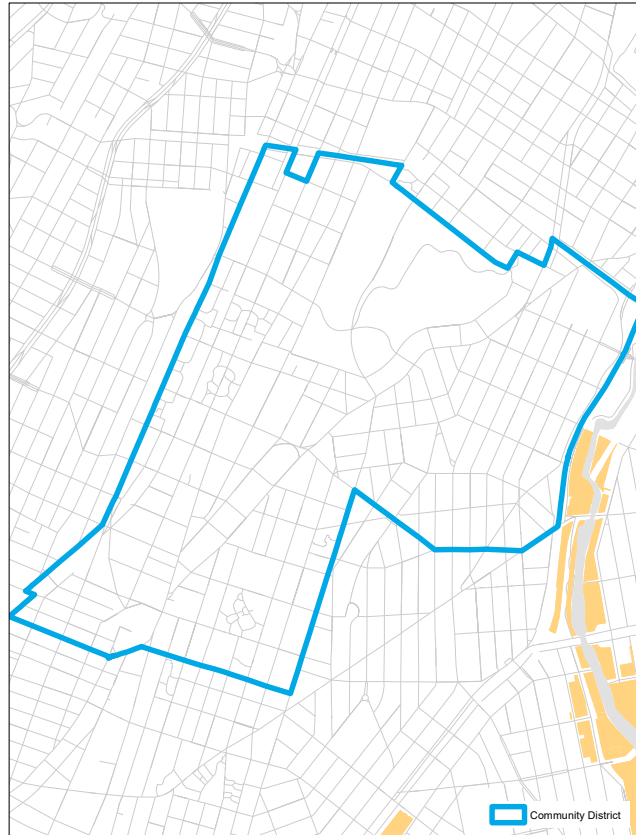


Applicability

Expanding Beyond 1%

Applicability in Bronx CB 3

Existing FT1 Optional Rules



Rules available for buildings within the 1% floodplain

Proposed Optional Rules



Rules available for lots within the 1% floodplain

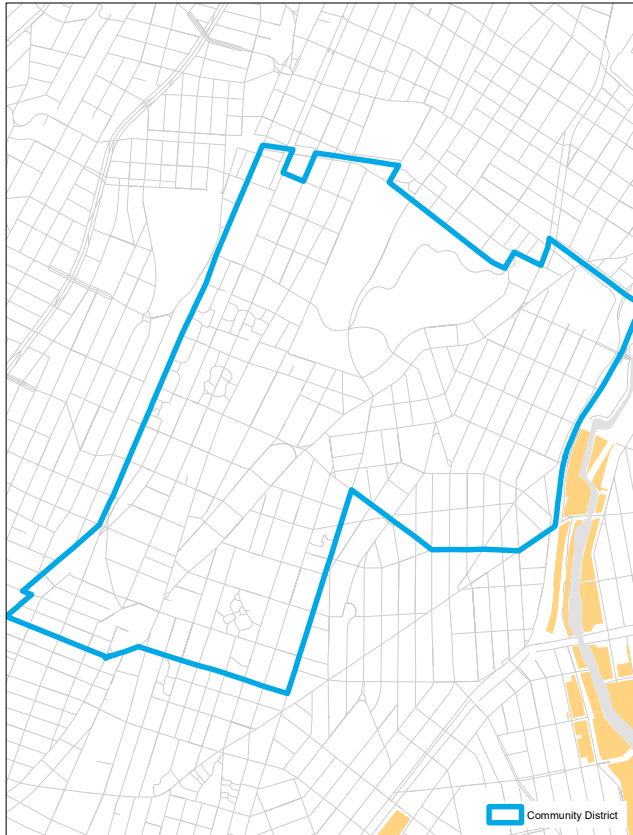
Rules available for lots within the 0.2% floodplain

