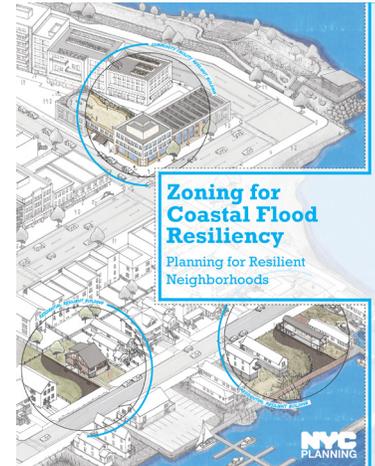


Why Zoning for Coastal Flood Resiliency?

Zoning for Coastal Flood Resiliency seeks to promote resilient buildings throughout the city's current and future floodplains.

Buildings in the flood zone need to be designed or retrofitted to reduce damage from future flood events and save on insurance costs. For this to happen, zoning needs to allow homeowners, business owners, and builders workable options for their buildings. Based on the Department of City Planning (DCP)'s experience working with communities throughout the floodplain since Hurricane Sandy in 2012, DCP has drafted a proposal to make zoning more supportive of resilient buildings. This proposal is expected to begin the public land use review process in 2020. More information about this effort can be found in the [Zoning for Coastal Flood Resiliency](#) document, located at nyc.gov/zcfr.

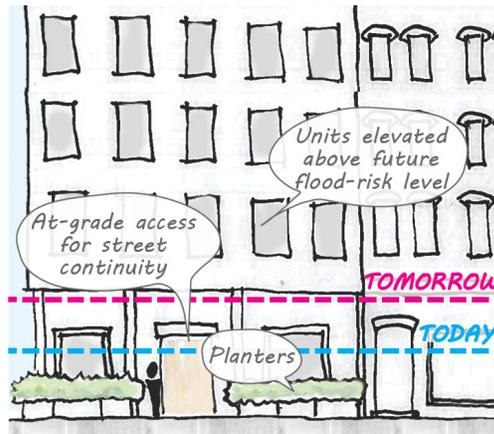


What would the proposals accomplish?



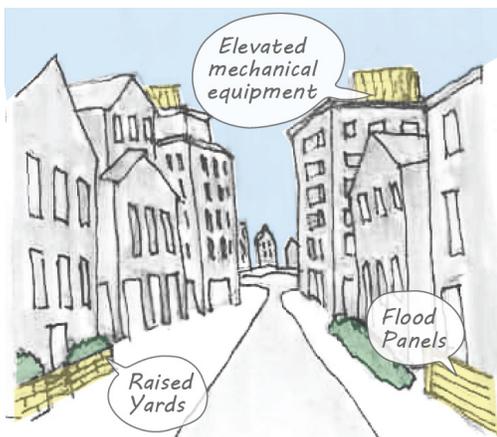
Allow buildings to be built to precautionary standards that take into account increasing flood risk

All buildings located within areas at risk of coastal flooding would be able to proactively incorporate resiliency improvements, even when not required by FEMA.



Support resilient buildings that are accessible and fit in with their surroundings

Zoning allowances paired with design rules would facilitate buildings and sites to accommodate sea level rise projections, without negatively affecting the street.



Enable existing buildings to become more resilient through partial retrofits

Existing buildings would be able to incorporate resiliency improvements, even when not able to fully meet FEMA standards.



Prepare today for recovery in the future

Rules that support the recovery process after a disaster, including the ongoing COVID-19 pandemic, would be made available.

This work is part of the City's OneNYC plan, which includes numerous strategies to make the city more resilient through multiple lines of defense.

This proposal would make permanent zoning provisions that were adopted on a temporary basis in 2013, and improve them in several key areas where the rules do not fully support, or may contribute to discouraging resiliency investments in buildings.

The proposal would also provide flexibility for grading and shoreline design in waterfront areas to help mitigate flood risk and will prohibit the construction of new nursing homes in high-risk areas given the negative health consequences associated with evacuating nursing home residents.

Contact us

Have questions or comments on this proposal? You can contact the DCP project team at:

RNEIGHBORHOODS@planning.nyc.gov