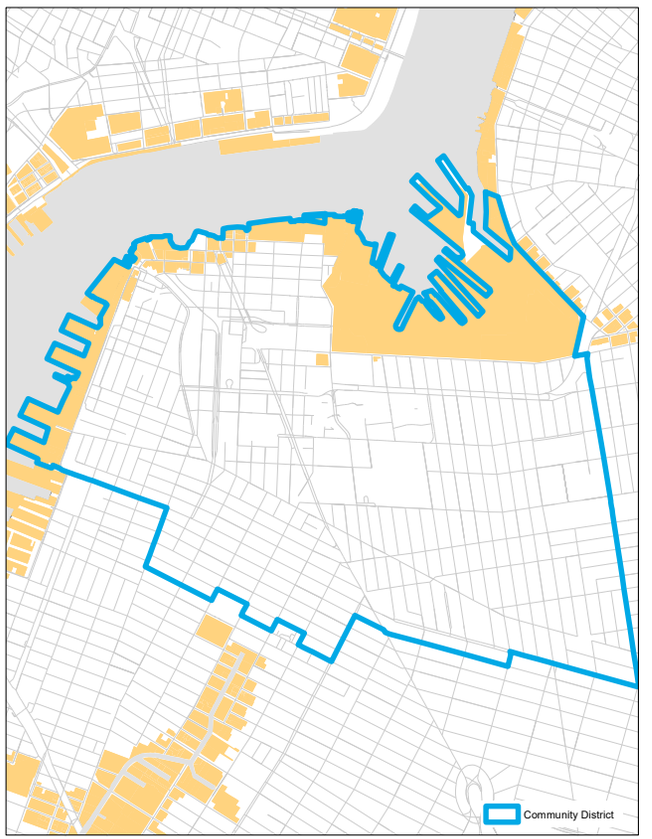
Applicability

Expanding Beyond 1%

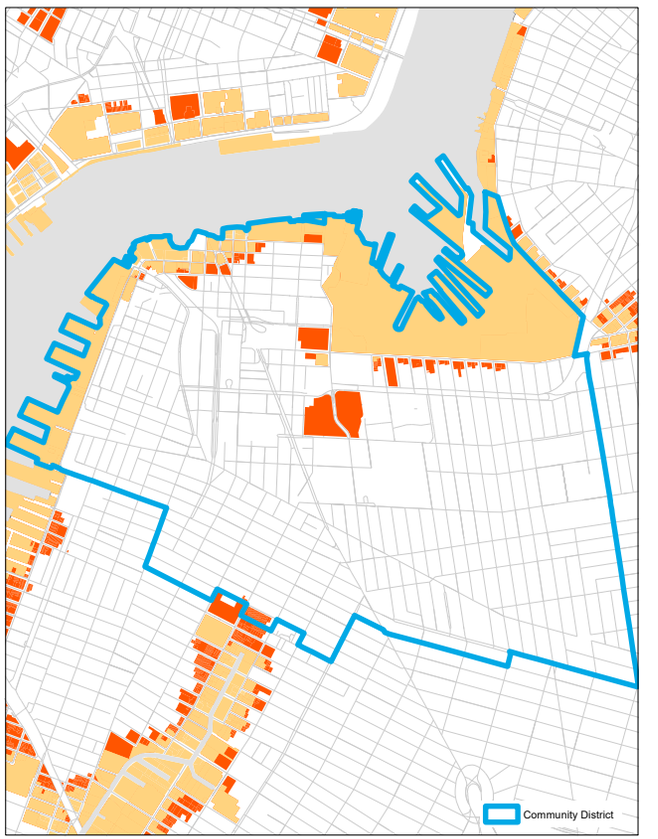
Applicability in **Brooklyn CB 2**

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

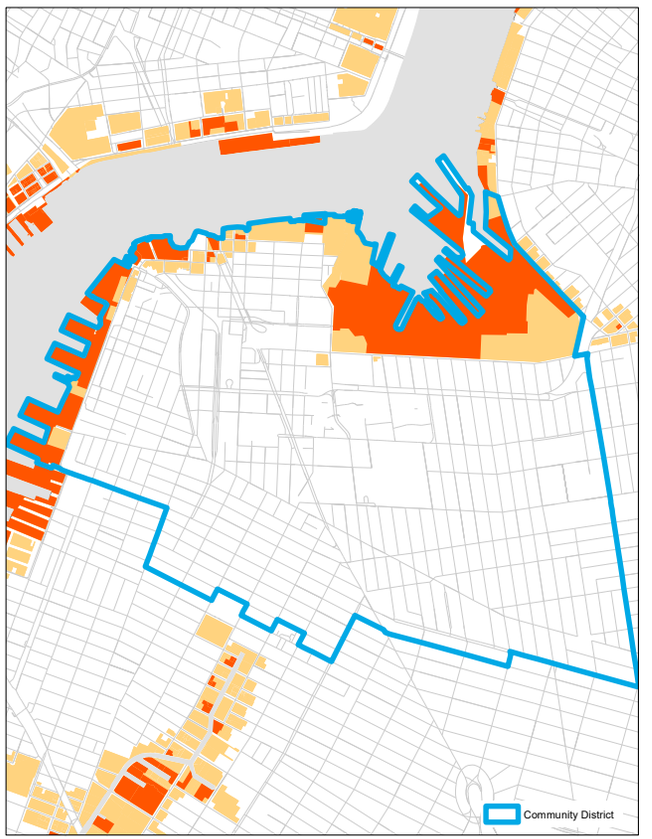
NYC PLANNING

Building Envelope

Reference Plane

