



# TRANSIT ORIENTED DEVELOPMENT (TOD) ZONING REVISIONS

Village of Mamaroneck, NY

Public Informational Meeting: January 9, 2014

BFJ Planning

## Background: 2013 TOD Zoning Study

April 2012 – Village and Washingtonville Housing Alliance awarded Tri-State Transportation Campaign/One Region Funders' Group grant to:

- ▶ Support TOD planning efforts in community
- ▶ Build support with community participation
- ▶ Foster more walkable communities
- ▶ Support mixed-use development (affordable and market-rate) and energy-efficient, “green” building design



## Study Working Assumptions and Priorities

- ▶ Not urban renewal (no use of eminent domain)
- ▶ Focus on private, locally controlled infill development
- ▶ Elimination of blight
- ▶ TOD zoning regulations consistent with existing land use
- ▶ Affordable and equitable development
- ▶ Reflect current flood regulations
- ▶ Basis for future grants

## TOD Zoning Study Elements

**Public Outreach**  
(Including three public charrettes)

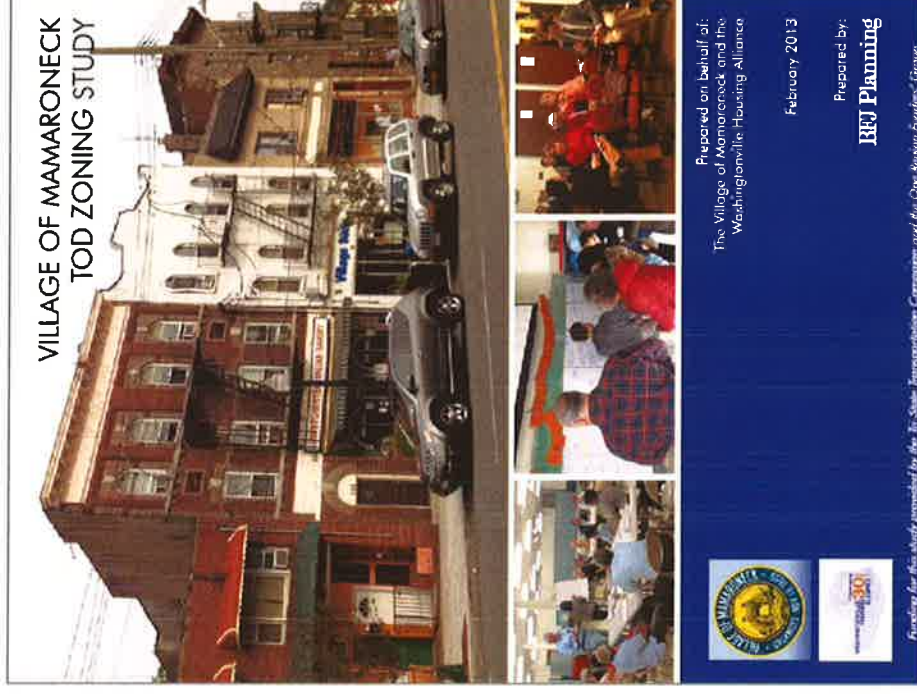
**Existing Conditions Survey and Analysis**

**Analysis of Existing Zoning and  
Barriers to Development**

**TOD Zoning Regulations (2014)**

## Purpose of Tonight's Meeting

- ▶ Review the zoning recommendations from the 2013 TOD report
- ▶ Give an opportunity for public comment before zoning draft is developed



## Work Plan for TOD Zoning Revisions

- ▶ Map changes: rezonings, elimination of dual zones, addition of TOD overlay
- ▶ Text changes to RM-3 and C-1 zones
- ▶ Development of elements for the TOD overlay

# Project Timeline

Task	Description	Month			
		January	February	March	April
1	Opening Public Meeting	●			
2	Draft Zoning Text	■	■		
3	SEQRA (Lead Agency and EAF)	■	■		
4	Public Hearing			◆	
5	Revisions, Negative Declaration and Adoption				■
Meetings	Village Board of Trustees	●	●		●

