Post-Hurricane Sandy (2012) Policy Timeline

- 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)
Existing Land Use and Zoning

Legend

- Old Howard Beach Rezoning Area
- Cross Bay Boulevard Commercial Strip
- Hamilton Beach Special Coastal Risk District
- One- and Two-Family Buildings
- Multifamily Walkup Buildings
- Multifamily Elevator Buildings
- Mixed Commercial/Residential Buildings
- Commercial/Office Buildings
- Transportation/Utility
- Public Facilities/Institutions
- Open Space
- Parking Facilities
- Vacant Land
Existing Conditions

R3-1

- Detached single- and two-family homes
- Some homes have already been elevated

R3-2

- Semi-detached single- and two-family homes
- Limited ability to retrofit
Proposed Actions

**Goal:** Promote resilient development by aligning zoning with established neighborhood character

**Zoning Map Amendment**

a) R3-1 and R3-2 to R3X

b) R3-2 to R3-1 along Huron Street between Belt Parkway and 156th Avenue
### Proposed Actions: Old Howard Beach

#### R3-1 and R3-2 → R3X

<table>
<thead>
<tr>
<th></th>
<th>R3-1</th>
<th>R3-2</th>
<th>R3X</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential FAR</td>
<td>0.6*</td>
<td>0.6*</td>
<td>0.6*</td>
</tr>
<tr>
<td>Maximum Height</td>
<td>35 feet</td>
<td>35 feet</td>
<td>35 feet</td>
</tr>
<tr>
<td>Required Parking</td>
<td>1 per DU</td>
<td>1 per DU/50%</td>
<td>1 per DU</td>
</tr>
<tr>
<td></td>
<td>of IRHU</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building Typology</td>
<td>Semi-Detached, Detached</td>
<td>Attached, Semi-Detached, Detached</td>
<td>Detached</td>
</tr>
</tbody>
</table>

*With a 20% attic allowance.*
### Proposed Actions: Old Howard Beach (Huron Street)

**R3-2 → R3-1**

<table>
<thead>
<tr>
<th></th>
<th>R3-2</th>
<th>R3-1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential FAR</td>
<td>0.6*</td>
<td>0.6*</td>
</tr>
<tr>
<td>Maximum Height</td>
<td>35 feet</td>
<td>35 feet</td>
</tr>
<tr>
<td>Required Parking</td>
<td>1 per DU/50% of IRHU</td>
<td>1 per DU</td>
</tr>
<tr>
<td>Building Typology</td>
<td>Attached, Semi-Detached, Detached</td>
<td>Semi-Detached, Detached</td>
</tr>
</tbody>
</table>

*With a 20% attic allowance.*

### Map

- **Proposed R3X District**
- **Proposed R3-1 District**
- **Hamilton Beach Special Coastal Risk District**
Summary

• Old Howard Beach is **vulnerable** to storm surges and flooding.

• The proposed rezoning achieves two goals:
  o Works alongside ZCFR to permit housing typologies that are easier to **retrofit and elevate**
  o Reinforces existing **neighborhood character**

Proposed Actions

Zoning Map Amendment

• R3-1 and R3-2 → R3X
• R3-2 → R3-1
Appendix
Flood Risk and Sea Level Rise