

Applicability

Expanding Beyond 1%

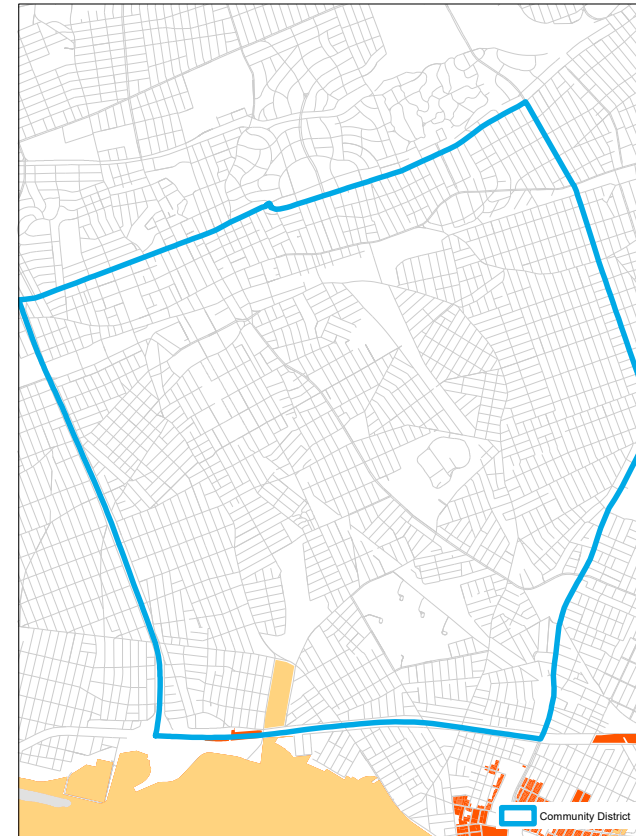
Applicability in Queens CB 12

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 12

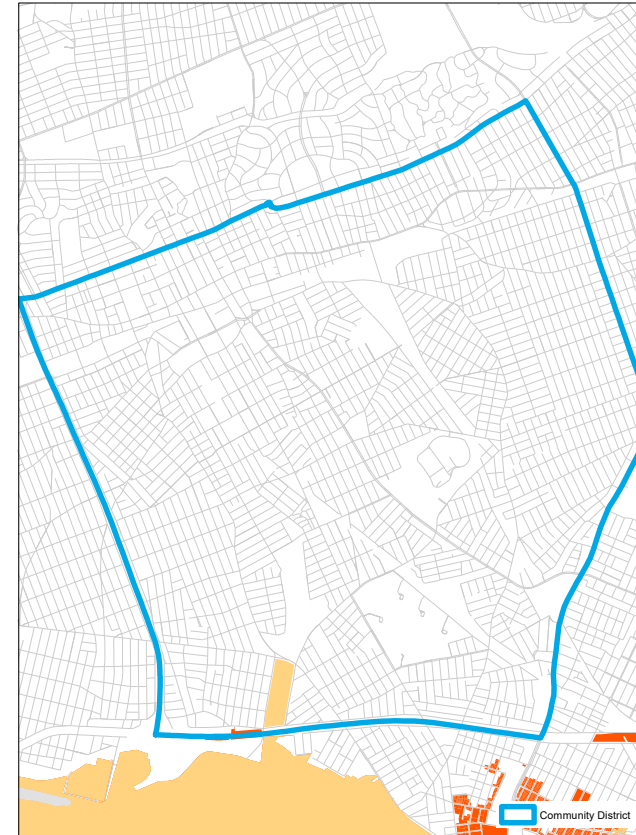
Existing FT1 Optional Rules



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 12

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 12

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

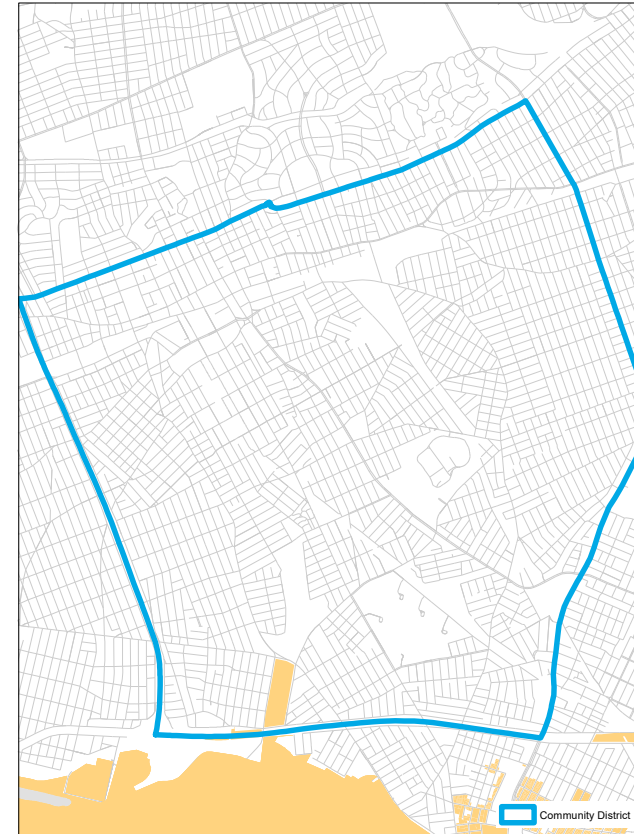
