

# *Proposed Flood Resilience Text Amendment*

**PROPOSED "A TEXT" AMENDMENTS**



# OUTLINE OF PROPOSED CHANGES

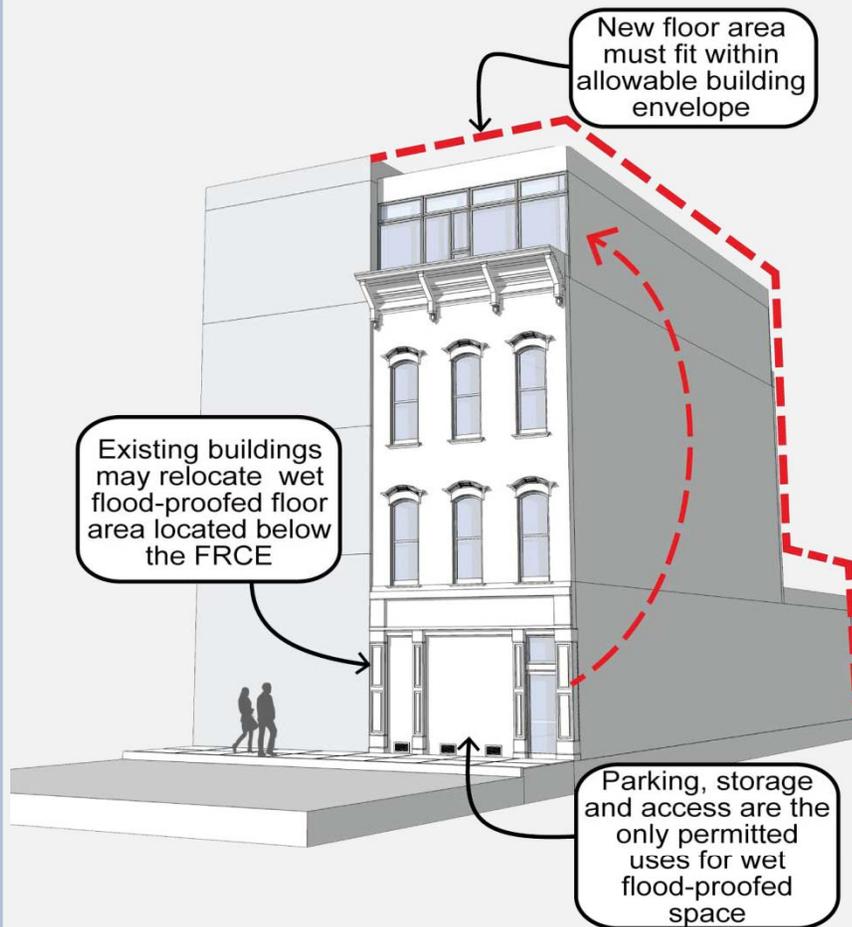
- ❑ DRY FLOODPROOFING
- ❑ SINGLE- AND TWO-FAMILY HOMES
- ❑ STREETScape STANDARDS
- ❑ MECHANICAL SYSTEMS
- ❑ PARKING

# DRY FLOODPROOFING

# ENCOURAGE ACTIVE COMMERCIAL STREETS

## Original Proposal

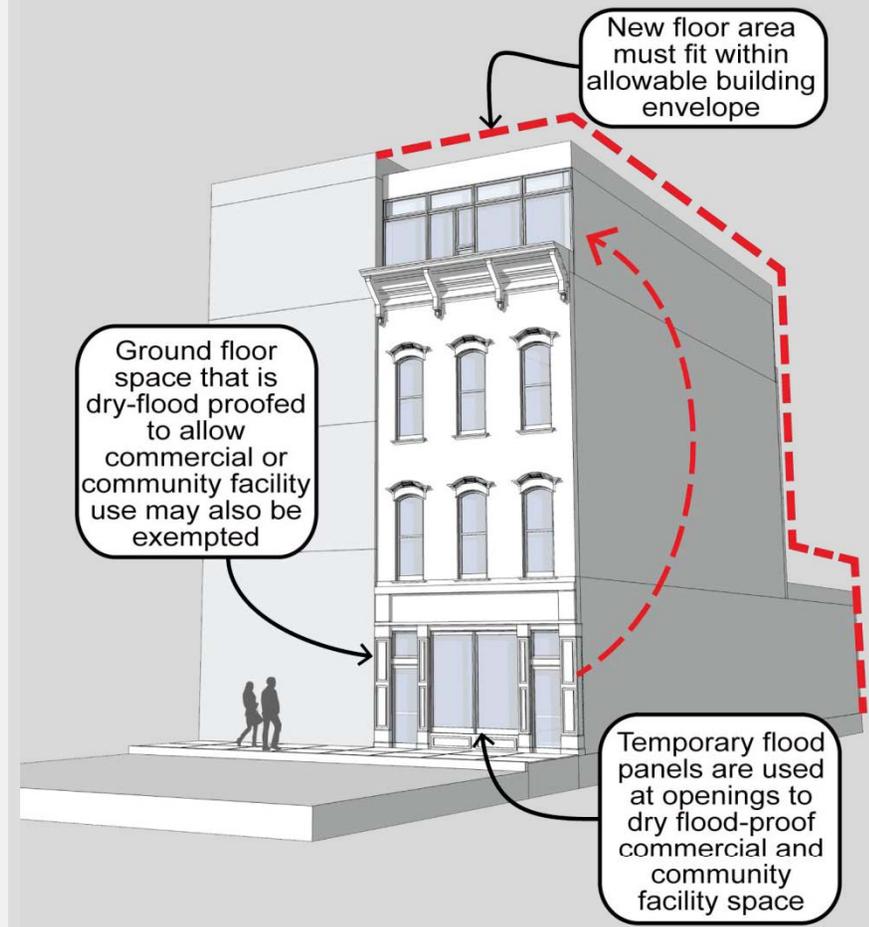
Allow building owners to recapture floor space made unusable due to compliance with the Building Code's wet-flood proofing standards.



