Toward a Resilient Land Use Strategy
The Impacts of Hurricane Sandy

- 43 deaths in NYC
- 6,500 patients evacuated from hospitals and nursing homes
- Nearly 90,000 buildings in the inundation zone
- Close to 2 million people without power
- $19 billion in damage
Sandy reinforced that resilient building design can reduce risks to severe flood events.

*Neponsit, Queens*

*Arverne by the Sea, Queens*
The Lessons Florida Has Learned From Past Hurricanes

Strong building codes matter.

When Hurricane Michael flattened parts of the Florida Panhandle last year, it exposed a serious weakness in the state’s building code: Stringent rules to make homes along the Atlantic coast resistant to fierce winds were more lenient in the Panhandle, a region historically less prone to hurricanes. Older properties in the scenic town of Mexico Beach, Fla., did not stand a chance against that storm, a Category 5 beast.
## Coastal Flood Risk

<table>
<thead>
<tr>
<th></th>
<th>Current 1% annual chance Floodplain</th>
<th>2050’s 1% annual chance Floodplain</th>
</tr>
</thead>
<tbody>
<tr>
<td>People</td>
<td>400,685</td>
<td>794,534</td>
</tr>
<tr>
<td>Buildings</td>
<td>80,907</td>
<td>122,132</td>
</tr>
</tbody>
</table>

Source: The current floodplain is based on the 1% annual chance floodplain established by the FEMA 2015 Preliminary Flood Insurance Rate Maps (PFRM). The 2050s floodplain is based on FEMA’s Preliminary Flood Insurance Rate Map data and the New York City Panel on Climate Change’s 90th Percentile Projections for Sea-Level Rise in the 2050s.
Coastal Flood Risk

<table>
<thead>
<tr>
<th>Tidal Flooding*</th>
<th>2020s Projected</th>
<th>2050s Projected</th>
<th>2080s Projected</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Units</td>
<td>2,400</td>
<td>13,400</td>
<td>104,600</td>
</tr>
<tr>
<td>Buildings</td>
<td>1,600</td>
<td>7,000</td>
<td>28,000</td>
</tr>
<tr>
<td>Land Area (Acres)</td>
<td>5,300</td>
<td>7,500</td>
<td>13,300</td>
</tr>
<tr>
<td>Streets (Miles)</td>
<td>11</td>
<td>47</td>
<td>270</td>
</tr>
</tbody>
</table>

*Numbers rounded for clarity.
The waterfront is large—with 520 miles—and diverse. These areas face different flood risks and issues with the current regulatory framework, and require particular strategies to make them resilient.
A more resilient NYC is one where neighborhoods, buildings and infrastructure can withstand and recover quickly from flooding and climate events.

Coastal Strategies are strengthened as first line of defense against flooding and sea level rise.

Buildings are designed to withstand and recover from flooding.

Infrastructure is protected from climate hazards.

Residents and businesses are prepared.
What we have done since Sandy

Overview

Executive Order (2012)
Flood Text (2013)
Recovery Text (2015)
Recommended **citywide** and local zoning changes

- Zoning for Coastal Flood Resiliency (2020)
- Special Coastal Risk Districts (2017)
- Additional Local Actions (2020)
Land Use Planning in the Floodplain
Citywide vs. Local Approach

Where flood risk is exceptional, including where sea level rise will lead to future daily tidal flooding

Adjust zoning to allow all buildings to meet resiliency standards, by providing flexibility and removing zoning obstacles.

Where risk from extreme events can be managed through infrastructure and context can support growth

Limit Density
In some areas, there is a need to limit future density to decrease the exposure to damage and disruption.

Support Planned Density
In other areas, the city can encourage new development, as to increase the resilient building stock.

Encourage Density
In some areas, there is a need to limit future density to decrease the exposure to damage and disruption.
Flood Risk and Land Use Spectrum
Flood Risk and Land Use Planning – South Queens

Broad Channel Characteristics

- Entirely within the current 1% annual chance floodplain, including areas subject to high velocity wave activity
- The area already experiences periodic tidal flooding, a condition likely to worsen with sea level rise
- Limited vehicular access to/from neighborhood
- Zoning was updated in 2017 to limit increasing the population of this highly vulnerable area
- $48M street and bulkhead raising project

Super moon high tide flooding in Broad Channel
Peninsula Hospital Site Characteristics