Building Envelope

Reference Plane

Applicability in Bronx CB 3

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

Special Conditions

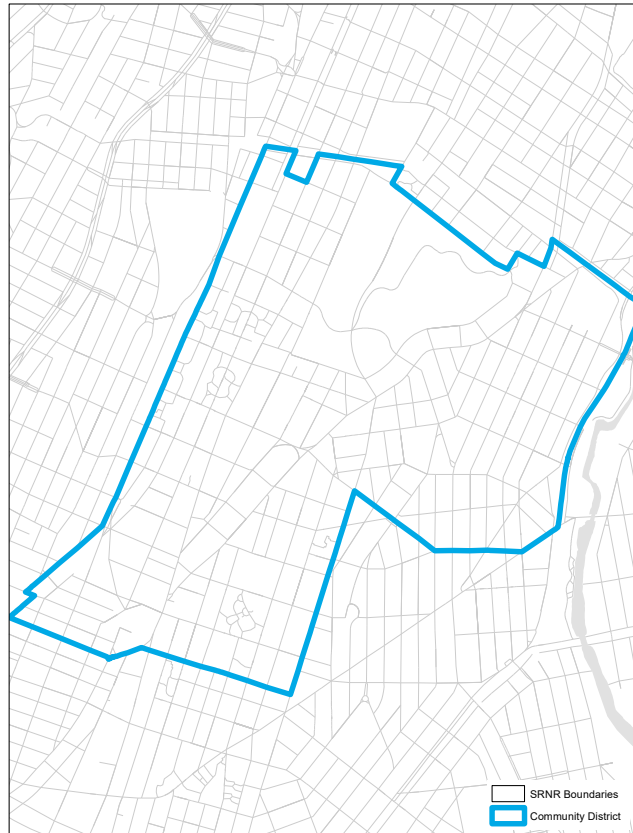
Cottage Envelope

Applicability in Bronx CB 3

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

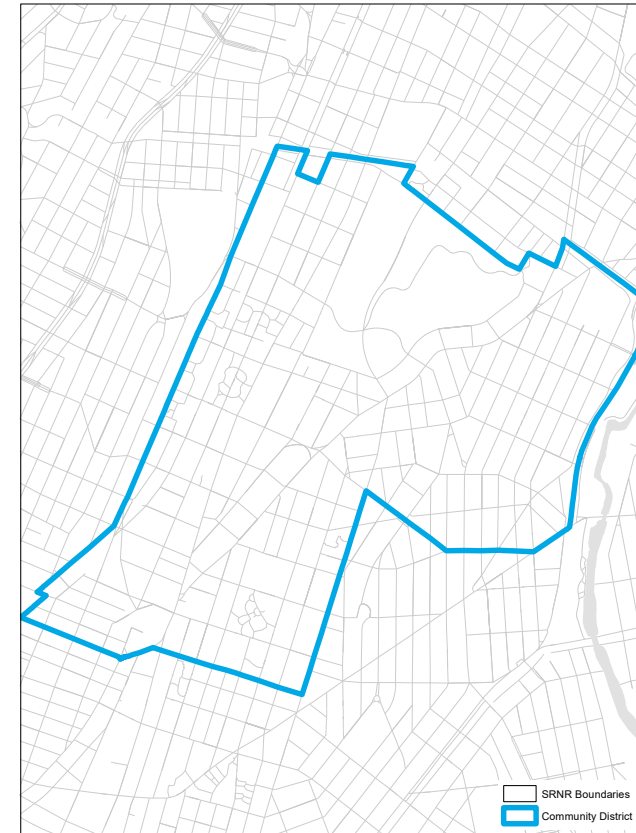


■ Rule available within SRNR Boundaries in 1% floodplain

