Old Howard Beach
Resiliency Rezoning

City Planning Commission
October 19, 2020
Post-Hurricane Sandy (2012) Policy Timeline

- **Executive Order (2012)**
- **Flood Text (2013)**
- **Recovery Text (2015)**
- **Citywide & Neighborhood Studies + Outreach (2014-2019)**
- **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

[Map showing land use and zoning areas with various zones labeled such as R2, R3, R3-1, R3-2, etc.]
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% of IRHU</td>
<td>1 per DU</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)

<table>
<thead>
<tr>
<th>R3-2</th>
<th>R3-1</th>
</tr>
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<td>Residential FAR</td>
<td>0.6*</td>
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Summary

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

- The proposed rezoning achieves two goals:
  - Works alongside ZCFR to permit housing typologies that are easier to **retrofit and elevate**
  - 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