Applicability in **Bronx CB 3**

**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
Applicability in Bronx CB 3

Existing FT1 Optional Rules

- Height can be measured from DFE

Proposed Optional Rules

- Height can be measured from up to 10' RP, whichever is higher.
Applicability in **Bronx CB 3**

**Existing FT1 Optional Rules**
- Rule available within SRNR Boundaries in 1% floodplain

**Proposed Optional Rules**
- Rule available within 1% and 0.2% floodplains

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**Special Conditions**

**Cottage Envelope**

**Map illustrates**
- existing substandard tax lots (lot widths are less than minimum required)
- existing tax lots with depths less than 95’
- SRNR area
Applicability in **Bronx CB 3**

**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

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**Map illustrates**

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

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**Community District**

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**Map illustrates**

- existing lots in C4-C6
- existing lots in C1 & C2 within R9-R10
- existing lots in C1 & C2 within all R Districts within the 1% and 0.2% floodplains
Applicability in **Bronx CB 3**

**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

*Map illustrates*

- existing lots in C1-C4
- existing lots with non-residential at BFE>4'

- existing lots in C1-C7
Applicability in Bronx CB 3

**Existing Underlying 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 within the 1% and 0.2% floodplains
Applicability in **Bronx CB 3**

**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 **Bronx CB 3**

**Existing FT1 Optional Rules**

**Proposed Optional Rules**

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

*Map illustrates existing tax lots with 3 or more multifamily buildings and tax lot area of 1.5 acres or greater*
Applicability in **Bronx CB 3**

- **Existing FT1 Optional Rules**
  - Lots within the Special District have the option of using the rules

- **Proposed Optional Rules**
  - Lots within the Special District have the option of using the rules

**Special Districts**

- Jerome Corridor District
- Special Mixed Use District (MX-7)
- Special Mixed Use District (MX-14)
- Special Mixed Use District (MX-17)
- Community District

**Map illustrates**
- existing tax lots with 3 or more multifamily buildings and tax lot area of 1.5 acres or greater