

PUBLIC HEARING NOTICE
PROPOSED AMENDMENT TO ZONING CODE, CHAPTER 331
RE: DOWNTOWN OVERLAY ZONE-STREET AND PUBLIC FRONTAGE
STANDARDS, BUILDING HEIGHT

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 Tuesday, June 12, 2018, 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 331-175.11E(4),
STEPBACK, SECTION 331-175.09B, STREET AND PUBLIC
FRONTAGE STANDARDS, AND SECTION 331-175.11G,
BUILDING HEIGHT, OF ARTICLE XXII, DOWNTOWN
OVERLAY ZONE, OF THE CODE OF THE CITY OF NEW
ROCHELLE.

WHEREAS, a significant number of Downtown Overlay Zone (DOZ) projects have been approved since the code's adoption in December 2015; and

WHEREAS, on occasion, minor changes to the code are identified that are necessary to implement the vision identified in the Recommended Action Plan; now, therefore,

BE IT ORDAINED by the City of New Rochelle:
Section 1. Section 331-175.11E(4), Stepback, of Article XXII, Downtown Overlay Zone, of the Code of the City of New Rochelle is hereby amended as follows:

§ 331-175.11E(4). Stepback.

(a) Those Sites designated on the DOZ Street Types Standards Map in Section 175.08F as Street Type A, B, C, D, E or P shall require a stepback of a minimum of 10 feet from the Street Wall above the maximum Street Wall Height as defined by the applicable Street Type in Section [175.09.E(2)] 175.09B.

Section 2. Section 331-175.09B, Street and Public Frontage Standards, of Article XXII, Downtown Overlay Zone, of the Code of the City of New Rochelle is hereby amended as follows:

§ 331-175.09B. Street and Public Frontage Standards.

Private Frontage	Private Frontage Types	Min. Clear Glazing Area Required	Street Type A		Street Type B		Street Type C		Street Type D		Street Type E		Street Type F		Street Type P		
			Build-To-Zone Width	Min Frontage Occupancy	Build-To-Zone Width	Min Frontage Occupancy	Build-To-Zone Width	Min Frontage Occupancy	Build-To-Zone Width	Min Frontage Occupancy	Build-To-Zone Width	Min Frontage Occupancy	Build-To-Zone Width	Min Frontage Occupancy	Build-To-Zone Width	Min Frontage Occupancy	Build-To-Zone Width
Arcade Frontage ¹		65% ⁵	15'-0" ⁴	850% ³	15'-0" ⁴	850% ³	15'-0" ⁴	650% ³	15'-0" ⁴	650% ³	15'-0" ⁴	50%	15'-0" ⁴	0%	5'-0"	850% ^{3,7}	650% ^{3,8}

Section 3. Section 331-175.11G, Building Height, of Article XXII, Downtown Overlay Zone, of the Code of the City of New Rochelle is hereby amended as follows:

§ 331-175.11G. Building Height.

(2) (d) The following structures may extend up to 20 feet above the maximum height limit, as long as the combined total coverage of all features listed in this subsection does not exceed [20] 30 percent of the roof area including one or more of the following:

- {1} “green” energy production or reduction equipment (e.g.-solar collectors, wind turbines, solar hot water systems)
- {2} stair and elevator penthouses
- {3} mechanical equipment
- {4} greenhouses, urban agriculture structures, and solariums {5} play equipment and open-mesh fencing that encloses it, as long as fencing is at least 15 feet from the roof edge
- {6} minor communication utilities and accessory communication devices
- {7} cupolas and church steeples

(f) Art installations shall be allowed at a height and coverage subject to the review and approval of the Municipal Arts Commission, and in accordance with all applicable Federal, State and local regulations.

Matter [bracketed] deleted.
Matter underlined added.

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 May 15, 2018, pursuant to Resolution No. 81.

OMAR T. SMALL, INTERIM CITY CLERK