- Private rezoning adopted in Nov. 2019 to support new affordable housing (2,000 units), and commercial and community facility uses
- Entirely within the current 1% annual chance floodplain
- The center of the site will graded up above the 1% annual chance floodplain
- All buildings will be designed to meet or exceed flood resistant construction standards
- The site is located within an established residential area and near critical infrastructure that supports the Rockway Peninsula’s population

Rendering of Peninsula Hospital Redevelopment facing south
Next Steps
Citywide text amendment + local actions

2020
Zoning for Coastal Flood Resiliency
Encourage resiliency throughout the city’s current and future floodplains

2020
Local Actions
Resiliency rezonings in Gerritsen Beach and Sheepshead Bay, BK, Old Howard Beach, QN
Zoning for Coastal Flood Resiliency

Citywide Zoning Text Amendment

N210095 ZRY
October 19, 2020
Introduction

Overview
Current Rules
Lessons Learned

Proposal

Goal 1. Encourage resiliency throughout the current and future floodplains
Goal 2. Support long-term resilient design of all building types
Goal 3. Allow for adaptation over time through incremental retrofits
Goal 4. Facilitate future recovery by reducing regulatory obstacles
INTRODUCTION
ZCFR would provide the option to design or otherwise retrofit buildings to:

- Reduce damage from future coastal flood events
- Be resilient in the long-term by accounting for climate change
- Potentially save on long-term flood insurance costs

ZCFR would also set a framework for emergency situations—whether they be like Hurricane Sandy, or COVID-19.
Historically, the Zoning Resolution rarely considered the issues caused by coastal flooding.
After Hurricane Sandy (Oct 29, 2012), many buildings were severely damaged and had to be brought up into compliance with standards in the NYC Building Code for flood-resistant construction, uncovering many zoning impediments.
Regulations governing flood-resistant construction are located in DOB Appendix G of the NYC Building Code. Compliance with such rules is generally required for new buildings constructed in the flood zone, and for existing buildings that are significantly modified.

**Required**
for all **new** buildings

**Generally not required**
for **existing** buildings
(unless substantially damaged or improved)
DOB Appendix G regulations depend upon the building’s location in the flood zone, the building’s uses, and where these uses are situated in relation to the design flood elevation (DFE)*.

*the DFE is determined by adding freeboard (additional height for safety established in Appendix G) to the Base Flood Elevation (BFE), which is the elevation to which floodwater is anticipated to rise during a 1% annual chance storm as shown on FEMA’s maps.
Zoning conflicts that emerged in the ZR, due to Appendix G regulations, included those that govern:

- Locations of uses
- Size and shape of buildings (bulk regulations)
- How buildings interface with the public realm

DOB Appendix G regulations created conflicts with zoning regulations that were addressed by the 2013 Flood Text and the 2015 Recovery Text.
ZCFR builds upon the 2013 Flood Text and the 2015 Recovery Text, which were approved in the aftermath of Hurricane Sandy.

- These temporary zoning rules were adopted on an emergency basis and removed many zoning barriers to resilient construction.
- However, they are already beginning to expire.
- If these rules are not made permanent, it could hinder the protection of existing vulnerable buildings and disincentivize resiliency measures in new construction.

2013 Flood Text
Expires 1 year after the adoption of the new PFIRMs*

2015 Recovery Text
Expired on July 23, 2020

* the new preliminary Flood Insurance Rate Maps (PFIRMs) are targeted for release by FEMA in 2024
ZCFR would make previous temporary zoning rules permanent, but would also improve upon these regulations, based on what we have heard during an extensive outreach process.
Aside from the lessons learned through the process of adopting the 2 text amendments, DCP also conducted rigorous analyses to understand local issues that communities were facing to recover from Sandy and how different building types could be made resilient.
Broader engagement on a citywide level was also conducted to understand what zoning barriers floodplain communities were still facing.

We have briefed close to **3,000** stakeholders at **more than 225** events since August 2016.

- **15** Council Members
- **5** Borough Presidents & Borough Boards
- **35** Community Boards
- **16** Civic Associations
- **14** Non-Profits
- **49** Other Public Events
- **6** Architect Workshops
- **7** Community Workshops
Several types of materials were also distributed across the floodplain, to share information about the city’s flood risk, flood insurance requirements, building code, and zoning regulations.