Applicability in **Brooklyn CB 2**

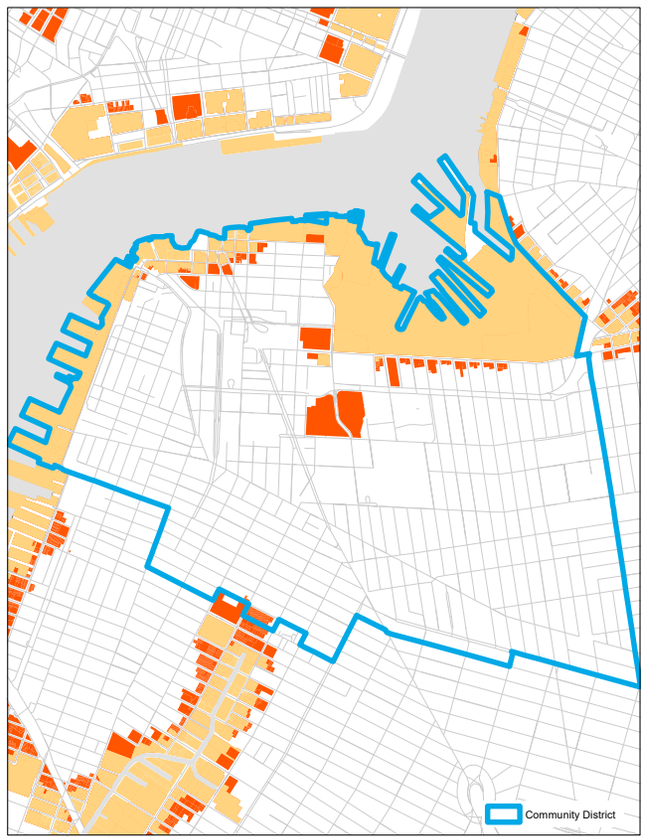
Existing FT1 Optional Rules



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

NYC PLANNING

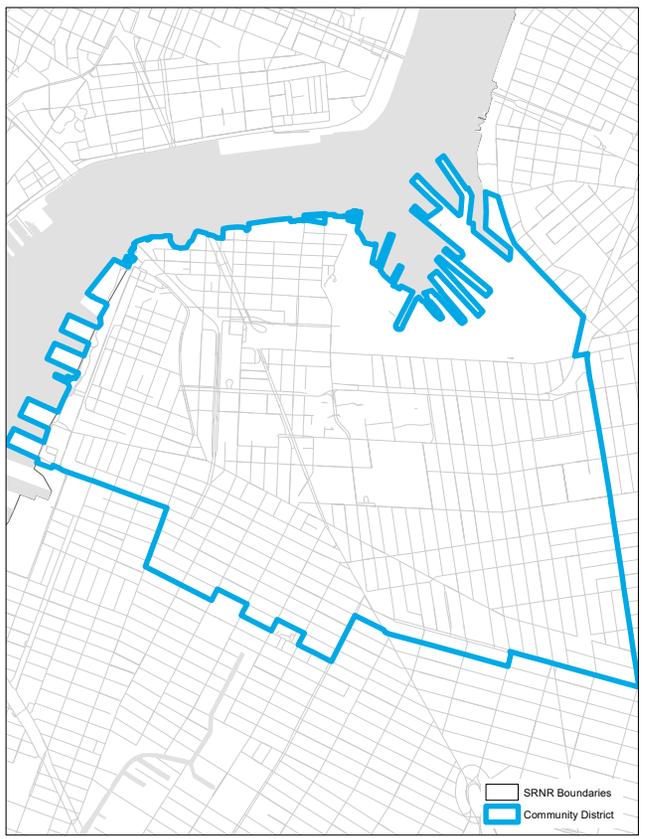
Special Conditions

Cottage Envelope

Applicability in **Brooklyn CB 2**

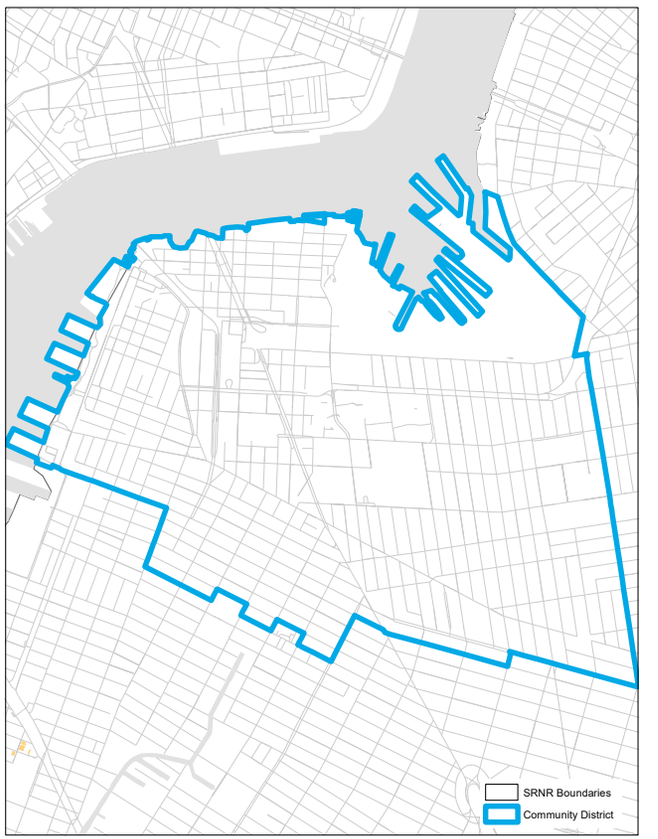
Existing FT1 Optional Rules

Map illustrates
-existing substandard tax lots (lot widths are less than minimum required)
-existing tax lots with depths less than 95'
-SRNR area



Rule available within SRNR Boundaries in 1% floodplain

Proposed Optional Rules



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'

