



Narrative Description of Proposed Action

Background

The code is silent on whether more than one use is permitted on one lot in both residential and commercial districts. This is an issue for the commercial districts where customarily there may be more than one use on a single lot, specifically in cases where there are multiple tenants of one building that may have different uses. This is also a concern in traditionally mixed-use areas like the downtown and portions of Washingtonville.

The proposed local law would make it clear that only one use is permitted per lot in residential districts and that more than one use is permitted per lot in non-residential districts. The proposed action does not change the allowable uses in any district, nor does it change the dimensional standards or parking requirements.

The proposed action would codify an existing practice that is overlooked in the code. Therefore, it is not anticipated to result in any adverse environmental impacts.