

## **LOCAL LAW 11-2014**

### **A Local Law to Amend Chapter 342, Zoning, to add Special Provisions for the Central Business District**

Be it enacted by the Board of Trustees of the Village of Mamaroneck, as follows:

**Section I.** Chapter 342, Zoning, of the Code of the Village of Mamaroneck is amended to add new Article XIX, Special Provisions for the Central Business District, as follows:

#### **Article XIX. Special Provisions for the Central Business District**

##### **§ 342-148. Statement of intent and objectives.**

A. The Comprehensive Plan Update for the Village of Mamaroneck adopted February 27, 2012 cites the importance of the historic appearance and character of the Central Business District and encourages the establishment of urban design guidelines and streetscape standards in the Village. The Village Board of Trustees hereby finds that it is in the long-term interests of the Village of Mamaroneck to encourage the protection and perpetuation of the historical, architectural and aesthetic character of the Central Business District which imparts a sense of the Village's cultural and historic heritage so as to promote the education, pleasure and welfare of the present and future citizens of the Village of Mamaroneck and of the public generally.

B. It is further declared to be the purposes of this article to retain and enhance those properties which contribute to the special character of the Central Business District and to assure that new construction and alterations of existing structures are compatible with the character of this district. The Village Board of Trustees further declares that these objectives can only be achieved through the adoption of supplementary design guidelines which shall be applicable to all uses of property in this district, in addition to the requirements of the underlying primary zoning district in which such properties are located.

##### **§ 342-149. Delineation of the Central Business District.**

As described in the Comprehensive Plan Update, the Central Business District is hereby defined for purposes of this Article as including all properties on either side of Mamaroneck Avenue from Boston Post Road to the railroad tracks.

##### **§ 342-150. Procedures and powers.**

An application for a building permit for alteration, removal, or demolition of a building or structure in the Central Business District shall be accompanied by all applications(s) required for any improvement to be erected thereafter, and, except in the case of a demolition of an Unsafe Building under the Building Code, the Building Inspector may not take action to approve an application for a building permit for alteration, removal, or demolition unless and until all said applications(s) required for any improvement to be erected thereafter have been granted.

## § 342-151 Additional requirements.

In reviewing an application within the Central Business District, the Planning Board shall take into consideration the visual and aesthetic relationships between neighboring properties; the design character of the adjacent buildings; the architectural style of the buildings; and the height, width and bulk of buildings and structures and their arrangement on the site so as to assure that all new construction and all alterations of existing structures will be accomplished in such a manner as to further the purposes of this article. In reviewing such applications, the Planning Board shall specifically be guided by the following standards, which shall be applicable to all facades of a building or elevations of a structure and to the site plans:

- A. The gross volume of any new structure should be visually compatible with the buildings and environment with which it is visually related.
- B. The proportions and relationships between doors and windows in the street facade(s) should be visually compatible with the buildings and environment with which it is visually related.
- C. The rhythm of solids to voids, created by openings in the facade, should be visually compatible with the buildings and environment with which it is visually related.
- D. The materials used in the final facade(s) should be visually compatible with the buildings and environment with which it is visually related.
- E. Architectural details should be incorporated as necessary to relate the new with the old and to preserve and enhance the inherent characteristics of the area.
- F. Proposed parking shall be provided in the rear or underneath the building to preserve the streetscape and in order to preserve pedestrian flow, and no new curbcuts should be provided on Mamaroneck Avenue.

### **Section II. Severability**

If any section, subsection, clause, phrase or other portion of this Local Law is, for any reason, declared invalid, in whole or in part, by any court, agency, commission, legislative body or other authority of competent jurisdiction, such portion shall be deemed a separate, distinct and independent portion. Such declaration shall not affect the validity of the remaining portions hereof, which other portions shall continue in full force and effect.

### **Section III. Effective Date**

This Local Law shall take effect immediately upon adoption and filing in the office of the Secretary of State in accordance with Section 27 of the Municipal Home Rule Law.