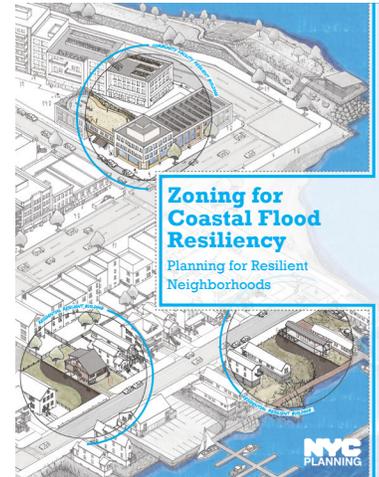


Zoning for Coastal Flood Resiliency seeks to enable and help promote resilient buildings throughout the city's current and future floodplains. This set of zoning recommendations would provide homeowners, business owners and practitioners living or working in the city's floodplain, the option to design or otherwise retrofit buildings to (a) reduce damage from future flood events, (b) be resilient in the long-term, and (c) potentially save on long-term flood insurance costs. These recommendations build upon the NYC Department of City Planning's (DCP) work with communities throughout the floodplain since Hurricane Sandy in 2012, which identified zoning and land use strategies to help reduce flood risks and support the city's vitality and resiliency through long-term adaptive planning. As a result, DCP is proposing to make permanent and improve upon existing zoning rules that were adopted on a temporary, emergency basis following Sandy, which are set to expire in the next couple of years. More information about this effort can be found in the [Zoning for Coastal Flood Resiliency document](#) that describes DCP's preliminary recommendations to a zoning text amendment that will enter the public review process later in 2019.



Features of the preliminary recommendations include:

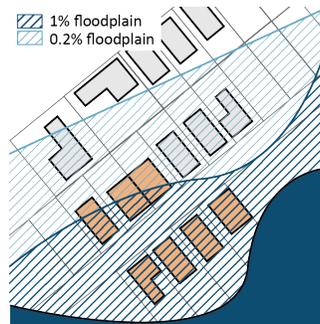
Goal 1.

Encourage resiliency throughout the city's current and future floodplains

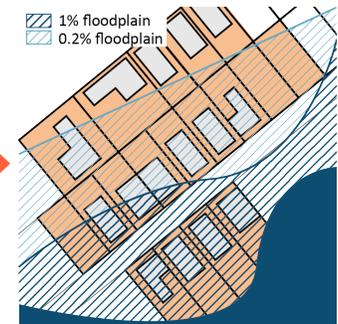
Applicability

Zoning for Coastal Flood Resiliency would expand the applicability of optional zoning rules that currently apply within the city's 1% annual chance floodplain to also include areas that will be subject to high-risk of flooding in the future. These rules would help facilitate buildings owners in both the 1% and 0.2% annual chance floodplains to proactively invest in resiliency improvements by either meeting or exceeding flood-resistant construction standards, even when these standards are not required by FEMA and the NYC Building Code.

Note: the 2050s projected 1% annual chance floodplain closely overlaps with the 0.2% annual chance floodplain.



Existing Rules: Applicable to buildings located within the 1% annual chance floodplain.



Proposal: Applicable to lots located within the 1% and 0.2% annual chance floodplains.

Goal 2.

Support long-term resilient design of all building types by offering flexibility in the zoning framework

Height Allowance

Zoning for Coastal Flood Resiliency would address the wide variety of building conditions and degrees of risk from coastal flooding found in the city's floodplain by offering the option to new and existing buildings to meet flood-resistant construction standards, but also to exceed them if a building owner decides to include future sea level rise projections when designing or retrofitting a building. This means that building owners would be able to proactively locate all living spaces and important equipment to higher elevations of protection. This precautionary approach helps make the building safer in the long-term, decreasing the chance of property damage in the event of a future storm. It may also assist in the reduction of flood insurance costs.



Existing Rules: Building envelopes can be measured from the DFE, and only in a few instances, from a higher reference plane at 9, 10 or 12 feet above grade.