Rule available within 1% and 0.2% floodplains

NYC PLANNING

Ground Floors

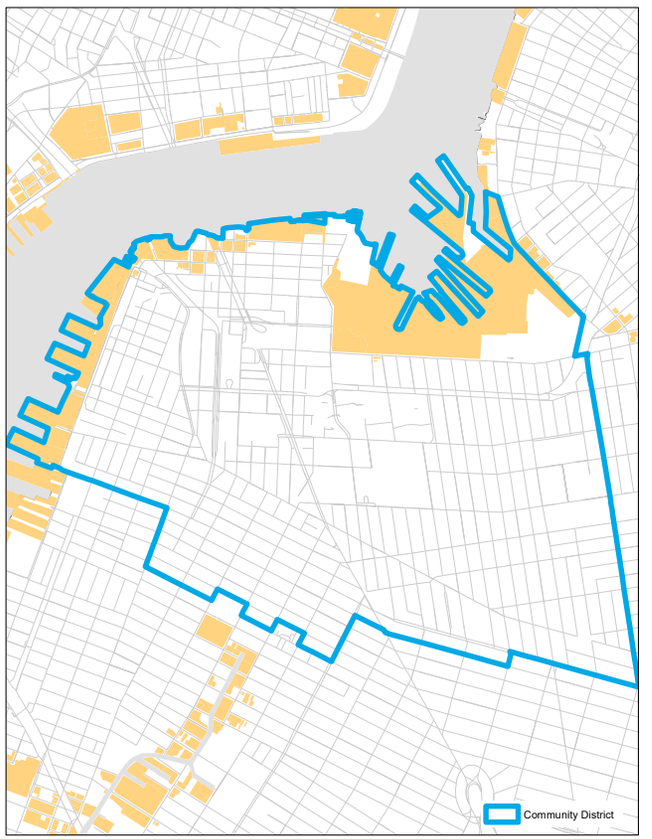
Wet-Floodproofed Spaces

Applicability in **Brooklyn CB 2**

Existing FT1 Optional Rules

Map illustrates
-lots with existing buildings (residential only) in the 1% floodplain

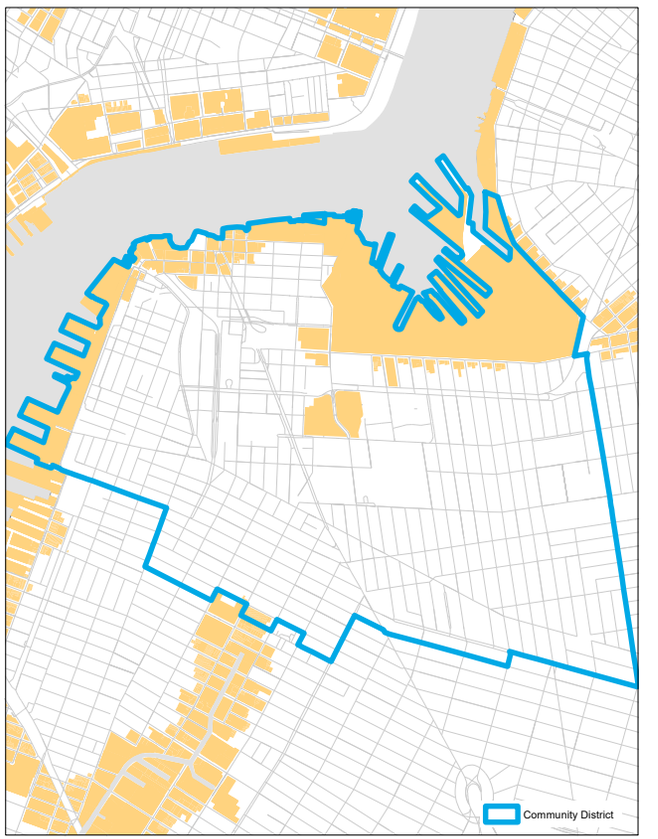
-lots with existing buildings (with non-residential uses) in the 1% floodplain where the difference between BFE and grade is greater than 1' (or 2' between grade and FRCE), assuming floor levels will be roughly at grade