**Video**
- Advertised on LinkNYC, Facebook, Bus Shelters, and 311
- Mailed announcement to 100 stakeholders

**Info Briefs**
- Distributed at events
- Available in 7 languages
- Cover four topics: flood resilience zoning, flood resilient construction, flood risk in NYC, and flood insurance

**Poster**
- Distributed at events
- Mailed to 300 stakeholders

**Workshop materials**
- Used in several community workshops
- Approximately 150-200 posters were collected
The goal of the engagement was to:

- Educate the community on flood risk and the suite of regulations that are required and available to them in the flood zone.
- Learn from homeowners and the technical community how the zoning rules could be improved.

Community workshops helped in identifying community and individual needs regarding making buildings safe from flooding.
Current zoning rules, especially regarding how height is measured in the floodplain, were not enough in assisting residents relocate all living spaces above the DFE or elevate the building’s lowest floor above Sandy’s inundation height or above the future flood level.

- Living space 4 FEET OR MORE BELOW BFE: ~$9,000 Annual premium
- Living space AT BFE: ~$1,400 Annual premium
- Living space 3 FEET OR MORE ABOVE BFE: ~$450 Annual premium
Current zoning rules are predominantly focused on low-density residential areas and they less effectively address the wider variety of conditions found in the city’s floodplain, leading to inequitable outcomes.

Many regulations focused on low-density detached homes which can be more easily retrofitted (i.e., they can be elevated).

Attached homes and multi-family buildings were not adequately addressed, since they must evacuate spaces below the DFE and relocate them on top of the structure.

Businesses were also not adequately addressed either, as they heavily rely on cellars for operations and need high visibility from sidewalks to be viable.
Current zoning rules are predominantly focused on low-density residential areas and they less effectively address the wider variety of conditions found in the city’s floodplain, leading to inequitable outcomes.

Certain older neighborhoods and building types did not get additional relief to also have pathways towards resiliency.

Additional height and floor area exemptions varied by the flood level, leading to unintended outcomes, sometimes even along the same street.

Streetscape regulations had inconsistent applicability, particularly in medium- and high-density districts.
Lastly, rules need to be able to be made applicable quickly after a disaster strikes. Also, disasters may take many forms and lead to different types of damage.

Coastal storms like Hurricane Sandy can lead to damage to the physical environment.

Disaster such as pandemics, could pose economic challenges to the city overall.
CITYWIDE ZONING PROPOSAL
ZCFR would provide permanent relief to floodplain properties, focusing on long-term resiliency by removing impediments for buildings to exceed minimum flood-resistant construction requirements, and by allowing neighborhoods to be adapted over time.

**Proposal**

**Overview**

- Encourage resiliency throughout the current and future floodplains
- Support long-term resilient design of all building types
- Allow for adaptation over time through incremental retrofits
- Facilitate future recovery by reducing regulatory obstacles
ZCFR would provide permanent relief to floodplain properties, focusing on long-term resiliency by removing impediments for buildings to exceed minimum flood-resistant construction requirements, and by allowing neighborhoods to be adapted over time.

- Encourage resiliency throughout the current and future floodplains
  - Applicability

- Support long-term resilient design of all building types
  - Building Envelope
  - Ground Floors
  - Streetscapes
  - Special Conditions
  - Discretionary Actions

- Allow for adaptation over time through incremental retrofits
  - Mechanical equipment
  - Support Spaces
  - Flood Protection Measures
  - Waterfront Sites

- Facilitate future recovery by reducing regulatory obstacles
  - Power Systems
  - Accessibility
  - Vulnerable Populations
  - Disaster Recovery
Goal 1
Encourage resiliency throughout the current and future floodplains

Applicability

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TODAY

Where rules currently apply

TOMORROW

Where rules would apply to recognize future risk
By expanding the applicability of the optional rules, building owners throughout the floodplain would be able to proactively incorporate resiliency improvements in their buildings.
By expanding the availability of optional floodplain regulations to beyond the areas at high risk of being flooded, more building owners would be able to design or retrofit their buildings to proactively meet flood-resistant construction standards.

**Applicability**

**Expanding beyond 1%**

2013 Flood Text: applies to the 1% annual chance floodplain

Proposed Rule: applies to both the 1% and 0.2% annual chance floodplains
Goal 2
Support long-term resilient design of all building types

Building Envelope

Ground Floors

Streetscapes

Special Conditions

Discretionary Actions
Optional zoning regulations would allow building owners to **physically elevate habitable spaces and other building support features** above expected flood elevations.
Additional height would continue to be given to allow building owners to meet the requirements set by FEMA and Appendix G of NYC’s Building Code for flood-resistant construction, even when these are not required.