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

Ground Floors

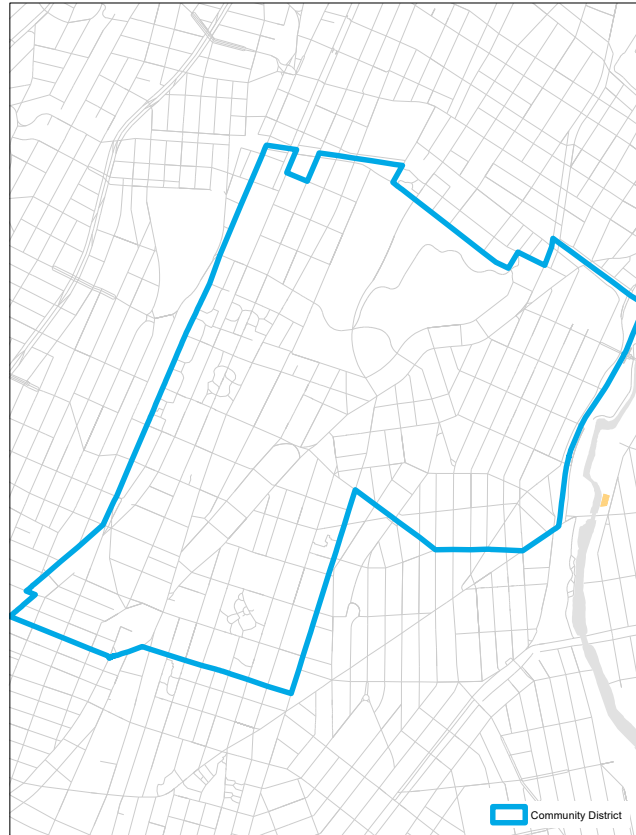
Wet-Floodproofed
Spaces

Applicability in Bronx CB 3

Existing FT1 Optional Rules

Map illustrates

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

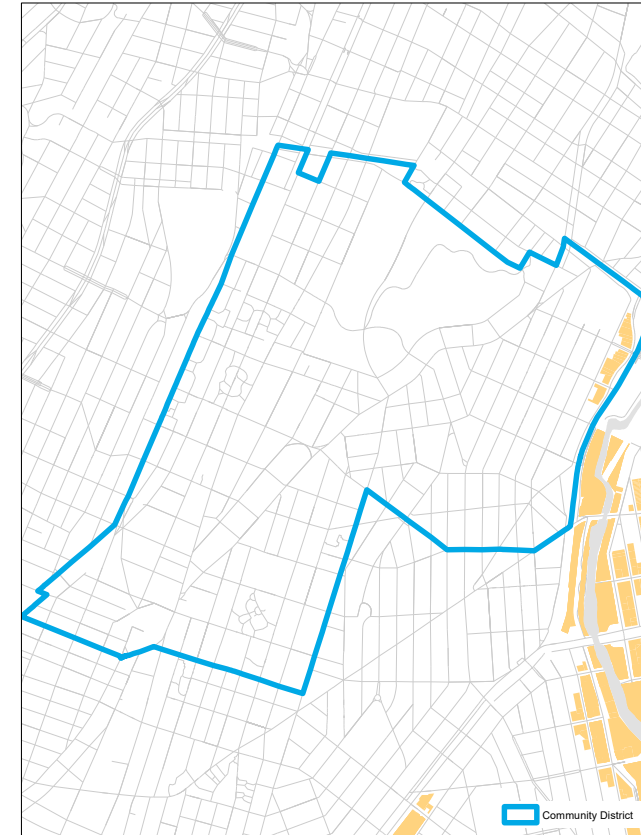


2nd story commercial allowed in C4-C6 as well as C1 & C2 within R9-R10

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