* The actual location of the first floor of the ground floor in relation to the FRCE would determine eligibility for the exemption. The exemption is only available if the first floor existing prior to Oct. 28, 2012 is lower than the FRCE.



■ 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



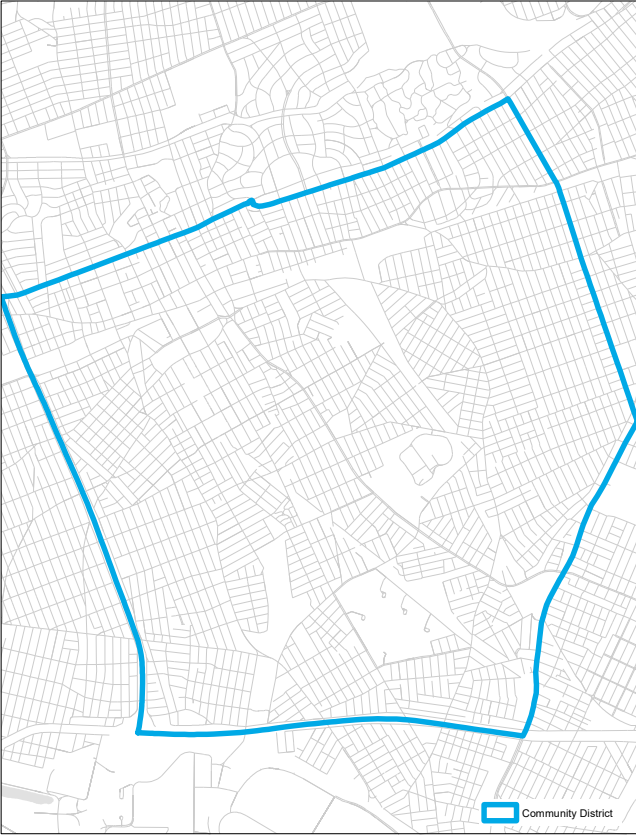
■ Rule available if you wet-floodproof a new or an existing building within the 1% and 0.2% floodplains

