

## PROPOSED LOCAL LAW K – 2023

A PROPOSED LOCAL LAW TO AMEND CHAPTER 342 (ZONING) OF THE CODE OF THE VILLAGE OF MAMARONECK TO REZONE THE HUNTER PARKING LOT AND AMEND THE OPEN SPACE REQUIREMENTS FOR RESIDENTIAL DEVELOPMENTS IN NONRESIDENTIAL DISTRICTS TO FACILITATE FUTURE DEVELOPMENT OF AFFORDABLE HOUSING.

**BE IT ENACTED by the Board of Trustees of the Village of Mamaroneck as follows:**

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

### *Section 1.*

The Zoning Map of the Village of Mamaroneck, as referred to in Section 342-6 of the Code of the Village of Mamaroneck, is hereby amended to rezone the Hunter Parking Lot, 0 Prospect Ave (Village SBL: 9-31-1B), from R-5 (single family residential) to C-2 (central commercial district).

### *Section 2.*

Note 4 of Attachment 3 to Chapter 342 of the Code of the Village of Mamaroneck, the schedule of minimum requirements for nonresidential districts, is hereby amended as follows:

**New residential construction and additions to existing residential construction shall maintain a minimum of 15 percent of the total lot area as Usable Open Space.** ~~No new construction or addition to existing construction and no new or expanded use shall be permitted which will reduce the area of land immediately surrounding any residential structure on the same lot to less than 5,000 square feet per dwelling unit.~~

### *Section 3.*

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.

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 4.*

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.