**** 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.***

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

Proposed Optional Rules



Map illustrates
-all lots within the 1% and 0.2% floodplains

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

NYC PLANNING

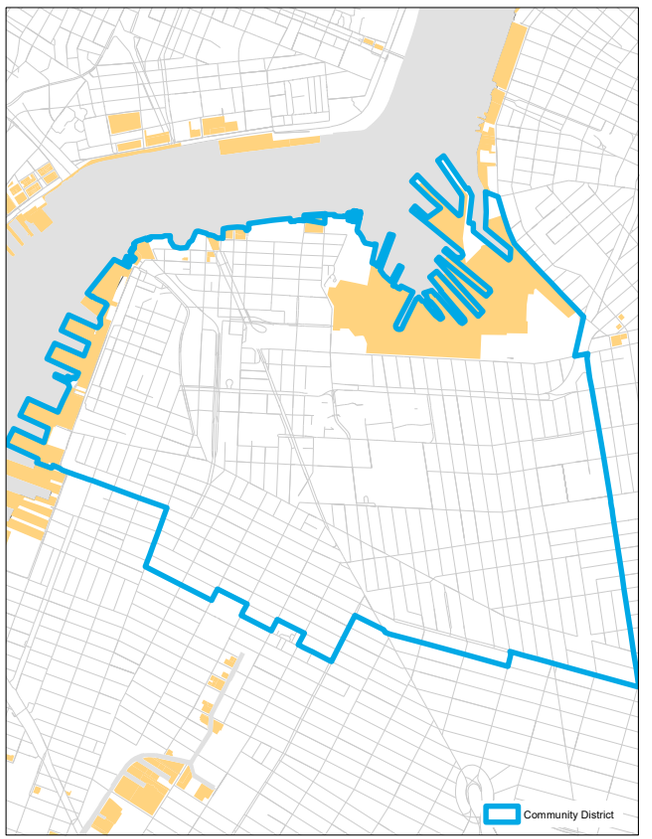
Ground Floors

Dry-Floodproofed Spaces

Applicability in **Brooklyn CB 2**

Existing FT1 Optional Rules

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



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

Proposed Optional Rules

Map illustrates
-existing lots in C1-C7

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

NYC PLANNING

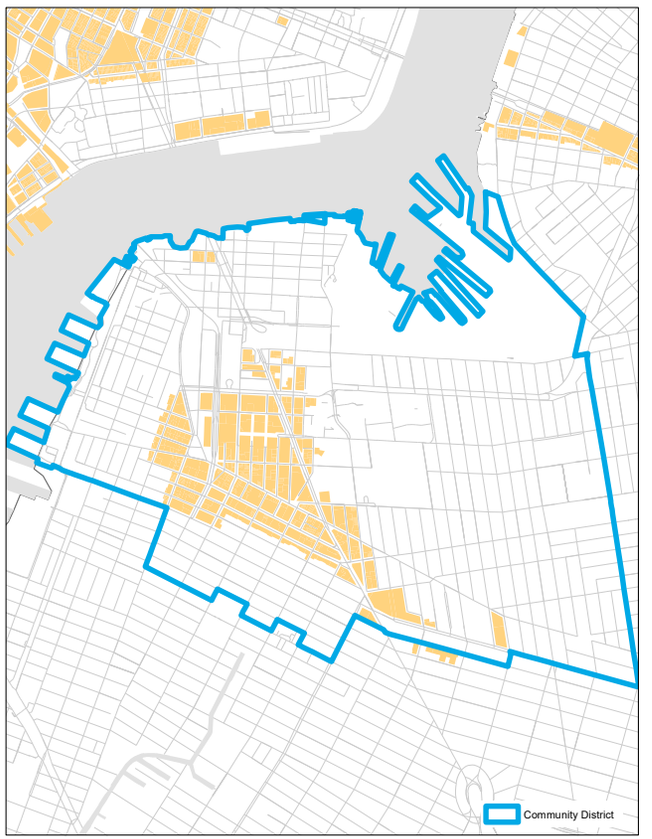
Support Spaces

2nd Story Commercial

Applicability in **Brooklyn CB 2**

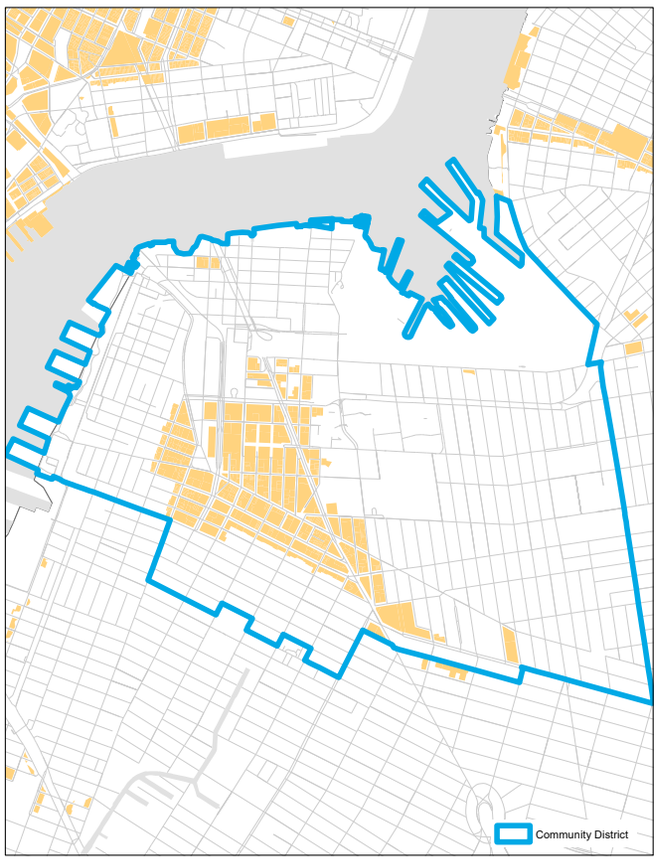
Existing Underlying Rules

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



2nd story commercial allowed in C4-C6 as well as 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 underlying rules and C1 & C2 within all R Districts in the 1% and 0.2% floodplains