## Revised Proposal

To encourage active commercial streets, in low density commercial districts, allow building owners to exempt ground-level commercial or community facility floor area that is dry flood-proofed.

- Available only in commercial districts with an R6 or less residential equivalent



# FLOOD PANELS IN WATERFRONT YARDS, PUBLIC PLAZAS, AND OTHER PUBLIC AREAS

## Original Proposal

Deployable flood panels are allowed in yards, courts, and open space, but are not allowed in waterfront yards, public plazas or other public areas.

## Revised Proposal

Allow deployable flood panels within waterfront yards, public plazas or other public areas as permitted obstructions.



Image courtesy of [www.floodpanel.com](http://www.floodpanel.com)

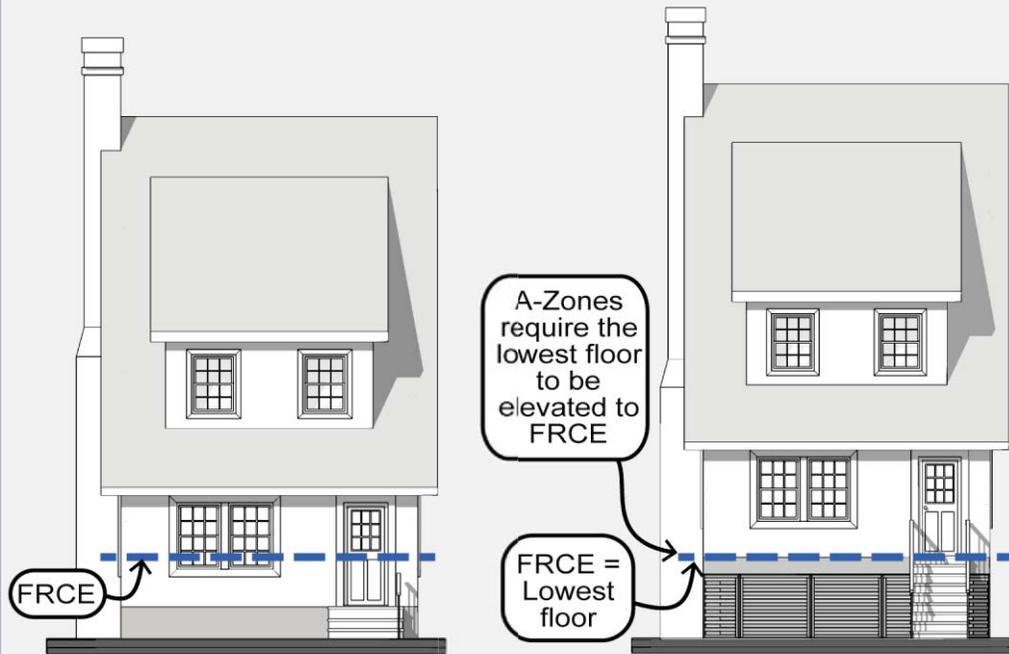
# SINGLE- AND TWO-FAMILY HOMES

# ALLOW ADDITIONAL HEIGHT FOR EXISTING 1 & 2 FAMILY HOUSES IN V ZONES

## Original Proposal

Allows existing homes to elevate to the extent necessary to lift the lowest habitable floor above grade to the FRCE, even if new non-compliances are created.

In V Zones, flood resistant standards require that the bottom of the lowest horizontal structural member be elevated to the FRCE.