Applicability in Queens CB 12

Ground Floors
Dry-Floodproofed
Spaces

Existing FT1 Optional Rules

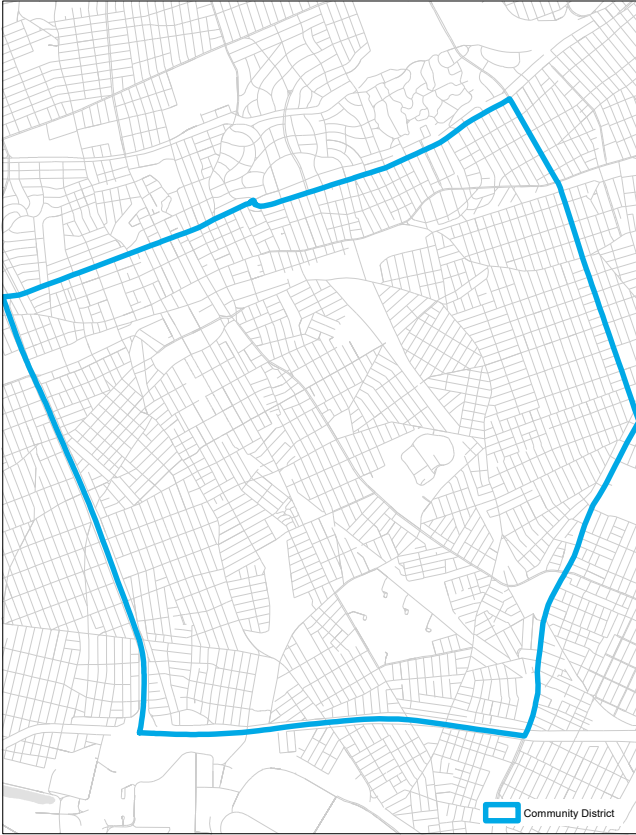
Map illustrates
-existing lots in C1-C4
-existing lots with non-residential at BFE > 4'



■ 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

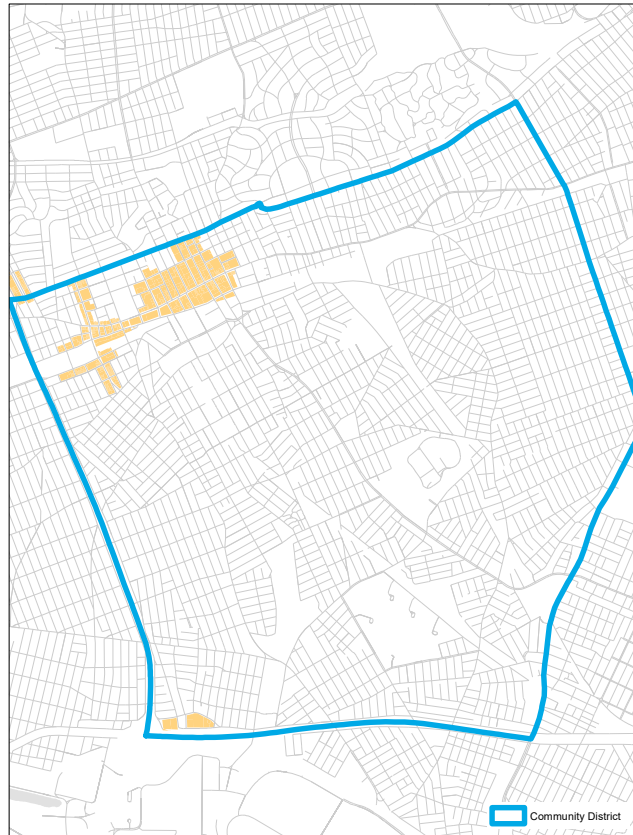
Support Spaces

2nd Story Commercial

Applicability in Queens CB 12

Existing Underlying Rules

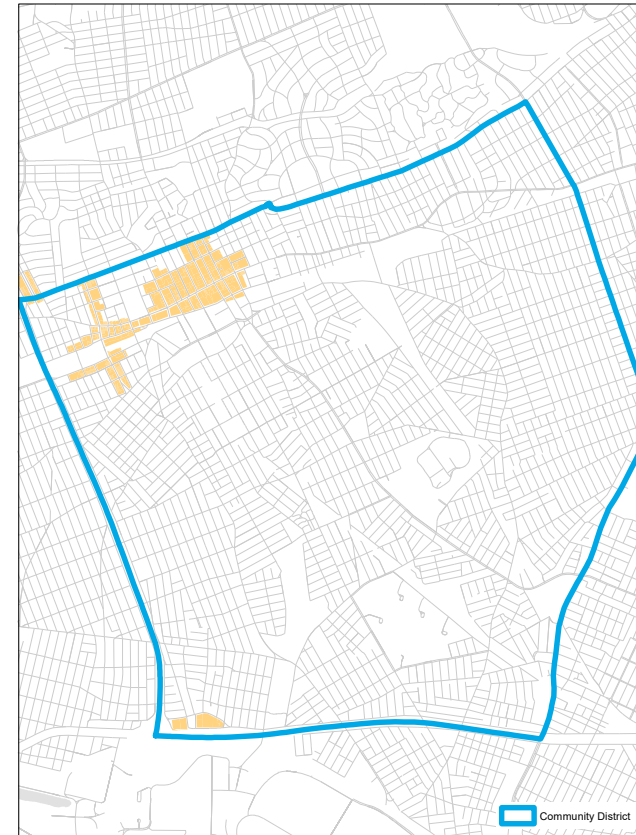
Map illustrates
-existing lots in C4-C6
-existing lots in C1 & C2 within R9-R10



