

PUBLIC HEARING NOTICE
RE: PROPOSED AMENDMENT TO CHAPTER 331,
ZONING CODE,

RE: DB DOWNTOWN BUSINESS DISTRICT

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 239-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, January 14, 2020*, at 7:00 P. M., in the Council Chamber, City Hall, 515 North Avenue, New Rochelle, New York, on the proposed amendment, as follows:

ORDINANCE AMENDING SECTION 331-57, DB DOWNTOWN BUSINESS DISTRICT, OF ARTICLE VII, USES IN COMMERCIAL AND INDUSTRIAL DISTRICTS, OF CHAPTER 331, ZONING, OF THE CODE OF THE CITY OF NEW ROCHELLE.

BE IT ORDAINED by the City of New Rochelle:

Section 1. Article VII, Uses in Commercial and Industrial Districts, of Chapter 331-57, DB Downtown Business District, of the Code of the City of New Rochelle, is hereby amended as follows:

§ 331-57 DB Downtown Business District.

A. Permitted principal uses.

- (1) Stores and shops for sales at retail or the performance of customary personal services, excluding the sale of building materials, stone, lumber, coal, other fuels or other materials or products.
- (2) Dwelling units located on the second floor and above only, including living/loft or office arrangements as regulated by § 331-72C of this chapter.
- (3) Business, professional, or governmental offices, to be located above first floor.
- (4) Banks.
- (5) Business or trade schools, to be located above first floor.
- (6) Restaurants.
- (7) Restaurants, carry-out.
- (8) Catering halls.
- (9) Dance studios, martial arts studios, aerobic exercise studios, and health clubs [to be located above first floor].
- (10) (Reserved)
- (11) Theaters, bowling alleys, skating rinks, indoor tennis courts.
- (12) [Health clubs.] (Reserved)
- (13) Medical care facilities, to be located above first floor.
- (14) Off-street parking facilities as regulated by Article XIV of this chapter.
- (15) Houses of worship.

- (16) College-related uses.
- (17) Hotels.
- (18) Manufacture of products for retail sale, provided that a minimum of 30% of the gross floor area be dedicated to retail sales of the product, with such retail space located on the street level as the building's street frontage.

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 December 10, 2019, pursuant to Resolution No. 244.

Michelle Oliveros, City Clerk