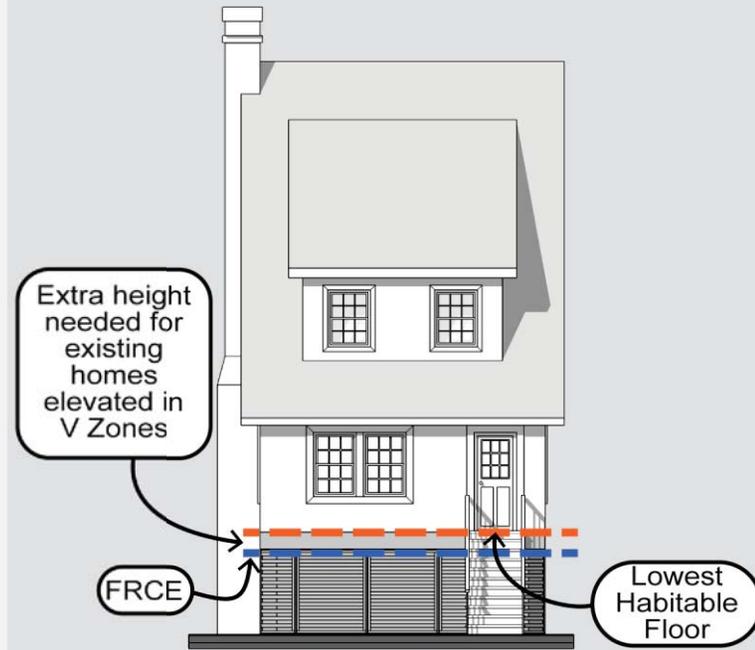
Pre-existing house

Finished Floor elevated to FRCE in A-Zone

## Revised Proposal

Allow existing homes in V zones to elevate to the extent necessary to lift the bottom of the lowest horizontal structural member to the FRCE, even if new non-compliances are created.

This will allow an existing home to maintain the same square footage and height that existed prior to the storm.