- Key:**
- Public Meeting
  - ◆ Public Hearing
  - Deliverable

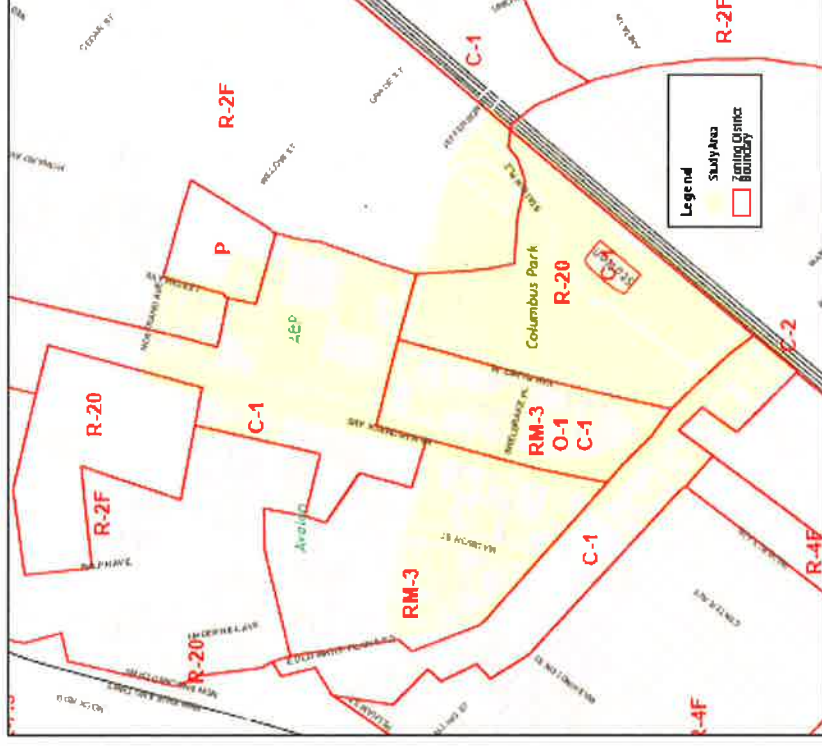
## Current Zoning Issues in Study Area

Most RM-3 lots nonconforming for:

- ▶ Minimum lot size/depth
- ▶ Setbacks/yards
- ▶ Building coverage

Frontage on western side of Mamaroneck Avenue zoned RM-3, so retail uses not allowed, current retail uses nonconforming