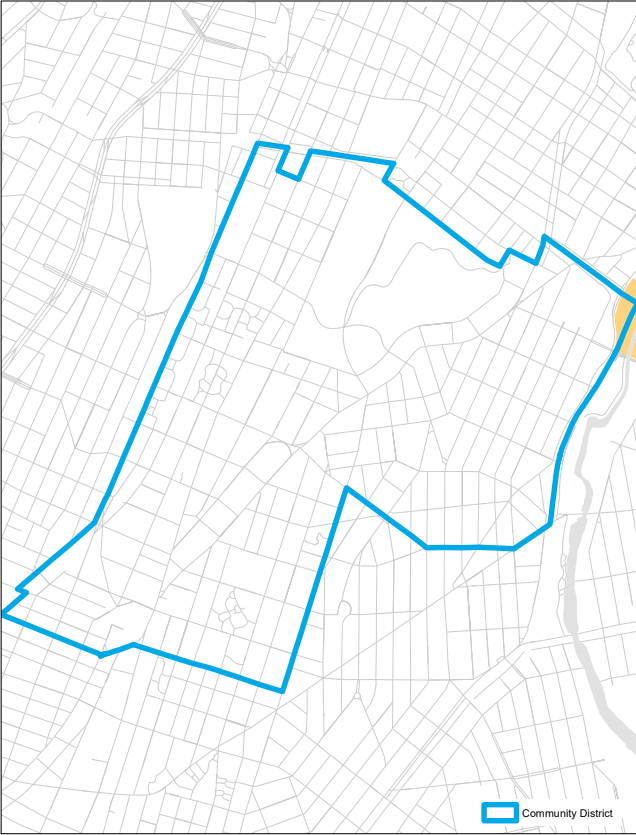
2nd story commercial allowed in underlying rules and C1 & C2 within all R Districts in the 1% and 0.2% floodplains

Ground Floors
Dry-Floodproofed
Spaces

Applicability in Bronx CB 3

Existing FT1 Optional Rules

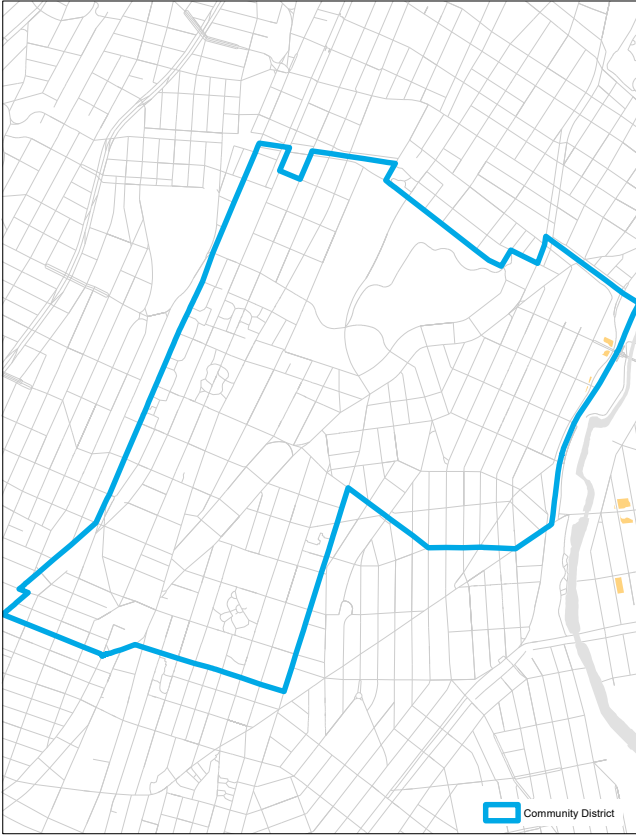
Map illustrates
-existing lots in
C1-C4
-existing lots with
non-residential at
BFE>4'



