Applicability in Manhattan 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
**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.

In **Manhattan CB 7**, the applicability can vary from DFE or 12’, 10’, or 9’ RP, whichever is higher.
Applicability in Manhattan CB 7

Existing FT1 Optional Rules

- Rule available within SRNR Boundaries in 1% floodplain

Proposed Optional Rules

- Rule available within 1% and 0.2% floodplains
Applicability in Manhattan CB 7

Existing FT1 Optional Rules

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

- 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

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.
**Applicability in Manhattan CB 7**

**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.

**Maps**

- Map illustrates existing lots in C1-C7.

- Map illustrates existing lots in C1-C4 and existing lots with non-residential at BFE>4’.
Applicability in Manhattan CB 7

**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 all R Districts
- 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 **Manhattan CB 7**

**Existing FT1 Optional Rules**
- Support Spaces
- Floor Area Exemption

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

*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 **Manhattan 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
Applicability in Manhattan CB 7

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