

LOCAL LAW 4 - 2024

A Local Law to amend Chapter 342 of the Code of the Village of Mamaroneck (Zoning) regarding the schedule of minimum impervious coverage requirements for residential and nonresidential districts.

**BE IT ENACTED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF MAMARONECK
AS FOLLOWS:**

Section 1.

The Schedule of Minimum Requirements for Residential Districts, as established by section 342-27 of the Code of the Village of Mamaroneck, is amended by adding column 12A, Maximum Building Coverage and Impervious Surfaces.

Section 2.

The Schedule of Minimum Requirements for Nonresidential Districts, as established by section 342-38 of the Code of the Village of Mamaroneck, is amended by adding column 4A, Maximum Building Coverage and Impervious Surfaces.

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.

Section 4.

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 5.

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. Notwithstanding the effective date of this local law, any application that has obtained site plan approval, a wetlands permit, or subdivision approval from the Planning Board, an area variance or special permit approval from the Zoning Board of Appeals, a consistency resolution from the Harbor and Coastal Zone Management Commission, and/or final approval from the Board of Architectural Review as of the effective date of this local law, shall not be subject to the provisions of this local law.

ZONING

342 Attachment 2

Village of Mamaroneck

SCHEDULE OF MINIMUM REQUIREMENTS FOR RESIDENTIAL DISTRICTS

[Amended 9-11-1972, effective 9-27-1972; 10-25-1982 by L.L. No. 13-1982, effective 11-2-1982; 10-9-1984 by L.L. No. 22-1984, effective 10-29-1984; 5-13-1985 by L.L. No. 13-1985, effective 5-22-1985; 4-28-1986 by L.L. No. 10-1986, effective 5-8-1986; 9-14-1988 by L.L. No. 11-1988, effective 9-22-1988; 9-26-1989 by L.L. No. 17-1989, effective 10-5-1989; 11-13-2000 by L.L. No. 12-2000, effective 11-22-2000; 5-12-2008 by L.L. No. 5-2008, effective 5-15-2008; 11-24-2014 by L.L. No. 18-2014, effective 12-10-2014; 11-28-2016 by L.L. No. 22-2016, effective 12-7-2016; 8-14-2017 by L.L. No. 9-2017, effective 8-28-2017]

1	2	3	4	5	6	7	8	9	10	11	12	12A	13	14
District	Minimum Lot Area (square feet)	Minimum Lot Width and Frontage (feet)	Minimum Lot Depth (feet)	Minimum Habitable Floor Area (square feet)	Maximum Height of Principal Building		Minimum Required Yards				Maximum Coverage All Buildings (as percentage of lot area)	Maximum Building Coverage and Impervious Surfaces (as percentage of lot area)	Other Requirements	Maximum Floor Area Ratio
					Stories	Feet	Front (feet)	Lesser Side (feet)	2 Sides Combined (feet)	Rear (feet)				
R-20 One-Family	20,000	100	100	2-story: 1,800; 1-story: 1,650	2½	35	25	20	45	30	35%	45%	Notes 4, 6, 11	See § 342-27.1
R-15 One-Family	15,000	100	100	2-story: 1,800; 1-story: 1,650	2½	35	25	15	35	30	35%	45%	Notes 4, 6, 11	See § 342-27.1
R-10 One-Family	10,000	100	100	2-story: 1,600; 1-story: 1,400	2½	35	25	10	25	30	35%	45%	Notes 6, 11	See § 342-27.1
R-7.5 One-Family	7,500	75	100	2-story: 1,600; 1-story: 1,400	2½	35	25	8	20	30	35%	45%	Notes 4, 6, 11	See § 342-27.1
R-6 One-Family	6,000	60	100	2-story: 1,500; 1-story: 1,300	2½	35	20	8	18	25	35%	45%	Notes 4, 6, 11	See § 342-27.1
R-5 One-Family	5,000	50	100	2-story: 1,400; 1-story: 1,100	2½	35	20	6	14	25	35%	45%	Notes 4, 6, 11	See § 342-27.1
R-2F One- and Two-Family	3,750 per dwelling unit	75	100	Each dwelling unit: 900	2½	35	20	6 ⁷	16 ⁷	25	35%	45%	Notes 6, 11	See § 342-27.1
R-4F One- to Four-Family	2,500 per dwelling unit	50	100	Each dwelling unit: 900	2½	35	20	6 ⁷	16 ⁷	25	35%	45%	Notes 6, 11	0.70
RM-1 Multiple Residence	40,000 but not less than 2,500 per dwelling unit	150	150	--	2½	35	40	30	60	25	25%	35%	Notes 2, 3, 4, 5, 6, 7, 11	0.50
RM-2 Multiple Residence	20,000, but not less than 1,500 per dwelling unit	150	150	--	3 (3½ on wide streets)	40	25	25	50	25	30%	40%	Notes 1, 2, 3, 4, 5, 6, 7, 8, 11	0.80
RM-3 Multiple Residence	7,500, but not less than 800 per dwelling unit	100	100	--	4 (4½ on wide streets)	50	5	8	20	25	50%	60%	Notes 1, 2, 3, 4, 5, 6, 7, 8, 11	1.2
RM/SC Multiple Residence/ Senior Citizen	20,000, but not less than 300 per dwelling unit	100	100	415	8 (4½ on wide streets)	75	10	5	10	30	50%	60%	Notes 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11	4.0
P Parking	5,000	50	--	--	2	35	Minimum of 3 feet and maximum of 20 feet, as determined by the Planning Board				10%	50%	Notes 4, 6 and § 342-16. (Preceding standards apply only to P District)	—