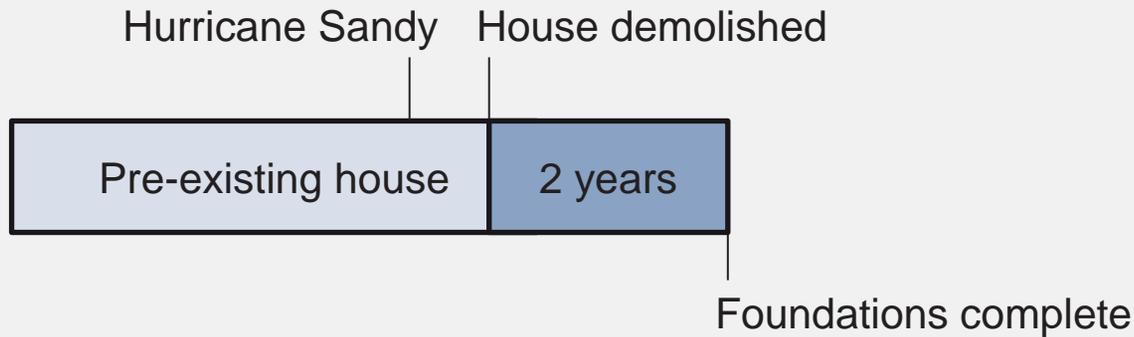


Lowest structural member elevated to FRCE in V-Zone

# TIME LIMIT TO REBUILD EXISTING 1 & 2 FAMILY HOUSES

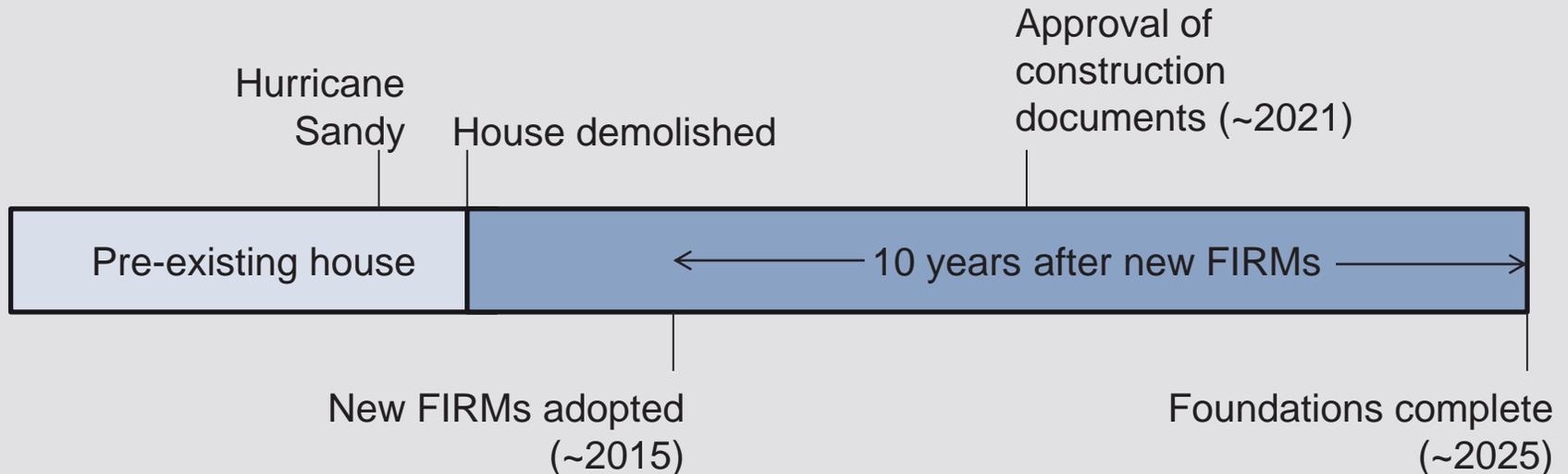
## Original Proposal

By interpretation, the Department of Buildings limits the opportunity to vest the replacement of a destroyed single- or two-family building with an equivalent house to two years.



## Revised Proposal

Within the flood zone, extend the time limit to vest a replacement of a destroyed or demolished single- or two-family building to ten years after the adoption of new FIRMs (ten years after 2015).

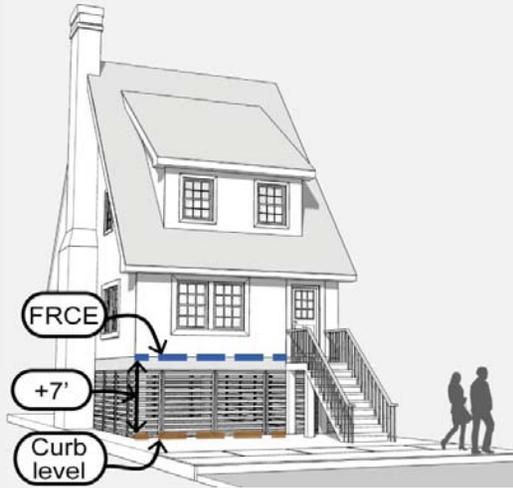


# STREETSCAPE STANDARDS

# STREETSCAPE STANDARDS FOR SINGLE- AND TWO-FAMILY HOMES IN R6 DISTRICTS

## Original Proposal:

No standards for detached and semi-detached buildings in R6 Districts.



## Revised Proposal:

Apply standards to detached and semi-detached homes in R6 Districts

- When lowest floor is located 5–9 feet above curb level, choose 1
- When lowest floor is 9 feet or more above curb level, choose 2



