

NEW ROCHELLE
PUBLIC HEARING NOTICE
PROPOSED AMENDMENT TO CHAPTER 331, "ZONING," -
CULTURAL DISTRICT OVERLAY ZONE

NOTICE is hereby given that the Council of the City of New Rochelle, New York, will hold a Public Hearing pursuant to Chapter 331 of the Code of the City of New Rochelle, Section 237-m of the General Municipal Law of the State of New York, and Sections 277.61 and 277.71 of the County Administrative Code, on *Wednesday*, September 13, 2017, at 7:00 P. M., in the Council Chamber, City Hall, 515 North Avenue, New Rochelle, New York, on a proposed amendment to the City's Zoning Code, Chapter 331, as follows:

ORDINANCE AMENDING SECTION 331-85.4, CULTURAL DISTRICT OVERLAY ZONE, OF CHAPTER 331, ZONING, OF THE CODE OF THE CITY OF NEW ROCHELLE.

BE IT ORDAINED by the City of New Rochelle:

Section 1. Section 331-85.4, Cultural District Overlay Zone, of Chapter 331, Zoning, of the Code of the City of New Rochelle is hereby amended as follows:

§ 331-85.4. Cultural District Extension Overlay Zone.

- A. Purpose. The Cultural District Extension Overlay Zone is established to support the concepts, goals, and strategies of the Arts plus Cultural District Plan [and recognizes the unique qualities of the light industrial area in fostering and preserving arts and culture in the City]. The Cultural District Extension Overlay Zone is meant to permit and incentivize uses in close proximity to the New Rochelle Transit Center that promote the creation of housing, workspace, and programming that supports New Rochelle's arts and cultural community.
- B. Permitted Principal Uses. In addition to those uses permitted by right in the underlying [LI Light Industrial District] zones, the following uses shall be permitted by right in the Cultural District Extension Overlay Zone:
- (1) Retail for on-site products, including arts-related products, except where the underlying zone is residential.
 - (2) Artist work studios and workshops.
 - (3) Artist work/live units with artist certification requirement.
 - (4) Maker activities, including shared maker labs, studios, and workshops.
 - (5) Art galleries, except where the underlying zone is residential.
- C. Permitted Accessory Uses.

- (1) Uses and structures accessory to the permitted principal uses.
- (2) Satellite earth station or dish antennas.
- (3) Educational activities related to arts, cultural, and maker uses.

D. Special permit uses. All the uses allowed as special permit uses in the underlying [LI Light Industrial District] zones shall be allowed as special permit uses in the Cultural District Extension Overlay Zone.

Matter in brackets omitted

Matter underlined is new

All persons interested are invited to attend said Public Hearing or submit written communications to the City Clerk at or before the Public Hearing.

By order of the City Council dated July 11, 2017, pursuant to Resolution No. **124**.

BENNIE F. GILES, III, CITY CLERK