Applicability in Manhattan CB 4

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 **Manhattan CB 4**

**Existing FT1 Optional Rules**
- Height can be measured from DFE or 12', 10', or 9' RP, whichever is higher.

**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 Manhattan CB 4

Existing FT1 Optional Rules

- Rule available within SRNR Boundaries in 1% floodplain
- Special Conditions
  - Cottage Envelope

Proposed Optional Rules

- Rule available within 1% and 0.2% floodplains
- Map illustrates
  - existing substandard tax lots (lot widths are less than minimum required)
  - existing tax lots with depths less than 95'
  - SRNR area

Community District
**Existing FT1 Optional Rules**

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

* 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.

**Proposed Optional Rules**

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

Map illustrates:
- 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.

Map illustrates:
- All lots within the 1% and 0.2% floodplains.
Applicability in **Manhattan CB 4**

**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

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**Map illustrates**
- existing lots in C1-C4
- existing lots with non-residential at BFE>4’

- existing lots in C1-C7
**Existing Underlying Rules**

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

**Proposed Optional Rules**

- 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

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Map illustrates:
- 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 Manhattan CB 4

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 Manhattan CB 4

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
Special Districts

Applicability in Manhattan CB 4

Existing FT1 Optional Rules

- Special Midtown District
- Special Clinton District
- Special Hudson Yards District
- Special West Chelsea District
- Special Garment Center District
- Special Lincoln Square District
- Special Hudson River Park District
- Special Transit Land Use District

Proposed Optional Rules

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

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