Proposal: All building envelopes would have the option to be measured from a higher reference plane up to 10 feet above grade (1% annual chance floodplain), or up to 5 feet above grade (0.2% annual chance floodplain).

Cottage Envelope

Zoning for Coastal Flood Resiliency would make permanent and more broadly available an alternative building envelope, informally referred to as the “cottage envelope”, for detached homes being built or retrofitted on narrow and/or shallow lots in low-density areas. This would allow all new and existing single- and two-family detached homes in the floodplain to reduce side and rear yard requirements, and meet front yards and setbacks of neighboring buildings, in exchange of a shorter height limit, best aligning to surrounding context, while still floodproofing to future flood resilient standards.



Existing Rules: Underlying building envelope for detached homes on narrow and/or shallow lots in low-density areas.

Proposal: The cottage envelope for detached homes on narrow and/or shallow lots in low-density areas.

Building Design & Streetscape Regulations

Through floor area exemptions, Zoning for Coastal Flood Resiliency would encourage new and existing buildings to floodproof the ground floor, provide ADA accessible building access at grade, and design storefronts that are located at grade and are visually accessible at the sidewalk level. If building owners opt to elevate the ground floor instead of utilizing these incentives, the proposal would require buildings to provide streetscape strategies that soften the impact of elevated uses on the public realm.



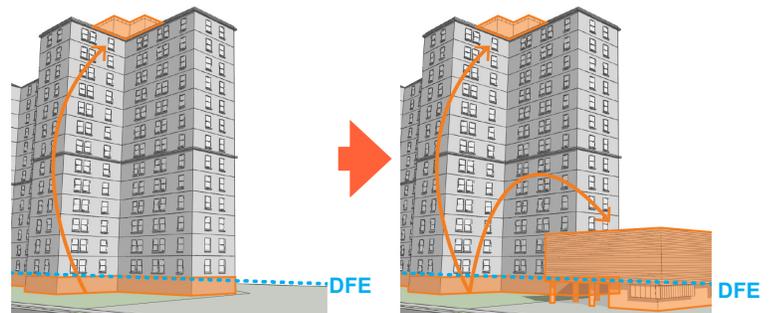
Existing Rules: Floor area exemption for floodproofed ground floors that have more than 50% of the ground floor height below the DFE.

Proposal: Floor area exemption for the first 30 feet of the ground floor, if the space is dry-floodproofed, located at grade, and with a floor-to-ceiling height of at least 13 feet.

Goal 3.

Allow for adaptation over time through partial resiliency strategies

Zoning for Coastal Flood Resiliency would provide building owners additional zoning flexibility to relocate mechanical, electrical and plumbing equipment or install back-up systems such as generators above areas at risk of being flooded, including on roofs or in new separate structures. Additionally, Zoning for Coastal Flood Resiliency would allow up to 500 square feet of floor area to be added to existing heavy commercial and manufacturing buildings, facilitating the elevation of valuable equipment and spaces above the DFE. These allowances would not require the building to fully comply with flood-resistant construction standards, in order to allow for partial improvements that can help reduce the building and its content vulnerability.



Existing Rules: Additional flexibility with permitted obstructions facilitate mechanical equipment to be relocated to the roof of buildings.

Proposal: Additional flexibility with permitted obstructions and floor area facilitate mechanical, electrical and plumbing equipment, in addition to other important spaces to be placed on the roof or in a separate structure.

Goal 4.

Facilitate future-storm recovery by removing regulatory obstacles

Rules that make it easier for damaged buildings to be reconstructed would be enabled in the event of a future disaster. This would allow residents and neighborhoods to recover faster and allow the City to more quickly offer disaster assistance to those who are impacted.

The Department of City Planning (DCP) worked with communities throughout the floodplain to identify zoning and land use strategies to reduce flood risks and support the city’s vitality and resiliency through long-term adaptive planning. Zoning for Coastal Flood Resiliency is part of a wide range of efforts by the City to increase the city’s resiliency to climate-related events. To learn more, go to: nyc.gov/zcfr