

PUBLIC HEARING NOTICE
PROPOSED AMENDMENT TO ZONING CODE CHAPTER 331, ZONING,
RE: LIGHT INDUSTRY (LI) DISTRICT
DOG DAYCARE/PUBLIC FACILITIES

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, October 13, 2015, at 7:30 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, listed below.

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 September 16, 2015, pursuant to Resolution No. 175

Bennie F. Giles, III, City Clerk

Proposed amendment is as follows:

ORDINANCE AMENDING SECTION 331-4, SPECIFIC TERMS DEFINED; SECTION 331-59, LI LIGHT INDUSTRY DISTRICT; SECTION 331-61 ADDITIONAL REGULATIONS FOR NONRESIDENCE DISTRICTS; AND SECTION 331-75, LI LIGHT INDUSTRY DISTRICT OF CHAPTER 331, ZONING, OF THE CODE OF THE CITY OF NEW ROCHELLE (ANIMAL DAYCARE).

BE IT ORDAINED by the City of New Rochelle:

Section 1. Section 331-4, Specific Terms Defined, of Chapter 331, Zoning, of the Code of the City of New Rochelle is hereby amended as follows:

§331-4. Specific terms defined.

For the purpose of this chapter, the following terms shall have the meanings indicated:

ANIMAL DAYCARE

A business providing pet services including grooming, bathing, boarding, recreation, training and sales of related products.

Section 2. Section 331-59, LI Light Industry District, of Chapter 331, Zoning, of the Code of the City of New Rochelle is hereby amended as follows:

§331-59. LI Light Industry District.

A. Permitted principal uses.

- (1) Business, professional, or governmental offices.
- (2) Manufacture, fabrication, finishing or assembling of products, in fully enclosed buildings.
- (3) Medical laboratories.
- (4) Animal hospitals.
- (5) Printing plants.

- (6) Wholesale businesses, including storage, warehousing and distribution, in fully enclosed buildings.
- (7) Enclosed storage of passenger vehicles.
- (8) Health and recreational clubs.
- (9) Radio stations and transmission towers.
- (10) Houses of worship.
- (11) Stores and shops for sales at retail, provided that such products are manufactured or assembled on the premises and that not more than 30% of the gross floor area of the structure on the premises shall be devoted to such retail use.
- (12) Motor vehicle rental agency.
- (13) Self-storage facility.
- (14) Storage of commercial or industrial vehicles or construction equipment in fully enclosed buildings.
- (15) Open or enclosed storage of passenger and commercial vehicles, provided that the proposed parking area is in accordance with the supplementary regulations applicable to the same.
- (16) Animal daycare.

Section 3. Section 331-61, Additional regulations for nonresidence districts, of Chapter 331, Zoning, of the Code of the City of New Rochelle is hereby amended as follows:

→ §331-61. Additional regulations for nonresidence districts.

- I. Extended hours. Any self-service or retail establishment, convenience store, carry-out restaurant, restaurant, animal daycare, motor vehicle filling station or motor vehicle service station shall be prohibited to operate during extended hours when such facility is located on a lot which is adjacent to [a lot which is partially or totally located in,] or within 150 feet of a residentially zoned district.

Section 4. Section 331-75, LI Light Industry District, of Chapter 331, Zoning, of the Code of the City of New Rochelle is hereby amended as follows:

§331-75. LI Light Industry District.

A. Dimensional requirements.

- (1) The maximum building height shall be 40 feet, or 55 feet where a development includes a municipal use.
- (2) The maximum permitted floor area ratio (FAR) shall be 1.00, or 3.25 feet where a development includes a municipal use.
- (3) The maximum permitted lot coverage shall be 60% for all buildings and 90% for all impervious surfaces, or 80 percent for all buildings and 100% for all impervious surfaces where a development includes a municipal use.
- (4) Yard setbacks:
 - (a) Front: 10 feet.

Matter [bracketed] deleted.

Matter underlined added.