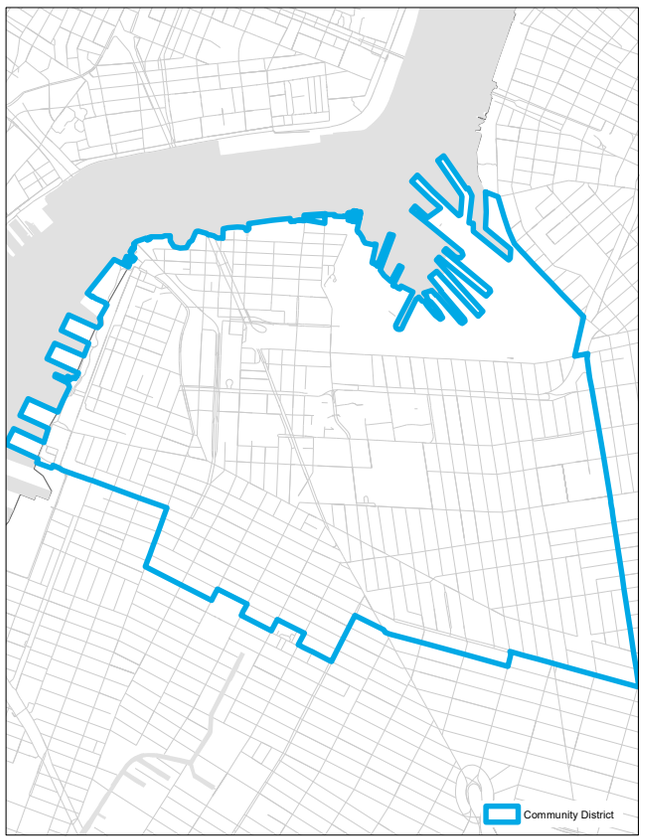
NYC PLANNING

Support Spaces

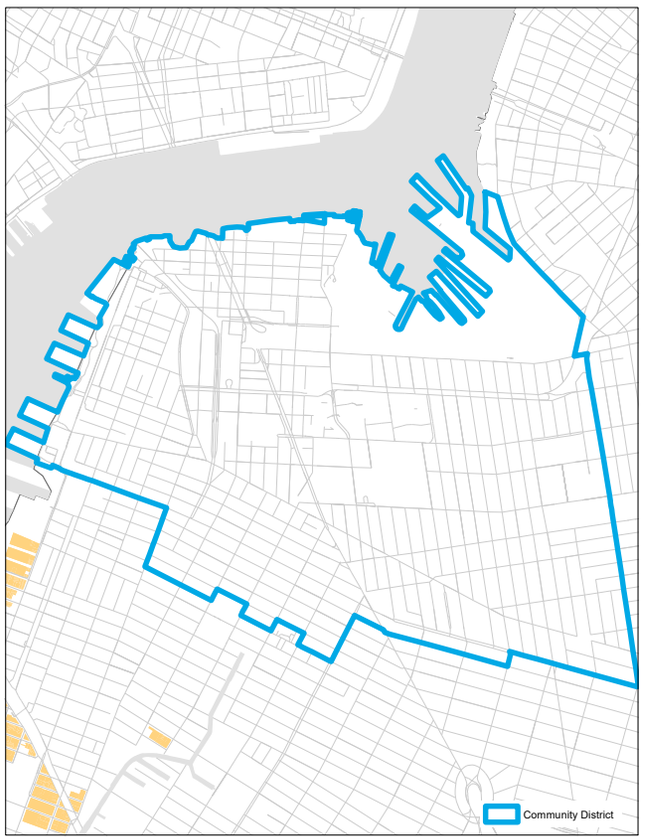
Floor Area Exemption

Applicability in **Brooklyn CB 2**

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

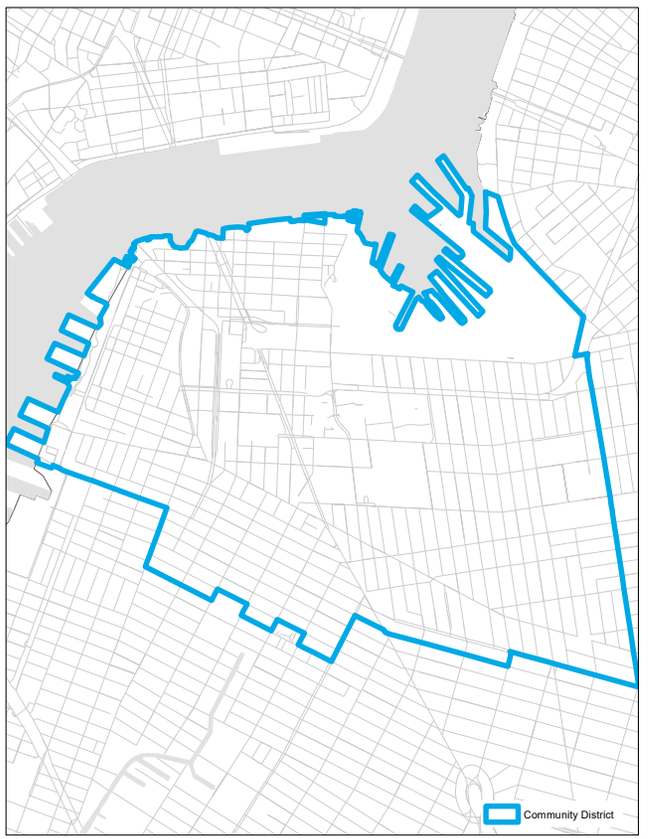
