Applicability in Queens CB 7

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
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 DFE or up to 5' RP.
Applicability in Queens CB 7

**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
**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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**Wet-Floodproofed Spaces**

- **Existing FT1 Optional Rules**
  - Proposed Optional Rules
  - Applicability in Queens CB 7

- **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 7

**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

Ground Floors

Dry-Floodproofed Spaces

Community District

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

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 7

Existing Underlying Rules

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

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 7

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 7

**Existing FT1 Optional Rules**

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

**Proposed Optional Rules**

Map illustrates -existing tax lots with 3 or more multifamily buildings and tax lot area of 1.5 acres or greater
Applicability in Queens CB 7

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

Special Districts

- Special College Point District
- Special Fort Totten Natural Area District
- Special Planned Community Preservation District
- Special Willets Point District

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