■ 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

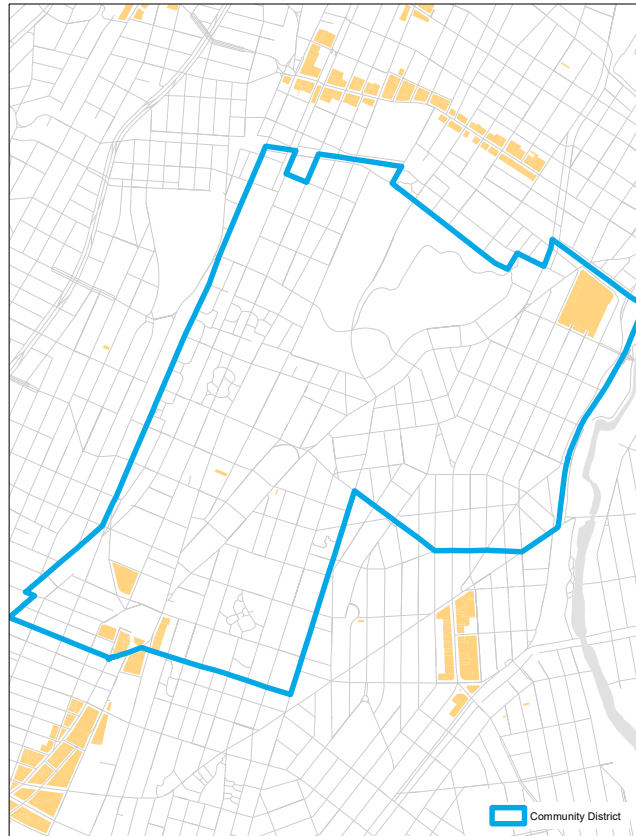
Support Spaces

2nd Story Commercial

Applicability in Bronx CB 3

Existing Underlying Rules

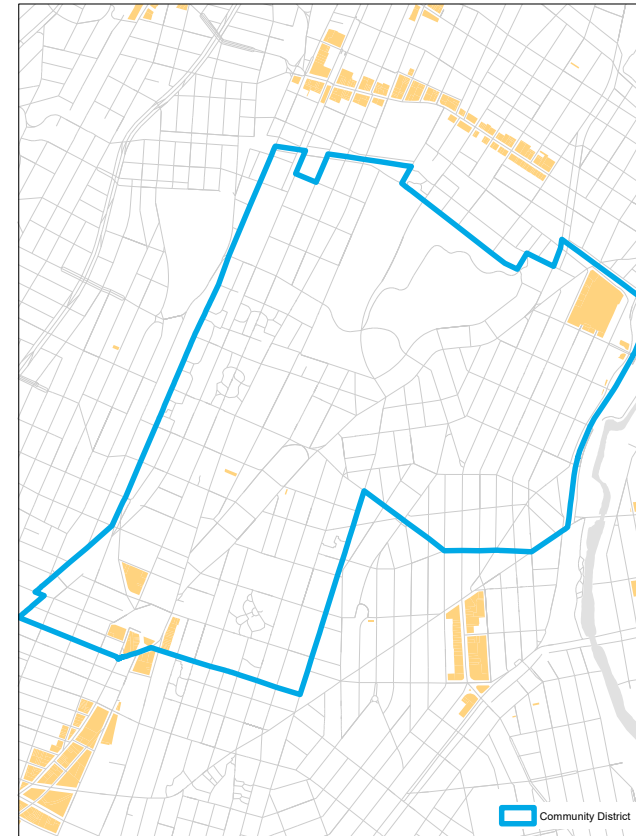
Map illustrates
-existing lots in C4-C6
-existing lots in C1 & C2 within R9-R10



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



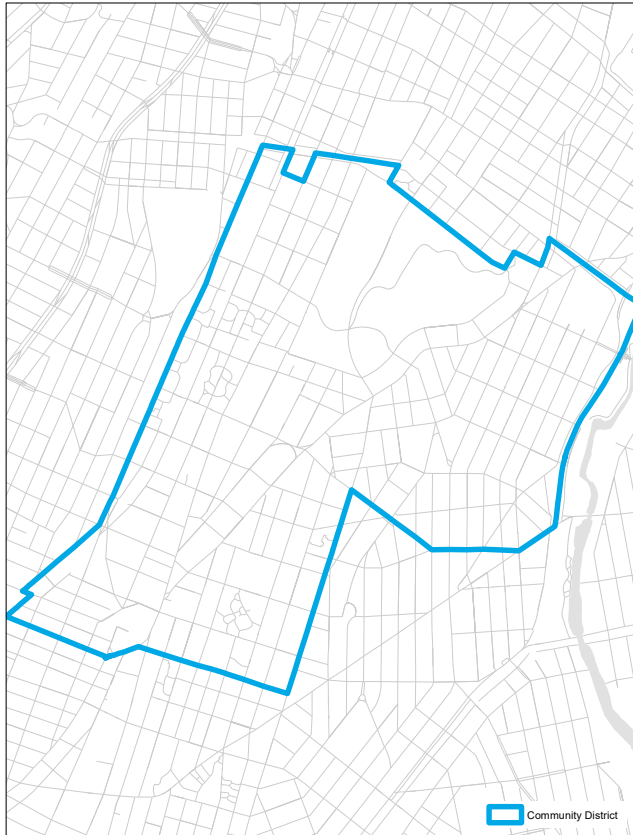
2nd story commercial allowed in underlying rules and C1 & C2 within all R Districts in the 1% and 0.2% floodplains

