

PROPOSED LOCAL LAW I - 2023

A Proposed Local Law to amend Article XV (Fair and Affordable Residence Uses) of Chapter 342 (Zoning) of the Code of the Village of Mamaroneck

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

*(Language in strike-through ~~abedefghij~~ to be deleted; language **bold** is to be added.)*

Section 1.

The title of § 342-103 of the Code of the Village of Mamaroneck is amended as follows:

§ 342-103. Development bonuses **and requirements** for affordable residence uses.

Section 2.

Section 342-103(A) of the Code of the Village of Mamaroneck is amended as follows:

A. **Development bonus component.** In order to provide a choice of housing opportunities for a variety of income groups within the Village, in accordance with the purposes of this Article and the policies as set forth in the Village Comprehensive Plan, residence uses providing fair and affordable residences are entitled to the development bonuses set forth in the following schedule:

Zoning District	Bonus	Maximum FAR or coverage – 5 or more units	Percentage of fair and affordable housing units required to achieve bonus	Percentage of fair and deeply affordable housing units required to achieve bonus
C-2	0.5 FAR	FAR 2.5	100% of units	10% of units
RM-1	20% unit bonus	2,500 square feet of land/unit	50% of bonus units	No requirement
RM-2	20% unit bonus	1,500 square feet of land/unit	50% of bonus units	No requirement
RM-3	20% unit bonus	1,000 square feet of land/unit	50% of bonus units	No requirement
C-1	0.5 FAR	FAR 1.3	50% of units	10% of units

Section 3.

Section 342-103 of the Code of the Village of Mamaroneck is amended by adding subsection E, as follows:

- E. Required affordable housing unit component. Not less than 10 percent of the total number of residential units within each development consisting of 10 or more residential units created by subdivision or site plan approval must be fair and affordable units or fair and deeply affordable units. Developments consisting of five to nine residential units must contain at least one fair and affordable or fair and deeply affordable unit.**

Section 4.

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, the portion of the law declared to be invalid will be deemed a separate, distinct and independent portion and the declaration will not affect the validity of the remaining portions hereof, which will continue in full force and effect.

Section 5.

This law is adopted pursuant to the authority granted by Municipal Home Rule Law § 10(1)(e)(3) and will supersede the provisions of the Village Law to the extent that they are inconsistent with this local law.

Section 6.

This local law will take effect immediately upon its filing in the office of the Secretary of State in accordance with Municipal Home Rule Law § 27.