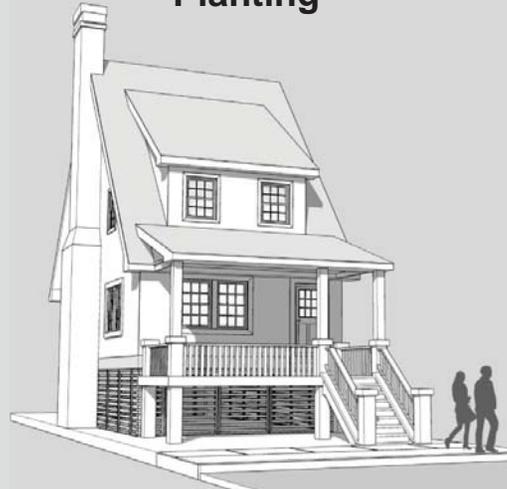
Planting



Stair turn



Unenclosed porch



Roofed porch

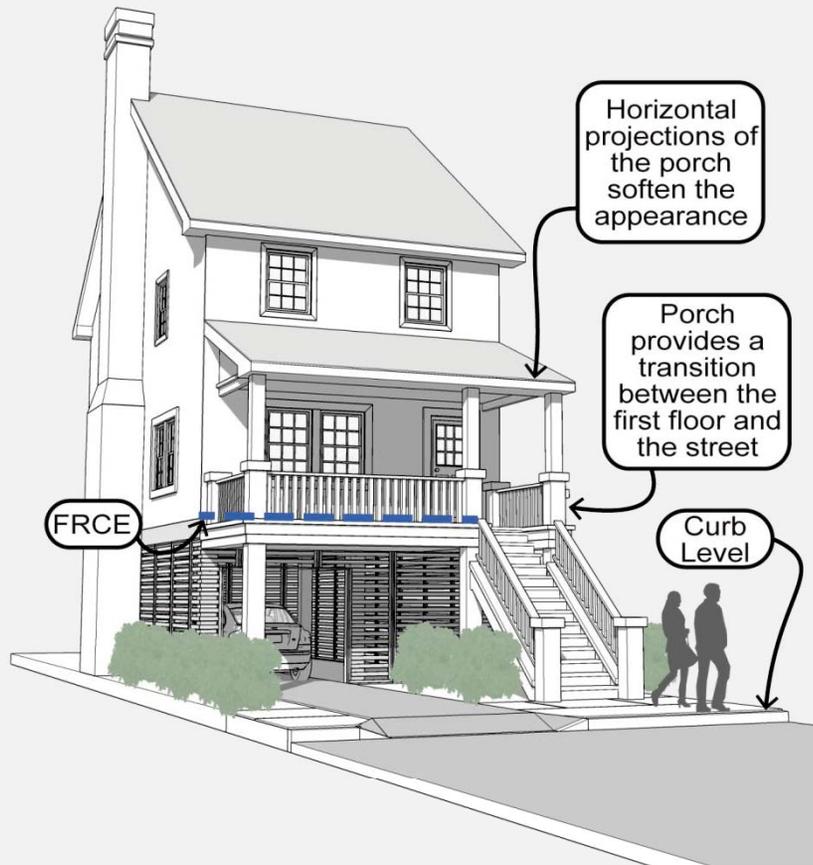


Raised yard

# BALCONY AND TRELLIS

## Original Proposal

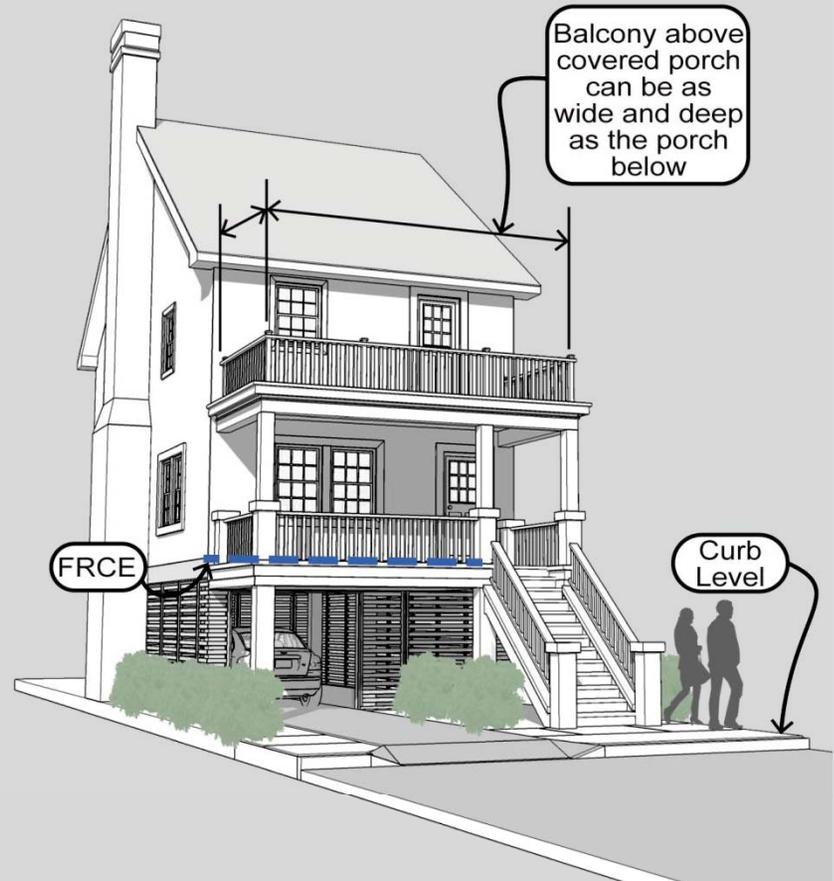
Currently limits the types of covered porches that may be provided and limits balconies to 50% of the width of the street wall.



House with pitched-roof covered porch

## Revised Proposal

For additional design flexibility, allow trellis roofs to count as covered porches and allow additional width for balconies to extend up to the width and depth of the porch below.



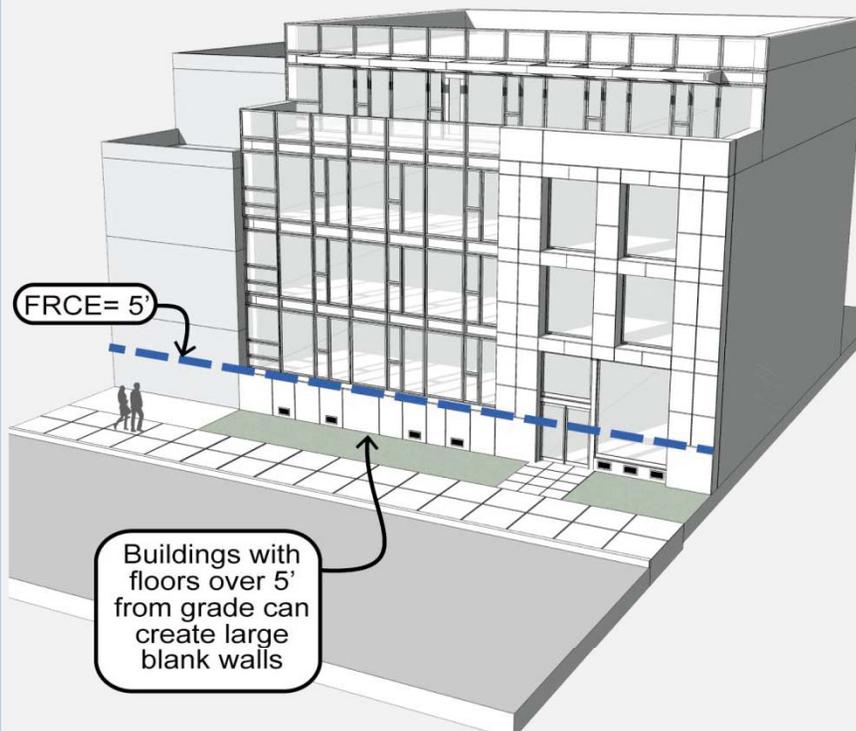
House with flat-roofed porch and balcony above