**Updated Item**

- **Rules available if the building fully meets Appendix G of the Building Code**

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**2013 Flood Text:** allows building height to be measured from the FRCE

**Proposed Rule:** continues to allow building height to be measured from the FRCE
A consistent framework for additional building height would encourage building owners to address long-term climate change, and allow for lower insurance costs and usable spaces at grade.

**2013 Flood Text:** allows building height to be measured from a reference plane located at 9’, 10’ or 12’ depending on the building’s use and zoning district

**Proposed Rule:** allows building height to be measured from a Reference Plane located at max 10’ or 5’ above grade (in the 1% and 0.2% floodplains, respectively)

* Rules available if the building fully meets Appendix G of the Building Code
To ensure that the additional height is tied to actual resiliency improvements, the building’s first story above the level of protection would have to be located at or above the chosen Reference Plane.

2013 Flood Text: allows building height to be measured from a higher reference plane but does not require the first occupiable floor to be placed at or above such level.

Proposed Rule: allows building height to be measured from a higher reference plane while ensuring that the floor is placed at or above such level.

* Rules available if the building fully meets Appendix G of the Building Code
Building Envelope

Reference Plane

Illustrative Examples

Flood-resistant Construction Elevation (FRCE)
*Minimum level required for elevation/floodproofing*

First Story Above Flood Elevation (FSAFE)
*The level of the first floor located at or above the flood elevation (FRCE)*

Reference Plane (RP)
*Level from which the zoning envelope can be measured*

Elevated to the minimum requirement, therefore height starts from the FRCE

Elective future-proofing, therefore height starts from a higher RP

If the FRCE exceeds the max 10’ RP, height can still be measured from that level
Ground-floor regulations would incentivize the floodproofing of ground floors, encourage active uses to be kept at the street level and promote internal building access.
A more consistent floor area exemption for wet-floodproofed spaces in all buildings would help promote long-term resiliency improvements and useful ground floors.

2013 Flood Text: allows existing buildings to exempt wet-floodproofed spaces from floor area

Proposed Rule: allows new and existing buildings to exempt wet-floodproofed spaces from floor area

* Rules available if the building fully meets Appendix G of the Building Code
A floor area exemption for dry-floodproofed spaces along the retail corridors would encourage active uses to be kept at the street level, promoting a safe and lively pedestrian environment.

**2013 Flood Text:** allows the entire ground floor to be exempted in existing buildings (with certain limitations), and for new buildings, only cellar space is exempted (as measured from the FRCE, not the base plane)

* Rules available if the building fully meets Appendix G of the Building Code
A floor area exemption for dry-floodproofed spaces along the retail corridors would encourage active uses to be kept at the street level, promoting a safe and lively pedestrian environment.

**Proposed Rule:** allows a portion of the ground-floor to be exempted without regard to the FRCE level for **new and existing buildings**, provided that certain design conditions are met (spaces will **not** be considered “cellars”).

* Rules available if the building fully meets Appendix G of the Building Code.
When these allowances are used, buildings would have to comply with “flood-resistant construction standards” and a new set of streetscape requirements.
More consistent streetscape requirements and greater design options will ensure that buildings contribute to their surroundings while reflecting the variety of neighborhoods in the floodplain.

### 1+2 Family

<table>
<thead>
<tr>
<th>Level of the lowest occupiable floor</th>
<th>Total Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>5’ or above</td>
<td>1</td>
</tr>
<tr>
<td>9’ or above</td>
<td>2</td>
</tr>
</tbody>
</table>

- Needs to comply with 2 points, since the lowest occupiable floor is located at 10’ above grade.

### Multifamily

<table>
<thead>
<tr>
<th>Level of the lowest occupiable floor</th>
<th>Mitigation</th>
</tr>
</thead>
<tbody>
<tr>
<td>5’ or above</td>
<td>planting</td>
</tr>
<tr>
<td>10’ or above</td>
<td>lobby</td>
</tr>
</tbody>
</table>

- Doesn't have to provide any mitigation, since the lowest occupiable floor is located at 4’ above grade.

### 2013 Flood Text:

- Provides inconsistent thresholds for different building types and few design options to help mitigate potential blank walls.

*Rules required when the building utilizes the optional allowances for buildings in the floodplain*
More consistent streetscape requirements and greater design options will ensure that buildings contribute to their surroundings while reflecting the variety of neighborhoods in the floodplain.

