Applicability in Queens CB 4

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

Expanding Beyond 1%
Applicability in Queens CB 4

Existing FT1 Optional Rules

- Height can be measured from DFE

Proposed Optional Rules

- Height can be measured from DFE or 12', 10', or 9' RP, whichever is higher.
- Height can be measured from DFE or up to 10' RP, whichever is higher.
- Height can be measured from up to 5' RP
Applicability in Queens CB 4

**Existing FT1 Optional Rules**

- Rule available within SRNR Boundaries in 1% floodplain

**Proposed Optional Rules**

- Rule available within 1% and 0.2% floodplains

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**Map illustrates**

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

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**Special Conditions**

**Cottage Envelope**
Existing FT1 Optional Rules

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

Proposed Optional Rules

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

* 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.
Existing FT1 Optional Rules

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

Proposed Optional Rules

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
Applicability in Queens CB 4

**Existing Underlying Rules**

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

**Proposed Optional Rules**

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

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
Applicability in Queens CB 4

Existing FT1 Optional Rules

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

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
Applicability in Queens CB 4

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 4

**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