

LOCAL LAW NO. 4-2014

ZONING CODE AMENDMENTS

A LOCAL LAW amending Chapter 270 ~~Zoning~~ of the Village Code of the Village of Ossining to eliminate the mandatory ten percent requirement for inclusion of three-bedroom units in the bedroom mix for residential projects in the CDD, PW-a, PW-b, PW-c and IR zoning districts, thus making the inclusion of three-bedroom units discretionary.

BE IT ENACTED by the Board of Trustees of the Village of Ossining, as follows:

Section 1. Chapter 270 of the Village Code ~~Zoning~~, Appendix B is hereby amended as follows, with deleted matter in [brackets]:

B-5: Bulk Requirements for the CDD: Conservation Development District.

Setbacks	
Minimum lot area	2 acres
Building width and open area (ft.)	Shall be in accordance with § 270-19
Buffer for lots abutting a residential district (ft)	25
Minimum setback for buildings, parking or loading areas	30 ft of any street or lot line
Minimum distance between any two buildings except attached dwellings sharing a party wall (ft)	35
Residential Requirements	
Density	Baseline density 6 units per acre up to 8 dwelling units per acre pursuant to § 270-19.

Bedroom Mix	1-bedroom units or studios - 10 percent of total units; 2-bedroom units - 20 percent of total units[; 3 bedroom units ó 10 percent of total units]
Heights	
Maximum building height (stories / ft.) whichever is less	4.0/48
Coverage	
Maximum impervious coverage (percent)	50
Maximum building coverage (percent)	30
Open Space	
Minimum open space	25 percent of lot area

Table B-7: Bulk Requirements for PW-a: Northern Waterfront Subdistrict.

Setbacks	
Minimum lot area (sq. ft.)	40,000
Building width and open area (ft.)	Shall be in accordance with § 270-23
No building or part thereof shall be situated within:	20 ft of any street or 15 ft of any lot line
Minimum setback for parking or loading areas from street or lot line (ft)	10 ft
Minimum distance between any two buildings except attached dwellings sharing a party wall (ft)	30
Residential Requirements	
Density	15 units per acre pursuant to § 270-23.
Density: Special Permit Application	Baseline density 22 units per acre up to 32 dwelling units per acre pursuant to § 270-23.
Bedroom Mix	1-bedroom units or studios - 10 percent of total units; 2-bedroom units - 20 percent of total units[; 3 bedroom units 6 10 percent of total units]
Heights	
Maximum building height (stories / ft.) whichever is less	6.0/72
Coverage	
Maximum impervious coverage (percent)	60
Maximum building coverage (percent)	40
Open Space	
Minimum open space	15 percent of lot area

Table B-8: Bulk Requirements for PW-b: Central Waterfront - Transit Oriented Subdistrict.

Setbacks	
Minimum lot area (sq. ft.)	40,000
Building width and open area (ft.)	Shall be in accordance with § 270-23
No building or part thereof shall be situated within:	20 ft of any street or 15 ft of any lot line
Minimum setback for parking or loading areas from street or lot line (ft)	10 ft
Minimum distance between any two buildings except attached dwellings sharing a party wall (ft)	50
Maximum spacing between pedestrian building entrances on Main, Secor, Central and Water Street frontages	70 feet - Entrances must be usable for ingress and egress by building users.
Maximum parking along Street frontage	30 percent of total street frontage for any given lot along Water Street, Central, Main and Secor Road can be parking
Residential Requirements	
Density	15 units per acre pursuant to § 270-23.
Density: Special Permit Application	Baseline density 22 units per acre up to 32 dwelling units per acre pursuant to § 270-23.
Bedroom Mix	1-bedroom units or studios - 10 percent of total units; 2-bedroom units - 20 percent of total units[; 3 bedroom units ó 10 percent of total units]
Heights	
Maximum building height (stories / ft.)	No building shall extend more than 4.0 stories or 48 ft from either the average elevation of the proposed finished grade of the site, or the curbline on Water Street, Central Avenue, State Street, Main Street and Secor Road, whichever is greater; No building shall extend more than 1.0 story or 16 ft above Market or Hunter Streets.
Coverage	
Maximum impervious coverage (percent)	60
Maximum building coverage (percent)	40
Open Space	
Minimum open space	15 percent of lot area

Table B-9: Bulk Requirements for PW-c District: Central Waterfront ó Hillside Subdistrict.

Setbacks	
Minimum lot area (sq. ft.)	10,000
Building width and open area (ft.)	Shall be in accordance with § 270-23
Minimum distance between any two buildings except attached dwellings sharing a party wall (ft)	25
Minimum front yard (ft.) setback	15
Minimum side yard (each) (ft.) setback	10
Minimum rear yard (ft.) setback	20
Residential Requirements	
Density	15 units per acre pursuant to § 270-23.
Density: Special Permit Application	Baseline density 22 units per acre up to 32 dwelling units per acre pursuant to § 270-23.
Bedroom Mix	1-bedroom units or studios - 10 percent of total units; 2-bedroom units - 20 percent of total units[; 3 bedroom units ó 10 percent of total units]
Heights	
Maximum building height (stories / ft.) whichever is less	4.0/48
Additional height provisions	Any other provision not withstanding, no building shall be erected to a height exceeding 220 feet above sea level.
Coverage	
Maximum impervious coverage (percent)	70
Maximum building coverage (percent)	50
Open Space	
Minimum open space	15 percent of lot area

Table B-10: Bulk Requirements for IR: Institutional Redevelopment District.

Setbacks	
Minimum lot area	5 acres
Building width and open area (ft.)	Shall be in accordance with § 270-24
Buffer for lots abutting a residential district (ft)	25
Riverfront Setback	50 ft pursuant to § 270-24
Minimum setback for buildings, parking or loading areas	30 ft of any street or lot line
Minimum distance between any two buildings except attached dwellings sharing a party wall (ft)	50
Residential Requirements	
Maximum Density	Baseline density 15 units per acre up to 20 dwelling units per acre pursuant to § 270-24.
Bedroom Mix	1-bedroom units or studios - 10 percent of total units; 2-bedroom units - 20 percent of total units[; 3 bedroom units 6 10 percent of total units]
Heights	
East of the railroad tracks Maximum building height (stories / ft.) whichever is less	4.0/48 provided that no building shall extend more than 1.0 stories or 16 feet above the westerly curb line of State Street
West of the railroad tracks Maximum building height (stories / ft.) whichever is less	4.0/48
Coverage	
Maximum impervious coverage (percent)	60
Maximum building coverage (percent)	40
Open Space	
Minimum open space	30 percent of lot area

Section 2. Except as otherwise provided herein, all other provisions of Chapter 270
~~%Zoning~~+shall remain the same.

Section 3. The provisions of this Introductory Local Law are declared to be severable, and if any section, subsection, sentence, clause or part thereof is, for any reason, held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of any remaining sections, subsections, sentences, clauses or part of this Local Law

Section 4. This Local Law shall take effect immediately upon publication and posting as required by law.