

PUBLIC HEARING NOTICE  
RE: PROPOSED AMENDMENT TO CHAPTER 331,  
ZONING CODE – LEASING OF DOWNTOWN OVERLAY ZONE  
(DOZ) PARKING SPACES

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, November 9, 2021, 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 331-126, SCHEDULE OF OFF-STREET PARKING AND LOADING SPACE REQUIREMENTS, OF CHAPTER 331, ZONING, OF THE CODE OF THE CITY OF NEW ROCHELLE.

WHEREAS, the Downtown Overlay Zone seeks to leverage its proximity to the train station, as well as the downtown development pattern that fosters a walkable neighborhood; and

WHEREAS, as a result, there is less dependence on vehicle ownership, and newer developments have an overabundance of parking; and

WHEREAS, while the Downtown Overlay Zone is progressive with the zoning parameters it has set, there are still minimum parking space requirements; and

WHEREAS, as developments have come on line, it is apparent that these requirements often result in an excess of parking spaces while there are some older properties downtown that do not have enough parking; and

WHEREAS, it has been recommended that the code be amended to allow for a more efficient use of space in the downtown; now, therefore

BE IT ORDAINED by the City of New Rochelle:

Section 1. The Code of the City of New Rochelle, Section 331-126, Schedule of off-street parking and loading space requirements, is hereby amended as follows:

§ 331-126. Schedule of off-street parking and loading space requirements.

The schedule of off-street parking and loading space requirements presents the minimum parking space and loading space requirements of this chapter. Where there is more than one use, the minimum requirements shall be cumulative for all uses, except where shared use of parking or loading spaces is permitted by the approving agency pursuant to Subsection A, Subsection G or Subsection H herein. For uses that do not fall within the categories listed, or for uses where no minimum number of spaces is specified, the Building Official or designated representative shall recommend to the Planning Board minimum parking and loading space requirements based upon

the specific nature of the proposed facility or use, and the Planning Board shall establish the requirements on that basis. Required spaces developed for specific structures and uses shall be reserved at all times to persons who are employed at or make use of such structures and uses, except where such parking spaces are dedicated to and accepted by the City of New Rochelle as public parking, ~~or~~ where arrangements for shared use are made pursuant to Subsection A, Subsection G or Subsection H below, or where a development is built under the provisions of Article XXII of this code.

- C. Limitations on leasing. All spaces required to serve the principal use shall not be leased to serve other uses, unless a valid special permit has been issued for valet operations on a site. Developments built under the provisions of Article XXII of this code shall not be subject to this provision.

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 by Resolution duly adopted on October 12, 2021.

Michelle Oliveros, City Clerk