicability in Queens CB 1

### Existing FT1 Optional Rules



■ Lots within the Special District have the option of using the rules

### Proposed Optional Rules



■ Lots within the Special District have the option of using the rules