Support Spaces

Floor Area Exemption

Applicability in Bronx CB 3

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

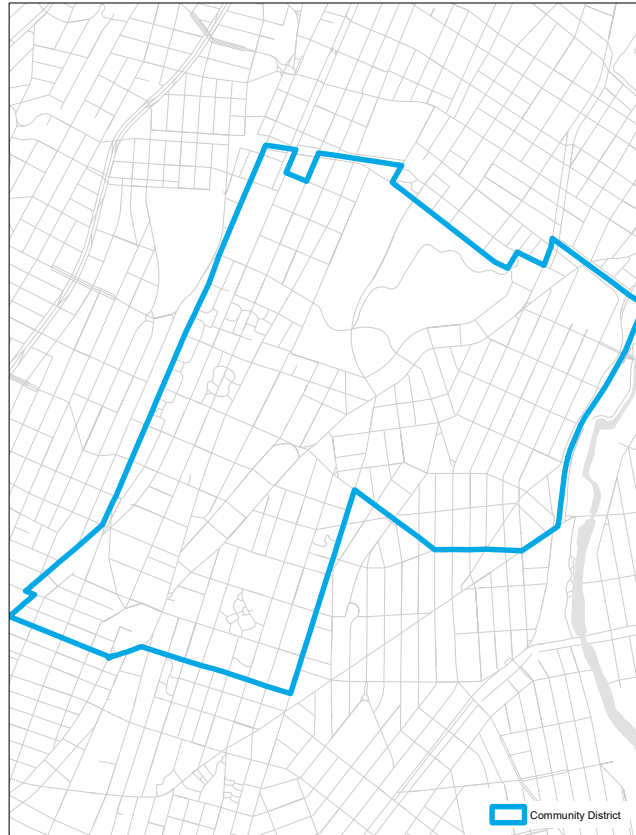
■ Rule available for all non-residential buildings in C & M Districts with 1 FAR