**Proposed Rule:** provides **consistent thresholds** for **all building types** and a wider range of design options to help mitigate potential blank walls and elevated access.

* Rules required when the building utilizes the optional allowances for buildings in the floodplain.
More consistent streetscape requirements and greater design options will ensure that buildings contribute to their surroundings while reflecting the variety of neighborhoods in the floodplain.

2013 Flood Text: provides design options for 1&2 family homes and requires certain design elements for other building types

* Rules required when the building utilizes the optional allowances for buildings in the floodplain
More consistent streetscape requirements and greater design options will ensure that buildings contribute to their surroundings while reflecting the variety of neighborhoods in the floodplain.

**Proposed Rule:** provides design options for different building types

*Rules required when the building utilizes the optional allowances for buildings in the floodplain
Additional flexibility would be available to special conditions common in older neighborhoods, so that those buildings can also become resilient.

Homes on small lots can be resilient.
The popular set of rules for small lots known as the “cottage envelope” would continue to enable construction and retrofits of resilient homes that better match their surroundings and are able to accommodate better layouts.

2013 Flood Text: does not provide additional relief for small zoning lots beyond underlying allowances

2015 Recovery Text: created the “cottage envelope”, offering broader side and rear yard reductions in exchange for a shorter height above the FRCE

Proposed Rule: continues to allow the “cottage envelope” provisions including an allowance for buildings to match their neighboring front yard, in exchange for a shorter height above the RP

* Rules available if the building fully meets Appendix G of the Building Code
Allowances for retrofitting or reconstructing non-complying buildings will enable resiliency for the large number of buildings that do not adhere to the current rules.

**Underlying Text:** doesn’t allow these buildings to increase the degree of non-compliance, even when they are required to be raised for resiliency purposes.

**2013 Flood Text:** allows these buildings to be retrofitted or reconstructed by raising the lowest habitable floor located above grade to the FRCE (and increase non-compliances)

* Rules available if the building fully meets Appendix G of the Building Code
Special Conditions

Existing Non-complying buildings

Non-complying height that can be relocated does not reflect the total building habitable space

Allowances for retrofitting or reconstructing non-complying buildings will enable resiliency for the large number of buildings that do not adhere to the current rules.

Updated Item

Non-complying height can be adjusted to account for habitable spaces

Proposed Rule: allows these buildings to be retrofitted or reconstructed by relocating the lowest habitable floor to the FRCE or RP, provided it complies with certain parameters that control new non-compliances

2013 Flood Text: allows these buildings to be retrofitted or reconstructed by raising the lowest habitable floor located above grade to the FRCE (and increase non-compliances)

* Rules available if the building fully meets Appendix G of the Building Code
2013 Flood Text: allows non-conforming 1&2 family homes (except homes in M or C8 Districts) to be reconstructed to the FRCE.

2015 Recovery Text: allows homes in M Districts to be elevated and reconstructed.

Proposed Rule: allows more types of buildings with non-conforming uses (including residences in M or C8 Districts) to be retrofitted or reconstructed (if within residential clusters) to the RP.

* Rules available if the building fully meets Appendix G of the Building Code
Discretionary options would be available to address unique situations to ensure that all buildings and neighborhoods can be resilient.

All neighborhoods can be resilient.
Goal 3
Allow for adaptation over time through incremental retrofits

Mechanical Equipment
Support Spaces
Flood Protection Measures
Waterfront Sites
Building owners that face regulatory obstacles or cost constraints to make their buildings fully comply with flood-resistant construction standards would still have the option to make them more resilient.

Mechanical equipment would have more options to be placed above flood levels either on open areas or on roofs in lieu of basements or cellars (which make them more vulnerable).
Permitted obstruction allowances would enable the placement of mechanical equipment above flood levels outside of buildings to address situations where space is constrained, or when structures cannot sustain additional loads.

2013 Flood Text: allows mechanical equipment to be located within open areas, provided that it is screened, and that location and height limitations are met.

Proposed Rule: allows additional flexibility for mechanical equipment to be located within open areas, provided that it is enclosed, and that coverage and height limitations are met.

* Rules available even if the building DOES NOT fully meets Appendix G of the Building Code
Key spaces that are often located within basements or cellars, especially those that help support businesses such as offices or storage rooms, would be able to be located above flood levels.
Modified use regulations would give businesses the opportunity to move critical business functions, such as storage and inventory, out of basements or cellars to above the flood level, improving the long-term resiliency of commercial corridors.