MAMARONECK CODE

NOTES:

- ¹ The Planning Board may approve a site plan which increases to the total number of permissible dwelling units by 20% to provide for below-market housing in accordance with Article XV of this chapter. In addition, where at least 2/3 of a project's units are a mix of zero- and one-bedroom units, the Planning Board may grant an additional ten-percent bonus in the total number of permissible dwelling units. This bonus shall be dependent upon a finding of no seriously adverse impact upon the school district.
- ² There shall be provided a minimum of 400 square feet of usable open space per dwelling unit in the RM-1 District, 300 square feet per dwelling unit in the RM-2 District, 150 square feet per dwelling unit in the RM-3 District and, in the RM/SC District, the amount of usable open space shall be determined by the Planning Board during site plan approval. "Usable open space" shall be defined as active recreation, sitting or landscaped areas open to the sky. Parking shall not be considered usable open space. On any lot containing more than 15 dwelling units, the design, layout and equipment of such open space shall be subject to Planning Board approval. Rooftop and atrium open spaces that are open to all the residents of the building may account for up to 10% of the open space requirements if the Planning Board finds that they provide usable open space. For purposes of open space calculations, an "atrium" is defined as a continuous area open to a sidewalk and street which is open and unobstructed, except for sitting and landscaped areas, to a height of at least 25 feet and whose roof and wall configuration allows natural sunlight as the main light source.
- ³ No building may exceed a length of 160 feet in overall dimension in the RM-1 Zone or 185 feet in overall dimensions in the RM-2 and RM-3 Zones.
- ⁴ The following minimum distances shall be observed between buildings on the same lot: a distance equal to the average height of such buildings at the points where such buildings are nearest each other.
- ⁵ The least horizontal dimension of any court, at any level, shall be not less than the height of any vertical wall forming part of such court above the sills of the lowest windows served by such court, but not less than 20 feet for an outer court nor less than 40 feet for an inner court.
- ⁶ For off-street parking and loading requirements, see Article VIII.
- ⁷ No side yards are required between attached dwellings.
- ⁸ On Mamaroneck Avenue and Boston Post Road, the Planning Board may approve an additional half floor if it is determined by the Board that such a half floor will not present undue bulk and height or be incompatible with the adjacent properties, and provided that such an additional half floor will not cover more than 50% of the building footprint and will be set back from at least two sides of the building at least one foot horizontally for every one foot in elevation. The latter requirement on horizontal setback may be waived by the Planning Board on any building whose setback to the street or adjacent homes exceeds the required setbacks by 50%. In the case of two or more buildings, the Planning Board may allow a full fourth floor on one of the buildings, provided that such a floor still does not exceed 50% of the footprint of all the permitted buildings.
- ⁹ In the RM/SC Residence District, a building may have a mix of studios, one- and two-bedroom units. However, the number of two-bedroom units may not normally exceed 15% of the total dwelling units, unless the applicant can show, to the satisfaction of the Planning Board, that such units are necessary for senior citizens and will only be used exclusively by senior citizens.
- ¹⁰ In the RM/SC Residence District, the following special requirements for the elderly and handicapped shall apply:
- (a) Walks, ramps and driveways: Gradients shall not exceed 10%; single riser grade changes in walks shall not be permitted.
 - (b) Handrails: Handrails shall be provided as deemed necessary by the Planning Board, for the handicapped.
 - (c) Fixtures: The size of the kitchen and bathroom and arrangement of the fixtures, accessories and trim shall be selected for and provide the maximum features of design that contribute to the safety, convenience and aid to older persons. The bathroom floor finish shall be impervious to water, have nonslip characteristics and slope inward. The threshold shall be flush with the floor. Doors of all rooms shall be of sufficient width, at least two feet 10 inches, to accommodate wheelchairs and persons on crutches.
 - (d) Elevators: Elevator service shall be provided to all floors.
- ¹¹ Every accessory building or structure shall conform in all respects to the minimum front and side yard setbacks applicable to the lot in question and shall not be located closer than six feet to the rear lot line.

