Applicability in Bronx CB 5

Existing FT1 Optional Rules

Proposed Optional Rules

Rules available for buildings within the 1% floodplain

Rules available for lots within the 1% floodplain

Rules available for lots within the 0.2% floodplain
Applicability in **Bronx CB 5**

**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.
Applicability in Bronx CB 5

**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

**Map illustrates**

- existing substandard tax lots (lot widths are less than minimum required)
- existing tax lots with widths less than 30'
- existing tax lots with depths less than 95'
Ground Floors

Wet-Floodproofed Spaces

Applicability in **Bronx CB 5**

### 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

### Proposed Optional Rules

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

### Map illustrates

- All lots within the 1% and 0.2% floodplains

*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 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.

Proposed Optional Rules

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

Map illustrates:
- Existing lots in C1-C4
- Existing lots with non-residential at BFE>4’

Map illustrates:
- Existing lots in C1-C7

Applicability in Bronx CB 5
Applicability in **Bronx CB 5**

### Existing Underlying Rules

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

### Proposed Optional Rules

- 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

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

- 2nd story commercial allowed in underlying rules and C1 & C2 within all R Districts in the 1% and 0.2% floodplains
Applicability in **Bronx CB 5**

**Existing FT1 Optional Rules**

**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

**Rule available for all non-residential buildings in C & M Districts with 1 FAR**
Applicability in **Bronx CB 5**

**Existing FT1 Optional Rules**

**Proposed Optional Rules**

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

- MEP building allowed for campus-style housing in 1% and 0.2% floodplains
Applicability in **Bronx CB 5**

Existing FT1 Optional Rules

Proposed Optional Rules

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

- Jerome Corridor District
- Special Inwood District
- Special Grand Concourse Preservation District
- Special Mixed Use District (MX-14)
- Community District

Special Districts