# PLANTING REQUIREMENT FOR MULTI-FAMILY AND COMMUNITY FACILITY BUILDINGS IN RESIDENCE DISTRICTS

## Original Proposal

For new or elevated buildings where the FRCE is 5 to 10 feet above grade, blank walls are likely.

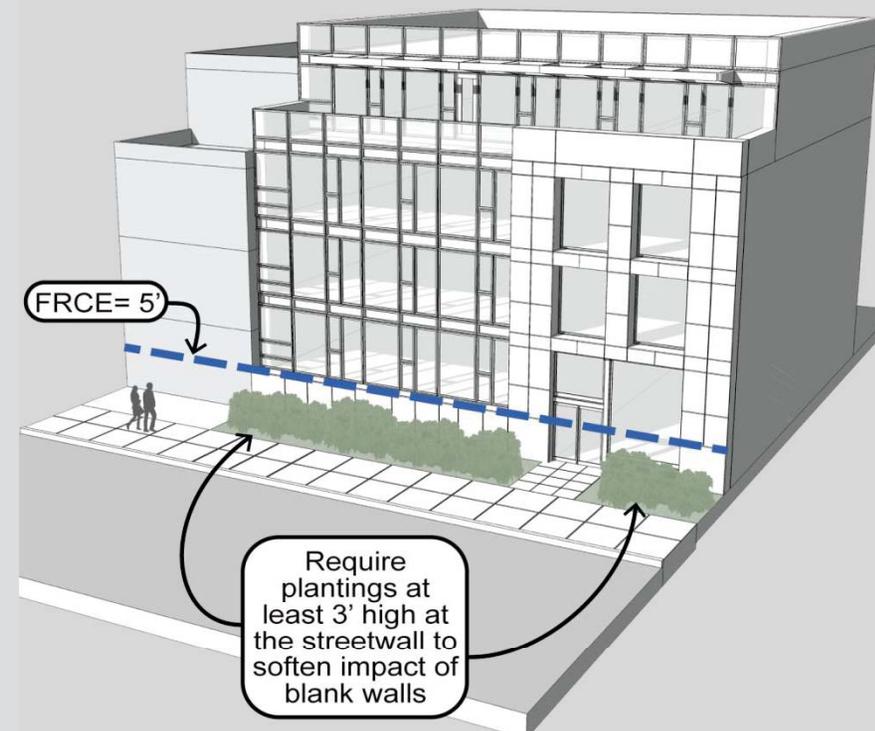
The original proposal only imposes streetscape standards for these building types when the FRCE is 10 or more feet above grade.



## Revised Proposal

Establish planting requirements where the FRCE is 5 or more feet above grade for all new or elevated multi-family and community facility buildings.

- Does not apply to industrial uses
- Does not apply to buildings that are required to be less than 3 feet from the street line