NYC PLANNING

Mechanical Equipment

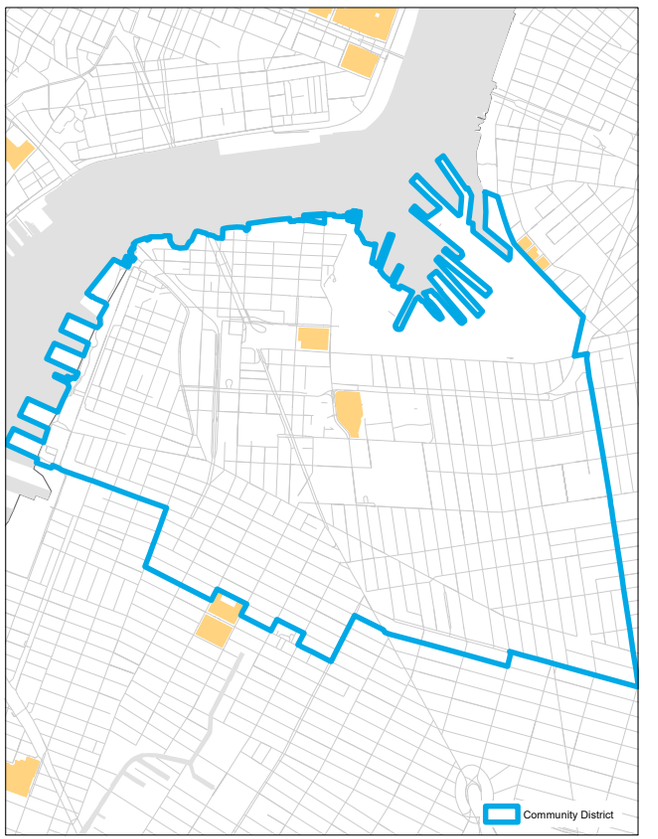
Open Areas

Applicability in **Brooklyn CB 2**

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

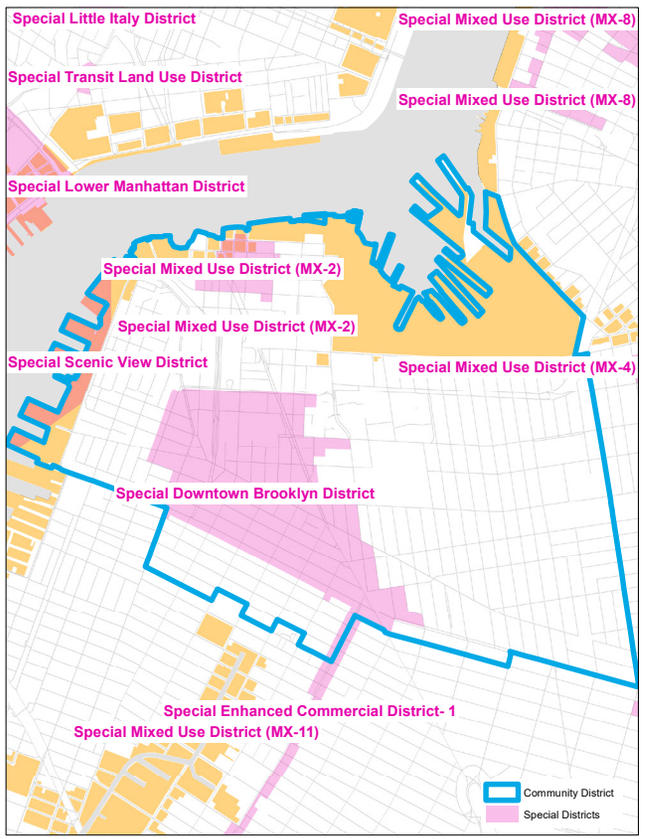