O-1 office zone outdated





## Proposed TOD Zoning Regulations

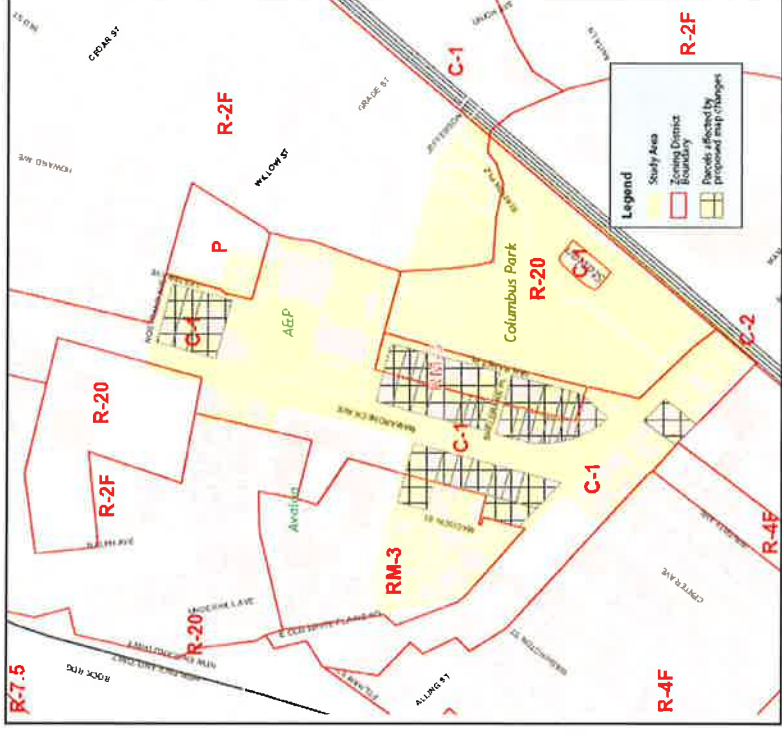
### Eliminate O-1

- ▶ Rezone Mamaroneck Ave. frontage to C-1
  - ▶ Allows for mix of retail and housing
  - ▶ Existing retail meets zoning
  - ▶ Preserves neighborhood residential character
  - ▶ Eliminates dual zones in study area

Adjust RM-3 area/bulk standards to boost conformity, promote redevelopment

Revise C-1 text to reflect TOD Overlay Zone

Create TOD Overlay Zone



## Proposed RM-3 Changes

- ▶ No changes to density or height
- ▶ Adjustments to lot area/dimensions, coverage, yards, parking

	Existing RM-3 District	Proposed Changes
Minimum Lot Area	20,000 SF	10,000 SF
Minimum Lot Depth	150'	100'
Maximum Building Coverage	35%	45%
Minimum Required Yards	Front: 50' Lesser side: 25'; Both sides combined: 50' Rear: 30'	Front: 5' Lesser side: 8' Both sides Combined: 20' Rear: 25'
Parking Requirements	1 space per unit, plus ½ space per bedroom	Studio: 1 space; 1BR: 1.25 spaces; 2BR: 1.5 spaces; 3BR: 1.75 spaces; 4BR+: 2 spaces

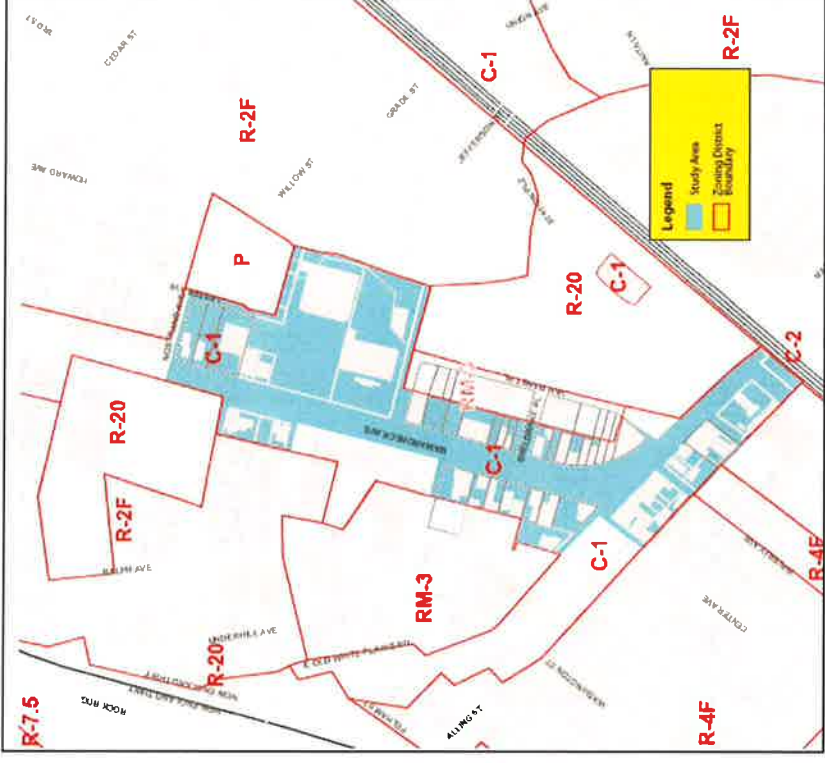
## Proposed TOD Overlay Zone: Why an Overlay?