■ 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

Support Spaces

Floor Area Exemption

Applicability in Queens CB 12

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 12

Existing FT1 Optional Rules



Proposed Optional Rules

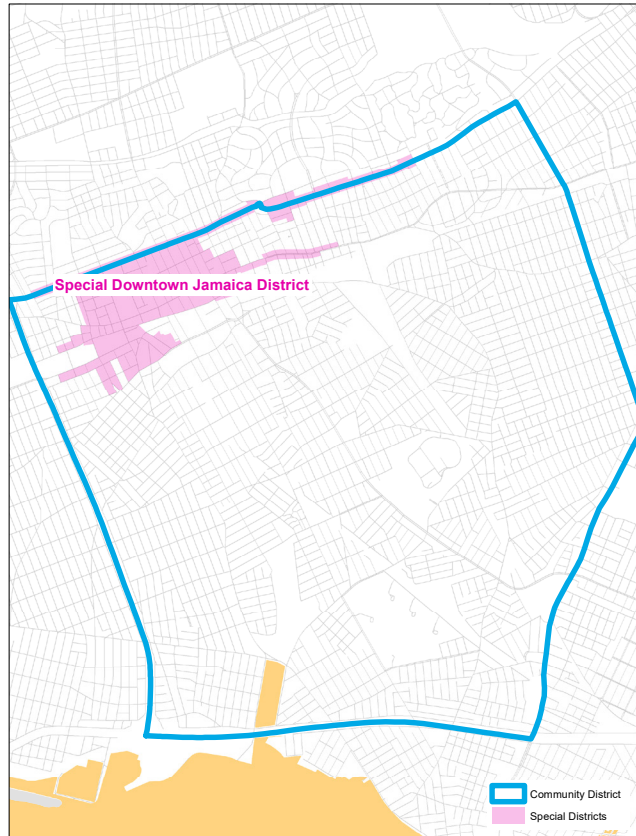


Map illustrates
-existing tax lots
with 3 or more
multifamily buildings
and tax lot area of
1.5 acres or greater

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

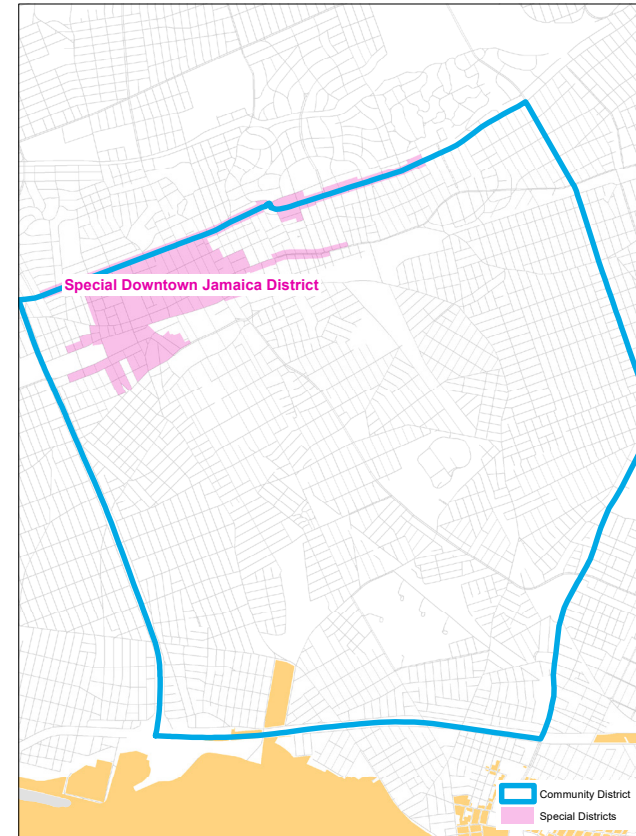
Applicability in Queens CB 12

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