

PUBLIC HEARING NOTICE
RE: PROPOSED AMENDMENT TO ZONING CODE
CHAPTER 331-115.1, SPECIAL PERMIT USES IN R-1-WF-10 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, September 15, 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 331-115.1, SPECIAL PERMIT USES IN THE R1-WF-10 DISTRICT, OF CHAPTER 331, ZONING, OF THE CODE OF THE CITY OF NEW ROCHELLE, AND RELATED MAP AMENDMENTS.

BE IT ORDAINED by the City of New Rochelle:

The Code of the City of New Rochelle, Section 331-115.1, Special Permit Uses in the R1-WF-10 District, is hereby amended as follows:

§ 331-115.1 Special Permit Uses in the R1-WF-10 District.

Multifamily uses in the R1-WF-10 District.

Multifamily Uses are permitted on lots at least one acre in size and subject to the following requirements. For the purposes of calculating the below dimensional regulations of this § 331-115.1, the site area shall be based on the net area above the mean high water elevation in accordance with § 331-20.1.

A. For structures located in the portion of the lot within 150 feet of either the adjacent single-family residential zoning district (R1-10), the lot line of a lot containing a single-family residential building, public park or public road:

- (1) Maximum building height shall not exceed 35 feet and two stories.
- (2) Density shall not exceed four units per acre for the area within such one-hundred-fifty-foot setback.
- (3) Side yard setbacks shall be a minimum of 24 feet each; combined 50 feet.

B. For structures located in the portion of the lot not within 150 feet of either the adjacent single-family residential zoning district (R1-10), the lot line of a lot containing a single-family residential building, public park or public road:

- (1) Maximum building height shall not exceed 60 feet and five stories.

[(2) Density shall not to exceed 7.5 units per acre for the area that is beyond such one-hundred-fifty-foot setback.]

(2) Density may be calculated using the cumulative total area of the lot as follows:

i. 4 units per acre for the portion of the lot within the one-hundred-fifty-foot setback;
and

ii. 7.5 units per acre for the portion of the lot beyond the one-hundred-fifty-foot setback.

(3) At the discretion of the Building Official, an additional five feet of building height shall be allowed if required to elevate the building above the FEMA base flood elevation (one-hundred-year flood).

(4) Rear yard setbacks shall be a minimum of 20 feet.

Matter [bracketed] deleted.

Matter underlined added.

By order of the City Council by resolution duly adopted on July 14, 2020.

Michelle Oliveros
City Clerk