MEP building allowed for campus-style housing in 1% and 0.2% floodplains

NYC PLANNING

Special Districts

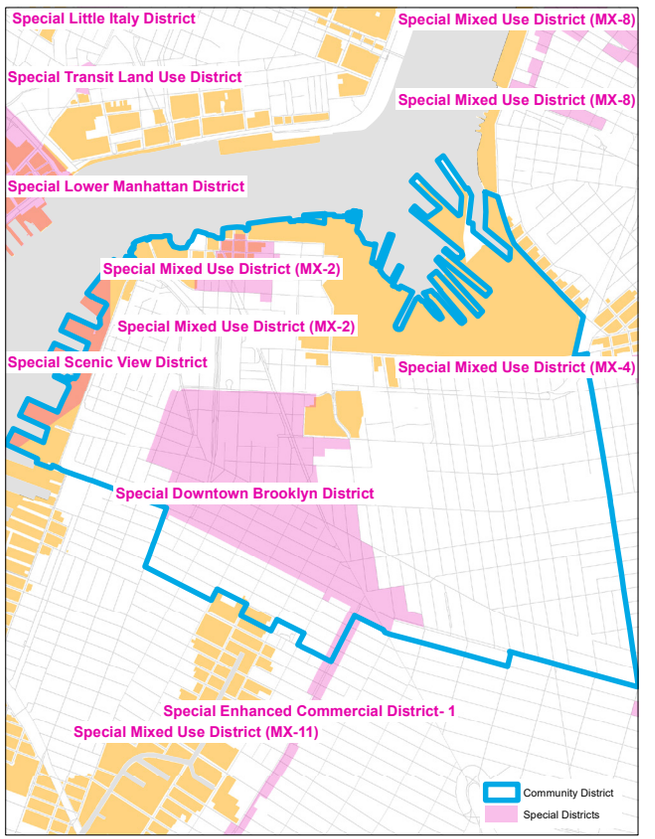
Applicability in **Brooklyn CB 2**

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

NYC PLANNING