

PHYSICAL SYSTEMS

Goal: To strengthen and grow the built resources (man-made assets) within the Industrial District.

Description			Implementation	Partnerships			Additional Information		Tracking	
Tracking Number	Topic	Intervention [Action]	Recommended Mechanism for Implementation	Potential Partnerships	Sector [Municipal, Commercial, Residential, or Multiple]	Opportunity for Private Sector, Individual or Volunteer Initiative (Y/N)	Precedent Example (s)	Location (s)	Recommended Timeframe for Initial Action	Progress Tracking
Physical 001A	Zoning - Uses / Fenimore Road Commercial Overlay	Amend Mamaroneck's Zoning regulations (342-32, item i) to allow for the future commercial development throughout the district, by removing the retail overlay that currently exists along the entire length of Fenimore Avenue in the Industrial District.	Regulation	~	Multiple	No	~	Fenimore Road	Short Term	Not Initiated
Physical 001B	Zoning - Uses	In recognition of the need to bring together synergistic enterprises, amend Mamaroneck's Zoning regulations to encourage clustering of businesses in five overlay districts within the Industrial Area. These district are Mixed Use, Live-work, Fitness- Tech, Product & Supply and auto related services.	Regulation	~	Multiple	No	~	Throughout district	Short Term	Not Initiated
Physical 001C	Zoning - Uses	In support of business recruitment and retention goals for the district, Amend section 342-32 of Village of Mamaroneck's Zoning regulations to permit the following uses in the corresponding sub-districts: indoor sports and recreational facilities (Fitness-Tech); restaurants, food and drink businesses such as breweries and bakeries, and commercial kitchens (Mixed Use and Live/work); ground floor retail related to district based industries (Mixed Use and Live/work); art galleries, professional offices related to light industrial uses such as engineers and architect (Mixed Use and Live/work); live-work spaces (Live/work); and offices (Mixed Use, Live/work, and Tech).	Regulation	~	Multiple	No	~	Throughout district	Short Term	Not Initiated
Physical 002A	Zoning / Flooding - DFE (Design Flood Elevation)	To encourage thoughtful development and in recognition of low lying elevation of the district, amend to allow the construction of the full building height based upon height calucations of the flood elevation plus freeboard (the distance from the floodline to the top of floor assembly).	Regulation	New York State Department of Environmental Conservation (NYSDEC); and Westchester County	Multiple	No	New York City- www.nyc.gov/html/dcp/pdf/sustainable_communities/designing_flood_risk.pdf	Throughout district	Short Term	Not Initiated
Physical 002B	Zoning / Flooding - FAR Calculation	In recognition of low lying elevation of the district, amend FAR requirements in the industrial area to exclude mechanical spaces above the base elevation (DFE) from Floor Area Ratio Calculations.	Regulation	New York State Department of Environmental Conservation (NYSDEC); and Westchester County	Multiple	No	New York City- www.nyc.gov/html/dcp/pdf/sustainable_communities/designing_flood_risk.pdf	Throughout district	Short Term	Not Initiated
Physical 002C	Zoning / Flooding - Ground Floor Uses	In recognition of low-lying elevation of the district and the desire to have active experience at the base of building - rather than surrender the base of buildings to parking or other activities that contribute little to public realm - require active uses (industrial and/or commercial) on the lowest floor above the DFE (Design Flood Elevation).	Regulation	New York State Department of Environmental Conservation (NYSDEC); and Westchester County	Multiple	No	New York City- www.nyc.gov/html/dcp/pdf/sustainable_communities/designing_flood_risk.pdf	Throughout district	Short Term	Not Initiated
Physical 003A	Zoning - Yards	Promote the creation of a continuous street wall by amending zoning requirements to eliminate any front and side yard requirements within the district.	Regulation	~	Multiple	No	~	Throughout district	Short Term	Not Initiated
Physical 003B	Zoning - Parking	To encourage an active pedestrian experience, eliminating parking space requirements from all parcels with frontages along Waverly, Fayette, Center, and Northrup Avenues.	Regulation	~	Multiple	No	~	Throughout district	Short Term	Not Initiated
Physical 003C	Zoning - Open Space and Outdoor storage of vehicles	Amend the Village's zoning requirements to limit the use of open space for the storage of vehicles to rear yards only, in all areas of the district except for auto related services sub district .	Regulation	~	Commercial	No	~	Throughout district	Short Term	Not Initiated
Physical 004	Zoning - Transparency at Ground Floor	Ensure visibility into active spaces, require any fenestration of active uses at pedestrian eye level to allow visibility to the inside of the building. Pedestrian Eye Level includes the space that is between 4 feet and 8 feet in height above the adjacent sidewalk level, following the slope, if applicable, and visibility to the Inside of the building within 4 feet from the surface of the window glass at pedestrian eye level is at least 75 percent open to perpendicular view.	Regulation	~	Commercial	No	San Francisco's Section 145.1(c)(6) of the Planning Code - www.sf-planning.org/ftp/files/publications_reports/Guidelines_Storefront_Transparency-112513.pdf	Throughout district	Short Term	Not Initiated
Physical 005	Zoning - FAR	As a catalytic action to promote development, amend the Village's zoning requirements allow an increase to an FAR of 1.5 for parcels that comply with the following requirements: mix of uses with office on the floors above ground floor, and either are industrial or commercial on the ground floor.	Regulation	~	Multiple	No	~	Parcels that front onto Waverly Avenue between Fenimore Road and Ogden Avenue.	Short Term	Not Initiated

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Physical 006	Zoning - Residential Uses (Live-Work)	In recognition of the existing residences within the district, Live-work development, of less than 5,000 square feet, shall be permitted at all parcels with existing residences (as of October 2015). Residential use to be limited to floors above the ground level and the number of units to be limited to 750 sq ft in size. Occupants limited to owners, business leaseholders of ground floor space of that parcels, employees of district businesses, and certified artisans and artist.	Regulation	~	Residential	No	San Diego Zoning Code, Section 141.0311 - http://docs.sandiego.gov/municode/MuniCodeChapter14/Ch14Art01Division03.pdf	Parcels that front onto Fayette Avenue and Center Avenues between Fenimore Road and Ogden Avenue.	Short Term	Not Initiated
Physical 007	Zoning - Bulk Requirements	Maximum Building Height will remain at 45 feet for the entire district, including the Mixed-Use (Office) overlay along Hoyt and Waverly Avenues. However, this will be measured from a new "datum line" to be established based on floodplain data. In addition, amend the zoning text remove references to number of stories.	Regulation		Multiple		New York City Amended Zoning Resolution, post Hurricane Sandy - http://www.nyc.gov/html/dcp/html/flood_resiliency/index.shtml	Throughout district	Short to Intermediate Term	Not Initiated
Physical 008A	Streetscape - Traffic Calming Program	To improve the pedestrian experience within the district, modify the streets within the district by adding calm traffic measures such as woondorfs, street trees, parking lanes.	Program / Plan		Municipal	Yes	City of Vancouver, British Columbia, CA- www.cityofvancouver.us/sites/default/files/fileattachments/public_works/page/8977/2015_traffic_calming_program_document.pdf	Throughout district except for Fenimore Road	Intermediate Term	Not Initiated
Physical 008B	Streetscape - Traffic Flow Controls	To improve the quality of life for Washingtonville residents by closing the Waverly Avenue bridge to truck traffic.	Regulation		Municipal	No		Throughout district	Short Term	Not Initiated