Mechanical Equipment

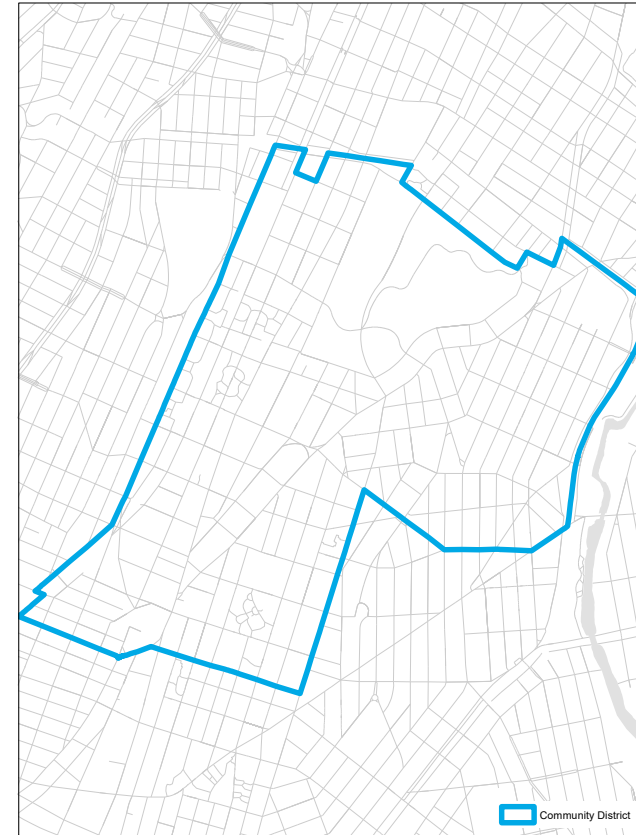
Open Areas

Applicability in Bronx CB 3

Existing FT1 Optional Rules



Proposed Optional Rules



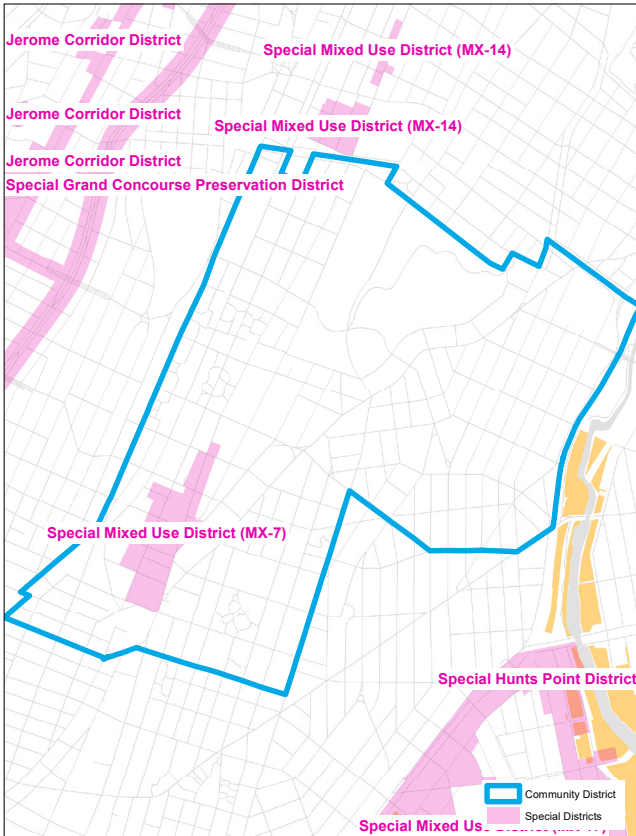
Map illustrates
-existing tax lots
with 3 or more
multifamily buildings
and tax lot area of
1.5 acres or greater

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

Special Districts

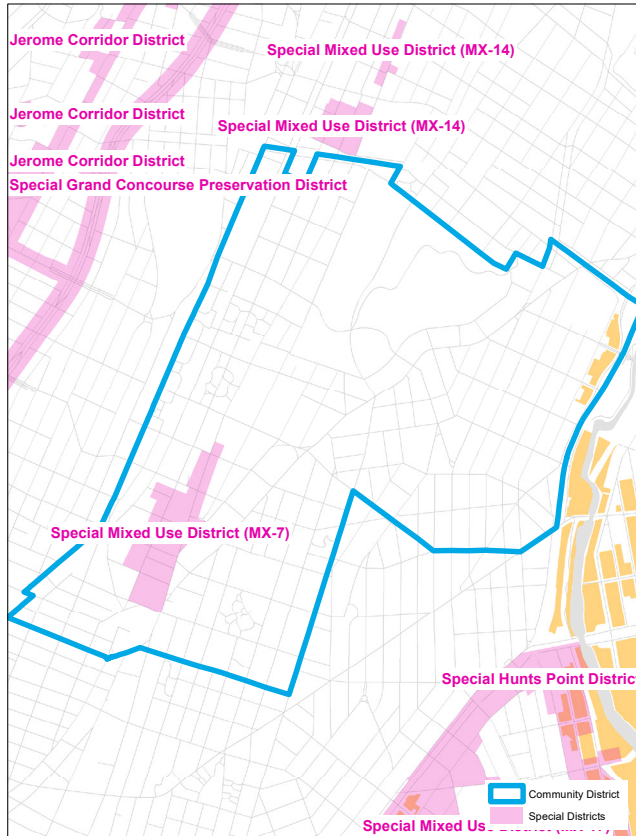
Applicability in Bronx CB 3

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