**Underlying Text:** limits commercial uses to the ground-floor in mixed-use buildings located within in low- and medium-density commercial corridors

**Proposed Rule:** allows commercial uses on the second story of mixed-use buildings in all commercial corridors

* Rules available even if the building DOES NOT fully meets Appendix G of the Building Code
Flood protection measures would be able to be installed either when they are required for compliance with flood-resistant construction standards or where alternate flood protection strategies may be warranted.
Waterfront sites would be able to better accommodate contemporary resiliency measures and address sea level rise.
Goal 4
Facilitate future recovery by reducing regulatory obstacles

Power Systems
Accessibility
Vulnerable Populations
Disaster Recovery
Hurricane Sandy showed that areas affected by the storm went beyond the floodplain and that the regulations which would facilitate recovery would be useful for other types of disasters.

More options to locate power systems on lots throughout the city would make it easier for properties to provide back-up energy, especially in the event of a disaster.
An accessible design would be better enabled consistently throughout the city.
Siting nursing homes would be limited in high-risk areas to lessen the health consequences and logistical challenges of evacuating the residents of these facilities.
Use restrictions would limit the exposure of nursing home residents to areas at high risk of flooding since these populations are particularly vulnerable, whether they shelter in place or evacuate prior to a coastal storm event.

**Proposed Rule:** prohibits new nursing homes and restrict the enlargement of existing facilities within the 1% annual chance floodplain and selected areas where vehicular access would likely become limited during a disaster.
Hurricane Sandy demonstrated that a lengthy process to update zoning regulations can present obstacles to the necessarily fast-paced disaster response.

Rules that could be made available to facilitate the recovery process from future disasters would be included, some of which would be implemented now to help address the COVID-19 pandemic and its associated economic effects.
A series of disaster recovery provisions that could be made available through a text amendment when a disaster occurs would offer a roadmap for the public, planners, and decisionmakers when working to recover from a disaster.

**2013 Flood Text:** recovery provisions had to be developed soon after Hurricane Sandy, taking certain time to be adopted

**Proposed Rule:** recovery provisions would be placed in the Zoning Resolution today, so they can be quickly selected post-disaster based on the issues caused by such event and the necessary time period for recovery
Recovery provisions would include rules that could facilitate the recovery process from disasters which cause physical impacts (e.g., hurricanes), and a wider range of disasters that do not necessarily lead to physical damage (e.g., pandemics).

2013 Flood Text and 2015 Recovery Text: allowed Sandy-damaged buildings (i.e. most non-conforming and non-complying) to be rebuilt and additional relief to expedite recovery (such as documentation allowances)

Proposed Rule: builds upon this set of provisions and include additional rules such as allowing non-conforming uses to be discontinued for a longer period of time

- Damage & Destruction Provisions
- Bulk Modifications
- Tax Lots as Zoning Lots
- Documentation Allowances
- Construction Timeframes
- CPC Special Permits/Authorizations Timeframes
- Discontinuance of non-conforming uses
- Temporary Uses
Selected rules would be triggered to provide a more predictable, long-term method to administer the pandemic relief.

These allowances will cease when the EO expires and is not renewed, or when the state of emergency ends.

**Mayor’s Executive Order:** provides short-term relief from regulations, including relief from construction timeframe rules and non-conforming use provisions.

- Damage & Destruction Provisions
- Bulk Modifications
- Tax Lots as Zoning Lots
- Documentation Allowances
- Construction Timeframes
- CPC Special Permits/Authorizations Timeframes
- Discontinuance of certain non-conforming uses
- Temporary Uses

**Proposed Rule:** puts these two provisions into effect throughout the city for a period of two years, consistent with the general intent of the disaster recovery rules and the Executive Order.
A Draft Generic Environmental Impact Statement (DGEIS) was conducted with the Department of City Planning (DCP) acting on behalf of the City Planning Commission (CPC) as the Lead Agency.

A Notice of Completion of a Draft Generic Environmental Impact Statement (DGEIS) was issued on October 16, 2020.

The DGEIS did not identify any significant adverse impacts.
The citywide text amendment is being proposed to follow the ULURP clock, in parallel with the three local actions (presentation to follow) to simplify the review process.

Zoning for Coastal Flood Resiliency
Citywide Text Amendment

Local Actions
Gerritsen Beach, BK
Sheepshead Bay, BK
Old Howard Beach, QN