



## Memo

To: Jerry Barberio, Village Manager  
From: Greg Cutler, AICP- Village Planner  
CC: Mayor and Board of Trustees, Robert Spolzino-Village Attorney, Dan Sarnoff- Assistant Village Manager, Agostino Fusco- Clerk-Treasurer  
Date: 7/22/19  
Re: Revisions to PLL-C from Version 10 to Version 11

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This memo will summarize the changes from Version 10 to Version 11 of PLL-C. The memo is broken down into the sections and corresponding pages numbers.

**1. Section 1 of PLL-C, page 1, Definitions, 342-3**

Definition of a Mixed-Use Development added: A development that contains both residential and non-residential uses.

**2. Section 3 of PLL-C, page 4, Transit-Oriented-Development Overlay District, 342-30.1**

Revised language to indicate that parking at a *mixed-use development* must be shared among the uses. This was changed to reference the new definition- intent remains the same.

**3. Section 5 of PLL-C, page 4, Permitted Principal Uses in MC-2, 342-37(A)(3)**

Revised language to prohibit residence uses in the MC-2 zone: (3) Any principal uses, other than a residence use, permitted in a C-1 General Commercial District, but subject to the restrictions § 342-47.

**4. Section 6 of PLL-C, page 4, General Requirements for Residence Uses in Commercial Districts, 342-50(A)(2)**

Revised language to indicate that residence use is permitted as accessory to a permitted principal use instead of as accessory to ground-floor commercial.

**5. Section 6 of PLL-C, page 5, General Requirements for Residence Uses in Commercial Districts, 342-50(B)(3)**

Replaced clubs with cabarets.

**6. Section 6 of PLL-C, page 5, General Requirements for Residence Uses in Commercial Districts, 342-50(B)(4)**

New requirement for all developments in commercial districts to provide green building elements and/or green infrastructure: (4) Green building elements and infrastructure. The development must incorporate green building elements and/or green infrastructure to the satisfaction of the Planning Board.

**7. Section 6 of PLL-C, page 5, General Requirements for Residence Uses in Commercial Districts, 342-50(B)(5)**

New requirement prohibiting developments in commercial districts from siting buildings, structures or parking areas within 50 feet of the mean high-water line of the Long Island Sound or any body of water which flows in the sound: (5) The development may not contain a building, structure or parking area within 50 feet from the mean high-water line of Long Island Sound or any body of water which flows into Long Island Sound, and the Planning Board may not grant a permit for such a building structure or parking area under section 240-30 of this Code for development under this section, unless the building, structure or parking area is water-dependent, as that term is defined in section 240-30.

**8. Section 6 of PLL-C, page 6, Table**

The table detailing the required number of units per the mandatory inclusionary housing requirement was revised to require that two Fair and Affordable Housing Units (FAHU) are required in developments containing 11-20 units:

<b>Zoning District</b>	<b>Maximum FAR or coverage - 5 or more units</b>	<b>Percentage Required</b>
C-1	0.8	5-10 units: 1 FAHU 11 to 20 units: 2 FAHU 21 or more units: 10% of units rounded up to the nearest whole number
C-2	2.0	5-10 units: 1 FAHU 11-20 units: 2 FAHU 21 or more units: 10% of units rounded up to the nearest whole number
TOD	.8 (up to 1.5 if other TOD incentives are utilized)	5-10 units: 1 FAHU 11-20 units: 2 FAHU 21 or more units: 10% of units rounded up to the nearest whole number

**9. Section 6 of PLL-C, page 6, Additional requirements for residence uses in C-1, 342-50(C)(1)**

Revised site size requirements from:

The site must be less than 40,000 square feet in area, unless the site is used for fair and affordable residences in accordance with Article XV of this chapter.

To:

The site must be less than 40,000 square feet in area, except that the site may be up to 60,000 square feet in area for a development that consists of all fair and affordable residences in accordance with Article XV of this chapter.

