Applicability in Queens CB 6

Existing FT1 Optional Rules

Proposed Optional Rules

- Rules available for buildings within the 1% floodplain
- Rules available for lots within the 1% floodplain
- Rules available for lots within the 0.2% floodplain

Expanding Beyond 1%
Applicability in Queens CB 6

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 6

**Existing FT1 Optional Rules**

- Rule available within SRNR Boundaries in 1% floodplain

**Proposed Optional Rules**

- Rule available within 1% and 0.2% floodplains

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

Comm. District
**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

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**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.
Applicability in Queens CB 6

**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**

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

**Map illustrates**
- existing lots in C1-C7
Applicability in Queens CB 6

Existing FT1 Optional Rules

- 2nd story commercial allowed in C4-C6 as well as 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

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 6

**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

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**Support Spaces**

**Floor Area Exemption**
Applicability in Queens CB 6

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 6

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

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