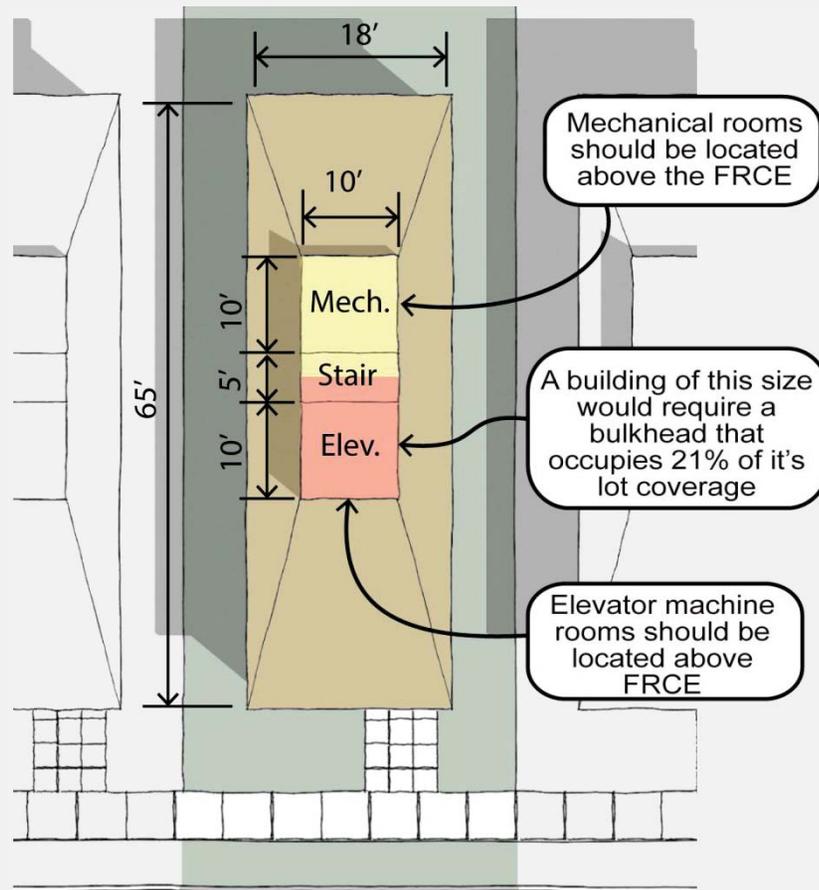
# MECHANICAL SYSTEMS

# BULKHEAD ALLOWANCE FOR SMALL MULTI-FAMILY LOTS IN R3-2 & R4 DISTRICTS

## Original Proposal

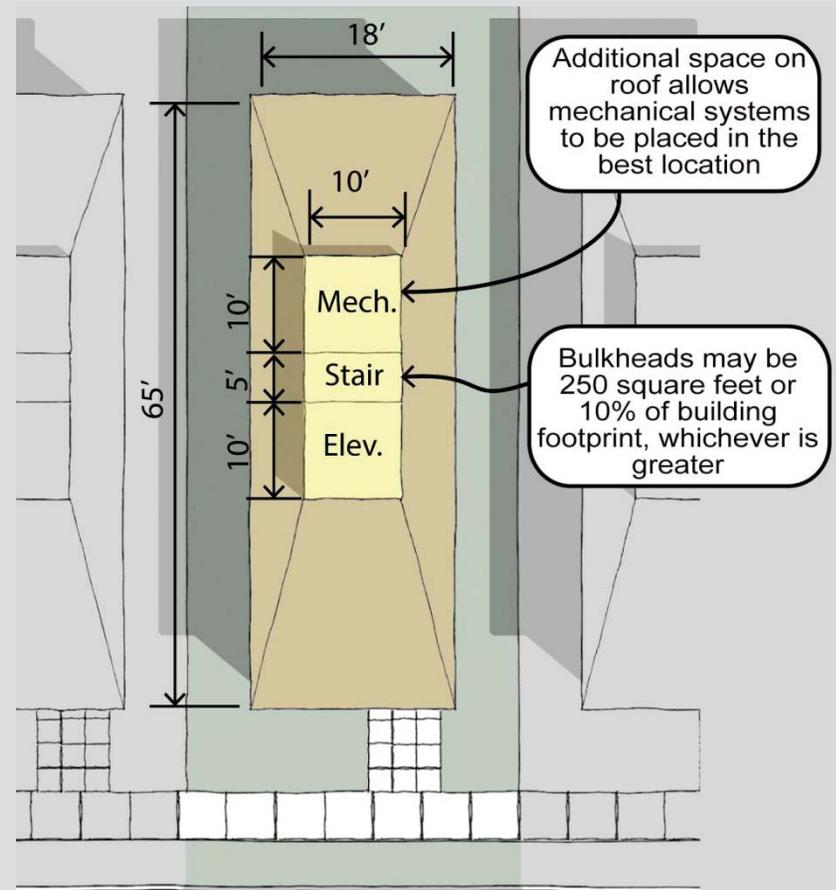
Allow elevator, stair and mechanical bulkheads in apartment buildings to exceed height limits, limited to 10% of the building footprint.

For small buildings, 10% does not allow reasonably sized bulkheads.