**10. Section 6 of PLL-C, page 6, Additional requirements for residence uses in C-1, 342-50(C)(3)(e)**

Revised height from 40 feet to 35 feet for infill housing in the C-1 district.

**11. Section 6 of PLL-C, page 7, Additional requirements for residence uses in C-1, 342-50(C)(3)(f)**

Revised coverage requirements from:

Maximum coverage: 30 percent, except that a maximum coverage of 35 percent is permitted in the C-1 Districts on Halstead Avenue or for a development that consists of all fair and affordable housing units.

To:

(f) Maximum coverage: 30 percent, except that a maximum coverage of 35 percent is permitted in the C-1 Districts for a development that consists of all housing fair and affordable residences in accordance with Article XV of this chapter.

**12. Section 6 of PLL-C, page 8, Additional requirements for residence uses on Boston Post Road in the C-1 Districts, 342-50(D)**

Revised language to reflect earlier change that residence use is permitted as accessory to permitted principal use instead of accessory to ground-floor commercial.

**13. Section 6 of PLL-C, page 8, Additional requirements for residence uses on Boston Post Road in the C-1 Districts, 342-50(D)(1)(d)**

Revised coverage to reflect earlier revisions (see item 11).

**14. Section 6 of PLL-C, page 9, Additional requirements for residence uses in the Transit-Oriented Development Overlay District, 342-50(E)(1)**

New requirement for site size:

The site must be less than 40,000 square feet in area, except that the site may be up to 60,000 square feet in area for a development that consists of all fair and affordable residences in accordance with Article XV of this chapter.

**15. Section 6 of PLL-C, page 9, Additional requirements for residence uses in the Transit-Oriented Development Overlay District, 342-50(E)(2)**

Removed nearly all Transit-Oriented-Development incentives including:

- .4 FAR bonus for the provision of green building elements/green infrastructure and payment into the neighborhood stabilization fund.
- Removal of 3,000 sf or 1/3 of ground floor area FAR exemption for the provision of ground-level retail stores that encourage an active street environment for pedestrians.

Requires that in the event a development receives a 0.3 FAR bonus for a full-service grocery and grocery store ceases to operate, the area in which the grocery store was located must be leased to the Village of Mamaroneck for community use for one dollar per year.

**16. Section 6 of PLL-C, page 9, Additional requirements for residence uses in the Transit-Oriented Development Overlay District, 342-50(E)(3)**

Lowers the maximum height to 40 feet, but 50 feet on Mamaroneck Ave as long as the stories above the first floor are setback 5 feet from the front lot line.

**17. Section 6 of PLL-C, page 10, Residence uses in C-2 Districts, 342-50(F)(1)**

New requirement for site size:

The site must be less than 40,000 square feet in area, except that the site may be up to 60,000 square feet in area for a development that consists of all fair and affordable residences in accordance with Article XV of this chapter.

**18. Section 6 of PLL-C, page 10, Residence uses in C-2 Districts, 342-50(F)(4)**

Reduces maximum height allowance from 45 feet to 40 feet for infill housing in C-2 district.

**19. Section 8 of PLL-C, page 11, Development bonuses for affordable residence uses, 342-103(B)**

New more restrictive height requirements for affordable housing developments that utilize the FAR bonus:

If 100 percent of the dwelling units in a development in the C-2 Districts for which a special permit is granted under § 342-50(B) are fair and affordable residences in accordance with this article and the development is undertaken in cooperation with the Village of Mamaroneck through a state or local affordable housing program or in conjunction with a not-for-profit corporation whose purpose is the creation of fair and affordable housing, the Planning Board may allow the development to be up to six stories and 60 feet, but not more than five stories and 50 feet on Mamaroneck Avenue, and may allow the floor area ratio (FAR) to be up to 2.5.

**20. Section 8 of PLL-C, page 11, Development bonuses for affordable residence uses, 342-103(C)**

New setback requirement for affordable housing developments requiring that the starting at 40 feet of height the building must be setback a minimum of ten feet from the front lot line.