Targeted approach for promotion of development suitable for Mamaroneck Ave. frontage near train station

- ▶ Allows more density than other C-1 zones in Village (e.g. Boston Post Road)
- ▶ No Village-wide changes

Opportunity for using bonuses to get the kind of development the area needs

Ability to test on a small scale ideas that could work elsewhere in Mamaroneck



## Proposed TOD Overlay Zone Regulations

FAR bonus of 0.4, up to total of 1.2 (same as RM-3, so no greater density)

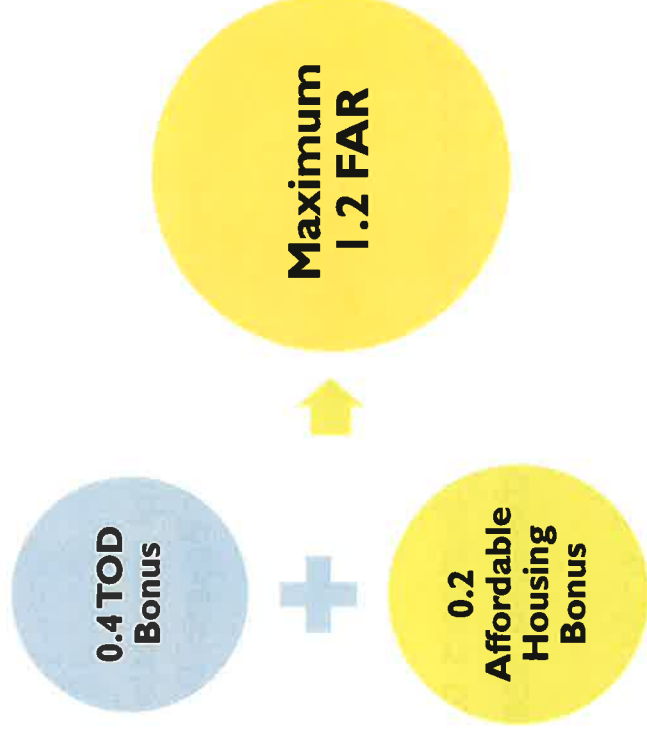
- ▶ Currently, FAR is 0.6, may be increased to 0.8 for affordable housing
- ▶ Must provide affordable housing to get maximum FAR in TOD Overlay Zone

Requirements for bonus:

- ▶ Green building/flood mitigation measures
- ▶ Payment to a flood mitigation fund

Reduction of parking requirements, same as proposed for RM-3

No other differences from C-1



## What are the steps in this process?

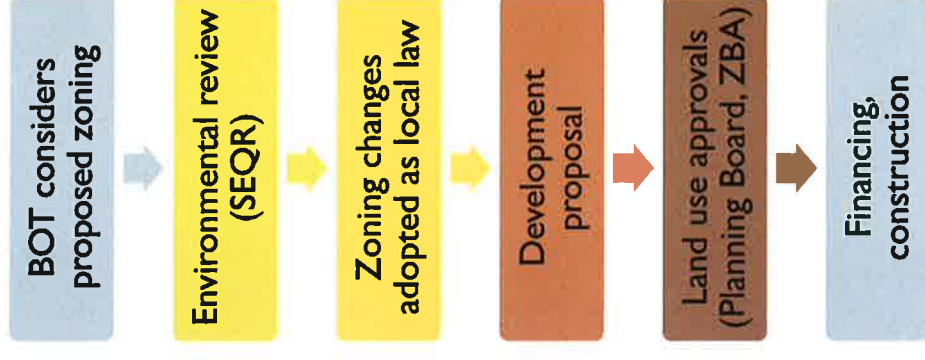
Board of Trustees to consider proposed zoning text and map revisions:

- ▶ Full environmental review
- ▶ Adopted as a local law

No immediate changes on the ground:

- ▶ No land clearance or displacement
- ▶ No Village land acquisition

Development up to property owner, must get all local land-use approvals





# Questions

