Applicability in Manhattan CB 6

Existing FT1 Optional Rules

- Rules available for lots 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 6

Expanding Beyond 1%
Applicability in Manhattan CB 6

**Existing FT1 Optional Rules**
- Height can be measured from DFE.
- 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 6

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

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’
Applicability in Manhattan CB 6

**Existing FT1 Optional Rules**

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

**Proposed Optional Rules**

- Rule available if you wet-floodproof a new or an existing building 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

Proposed Optional Rules

**Applicability in Manhattan CB 6**

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

*Map illustrates*
- existing lots in C1-C7

**Ground Floors**

**Dry-Floodproofed Spaces**

**Existing FT1 Optional Rules**

**Proposed Optional Rules**
Applicability in **Manhattan CB 6**

**Existing Underlying Rules**
- 2nd story commercial allowed in C4-C6 as well as C1 & C2 within R9-R10
- Map illustrates - existing lots in C4-C6 - existing lots in 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
- 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 Manhattan CB 6

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

Support Spaces

Floor Area Exemption
Applicability in Manhattan CB 6

**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 Manhattan CB 6

Existing FT1 Optional Rules

- Special Clinton District
- Special Southern Roosevelt Island District
- Special Garment Center District
- Special Union Square District
- Special Mixed Use District (MX-8)
- Special Transit Land Use District

Proposed Optional Rules

- Special Clinton District
- Special Southern Roosevelt Island District
- Special Garment Center District
- Special Union Square District
- Special Mixed Use District (MX-8)
- Special Transit Land Use District

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