Applicability in Brooklyn CB 7

Existing FT1 Optional Rules

- Rules available for buildings within the 1% floodplain

Proposed Optional Rules

- Rules available for lots within the 1% floodplain
- Rules available for lots within the 0.2% floodplain

Community District

Expanding Beyond 1%
Applicability in Brooklyn CB 7

Existing FT1 Optional Rules
- Height can be measured from DFE

Proposed Optional Rules
- Height can be measured from DFE or up to 10' RP, whichever is higher.
- Height can be measured from up to 5' RP
Existing FT1 Optional Rules

- Rule available within SRNR Boundaries in 1% floodplain

Proposed Optional Rules

- Rule available within 1% and 0.2% floodplains

Special Conditions

Cottage Envelope

Applicability in Brooklyn CB 7

Map illustrates:
- existing substandard tax lots (lot widths are less than minimum required)
- existing tax lots with depths less than 95’
- SRNR area
**Existing FT1 Optional Rules**

- **Wet-Floodproofed Spaces**
  - Lots with existing buildings (residential only) in the 1% floodplain
  - Lots with existing buildings (with non-residential uses) in the 1% floodplain where the difference between BFE and grade is greater than 1' (or 2' between grade and FRCE), assuming floor levels will be roughly at grade.

*The actual location of the first floor of the ground floor in relation to the FRCE would determine eligibility for the exemption. The exemption is only available if the first floor existing prior to Oct. 28, 2012 is lower than the FRCE.*

**Rule available** if you wet-floodproof an existing building within the 1% floodplain.

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**Proposed Optional Rules**

- **Map illustrates**
  - All lots within the 1% and 0.2% floodplains

**Rule available** if you wet-floodproof a new or an existing building within the 1% and 0.2% floodplains.

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**Applicability in Brooklyn CB 7**

- Lots with existing buildings (residential only) in the 1% floodplain
- Lots with existing buildings (with non-residential uses) in the 1% floodplain where the difference between BFE and grade is greater than 1' (or 2' between grade and FRCE), assuming floor levels will be roughly at grade.

* The actual location of the first floor of the ground floor in relation to the FRCE would determine eligibility for the exemption. The exemption is only available if the first floor existing prior to Oct. 28, 2012 is lower than the FRCE.*
Existing FT1 Optional Rules

- Rule available for a full floor if an existing building is dry-floodproofed and within 1% floodplain

Proposed Optional Rules

- Rule available for the first 30’ from the street wall if the building is dry-floodproofed and on a primary street within the 1% and 0.2% floodplains
**Existing FT1 Optional Rules**

- 2nd story commercial allowed in C4-C6 as well as C1 & C2 within R9-R10

**Proposed Optional Rules**

- 2nd story commercial allowed in underlying rules and C1 & C2 within all R Districts in the 1% and 0.2% floodplains

**Applicability in Brooklyn CB 7**

- Community District
- Support Spaces
- 2nd Story Commercial

*Map illustrates*
- existing lots in C4-C6
- existing lots in C1 & C2 within R9-R10

*Support Spaces*

*Applicability in Brooklyn CB 7*

- 2nd story commercial allowed in C4-C6 as well as C1 & C2 within R9-R10

*Proposed Optional Rules*

- 2nd story commercial allowed in underlying rules and C1 & C2 within all R Districts in the 1% and 0.2% floodplains
Applicability in **Brooklyn CB 7**

**Existing FT1 Optional Rules**

- Rule available for all non-residential buildings in C & M Districts with 1 FAR

**Proposed Optional Rules**

*Map illustrates*
- existing lots in C1/C2 in R1-R5
- existing lots in C4-1
- existing lots in C8-1
- existing lots in M1-1
Applicability in Brooklyn CB 7

Existing FT1 Optional Rules

- MEP building allowed for campus-style housing in 1% and 0.2% floodplains

Proposed Optional Rules

Map illustrates:
- existing tax lots with 3 or more multifamily buildings and tax lot area of 1.5 acres or greater
Existing FT1 Optional Rules

Proposed Optional Rules

Lots within the Special District have the option of using the rules

Lots within the Special District have the option of using the rules

Applicability in Brooklyn CB 7

Special Districts

- Special Bay Ridge District
- Special Ocean Parkway District
- Special Enhanced Commercial District-1
- Special Mixed Use District (MX-5)
- Special Mixed Use District (MX-11)
- Special Mixed Use District (MX-12)
- Special Downtown Brooklyn District