## Revised Proposal

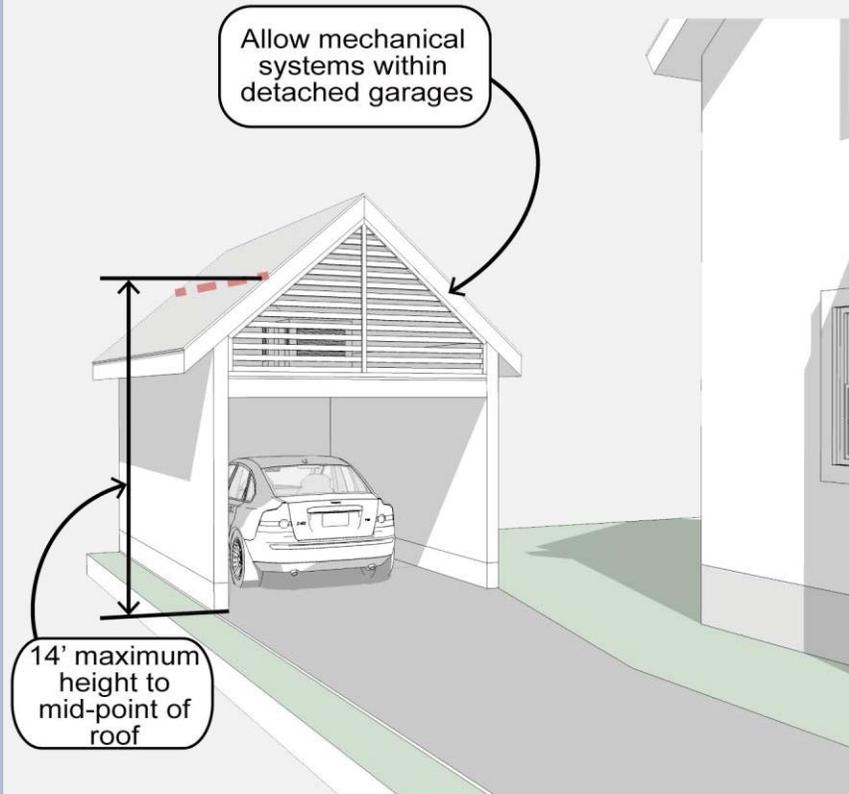
Allow up to 250 square feet, or 10% of building lot coverage, whichever is greater so that smaller buildings can provide reasonable bulkheads.



# ABOVE DETACHED GARAGES FOR EXISTING 1 & 2 FAMILY HOMES

## Original Proposal

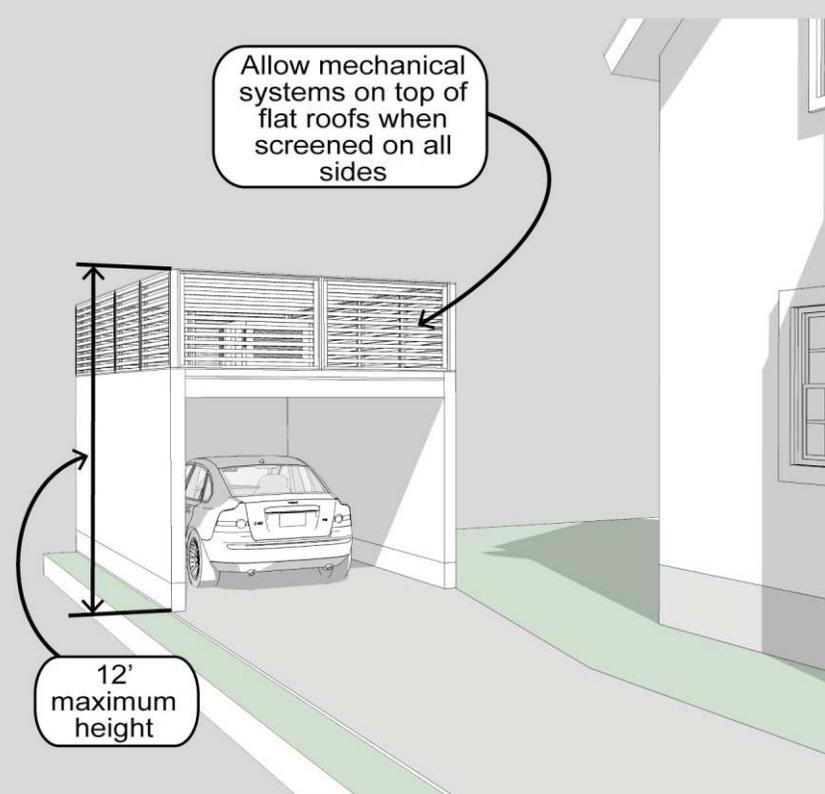
The original proposal allows accessory mechanical equipment within pitched roof accessory structures only



## Revised Proposal

Additionally, allow accessory mechanical equipment on flat roofed accessory structures, when:

- equipment is screened on all sides
- Does not exceed 12 feet in height



# PARKING

# CURB CUT RULES IN R1 – R5 DISTRICTS

## Original Proposal

The original proposal relaxed parking location and curb cut spacing rules where the FRCE is 9 feet or more above curb level, inadvertently leaving out homes that chose to use the optional alternate height measurement.



## Revised Proposal

Apply relaxed parking rules to homes with FRCE between 6 and 9 feet above curb level, where homes provide two streetscape enhancements and measure from a point 9 feet above curb level.