ZONING

342 Attachment 3

Village of Mamaroneck

SCHEDULE OF MINIMUM REQUIREMENTS FOR NONRESIDENTIAL DISTRICTS

[Amended 11-14-1983 by L.L. No. 11-1983, effective 12-5-1983; 5-13-1985 by L.L. No. 12-1985, effective 5-22-1985; 3-23-1987 by L.L. No. 5-1987, 9-14-1988 by L.L. No. 12-1988, effective 9-22-1988; 6-10-1991 by L.L. No. 6-1991, effective 6-20-1991; 2-14-1994 by L.L. No. 1-1994, effective 3-3-1994; 3-14-1994 by L.L. No. 2-1994, effective 3-28-1994; 11-26-2001 by L.L. No. 12-2001, effective 12-17-2001; 5-12-2008 by L.L. No. 5-2008, effective 5-15-2008; 5-10-2010 by L.L. No. 13-2010, effective 5-26-2010; 11-24-2014 by L.L. No. 18-2014, effective 12-10-2014; 8-14-2017 by L.L. No. 8-2017, effective 8-25-2017; 4-9-2018 by L.L. No. 3-2018, effective 4-16-2018]

1	2	3	4	4A	5	6	7	8	9	10	11	12	13
District	Minimum Lot Area	Minimum Lot Width and Frontage (feet)	Maximum Building Coverage (percentage of lot area)	Maximum Building Coverage and Impervious Surfaces (percentage of lot area)	Maximum Floor Area Ratio	Maximum Building Height		Minimum Required Yards			Off-Street Parking	Off-Street Loading	Other Requirements
						Stories	Feet	Front (feet)	Side (feet)	Rear (feet)			
O-1 Office	3 acres	300	25%	35%	0.5	3	45	50	50	50	As required by Article VIII ⁶	As required by Article VIII ⁶	§ 342-16
C-1 General Commercial	--	50	50%	60%	0.8	3	40	10 ³	None ^{1, 2}	45 ²	As required by Article VIII ⁶	As required by Article VIII	Notes 4, 5 and 16 and § 342-16
C-2 Central Commercial	--	--	--	--	2.0 ¹²	410	4510	None ³	None ^{1, 2}	None ^{1,2}	Note 7	None	Note 4 and § 342-16
M-1 Manufacturing	10,000 square feet	50	50%	60%	1.0	3	45	None ³	None	None	As required by Article VIII	As required by Article VIII	Note 4 and § 342-16
P Parking	5,000 square feet	50	10%	50%	--	3	35	Minimum of 3 feet and maximum of 20 feet, as determined by the Planning Board			As required by Article VIII	As required by Article VIII	§ 342-16 (Preceding standards apply only to P District)
MR Marine Recreation	1 acre	150	20%	30%	0.15	3	40	25	20	30	As required by Article VIII	As required by Article VIII	Notes 4, 5, 14 and 15 and § 342-16
MC-1 General Marine – Commercial	None	50	50%	60%	1.0	3	40	10	5,13	45,2,8	As required by Article VIII	As required by Article VIII	Notes 4 and 5 and § 342-16
MC-2 Central Marine - Commercial	None	50	50%, except for tiered development, which shall be: Below mean curb level: 80% Above mean curb level: 50%	--	2.0	3 measured from mean curb level	40 measured from mean curb level	10	5,13	45,2,8	As required by Article VIII	As required by Article VIII	Sec. 413 and Notes 4, 5 and 9 and § 342-16

NOTES:

- 1 Where a lot line coincides with or is within 45 feet of the boundary of a residence district, the required yard shall be 45 feet in width or depth, whichever term is appropriate. In all other cases, the yard, if provided, shall be at least five feet in width or depth, as appropriate. These provisions shall not apply to any property adjacent to a P District.
- 2 Yard may be reduced to not less than 10 feet, provided that there are no openings in any wall facing the adjoining residence district and no parking, loading or unloading or other activities of any kind are conducted in such reduced yard. These provisions shall not apply to any property adjacent to a P District.
- 3 In the case of corner lots, the Planning Board shall establish reasonable setbacks from the street under the provisions of § 342-79. A minimum front yard of 10 feet shall be maintained along Fenimore Road.
- 4 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.
- 5 Except twenty-foot minimum where access to parking is via the side yard.
- 6 Parking or loading in front yards or within 10 feet of any street or lot line is prohibited. Parking and loading areas in the open shall, except for points of ingress and egress, be screened as required by the Planning Board in the site plan procedure of Article XI.
- 7 None for existing floor space, but as required by Article VIII for any new floor space constructed.
- 8 Except that the rear yard setback may be reduced to zero feet for property within the Marine Zone for the sole purpose of permitting structures to be used for the hauling and launching of boats.
- 9 In addition, no non-water-dependent uses shall be permitted unless a minimum of 1.0 floor area ratio shall be utilized for one or more water-dependent uses. No non-water-dependent uses shall be permitted below the mean curb level. No water-dependent use in existence on the effective date of establishment of Marine Zone shall be converted to a non-water-dependent use.
- 10 Within the C-2 District, no ground level floor space with frontage on Mamaroneck Avenue shall be used for residential occupancy. The maximum height of a building within the C-2 District may be six stories and 60 feet if it meets the requirements of Article XV for below-market-rate housing. These provisions shall not apply to any application which received final site development plan approval from the Village of Mamaroneck on or before August 1, 1988.
- 11 A minimum yard of 10 feet shall be required for any property adjacent to the Sheldrake River, unless this requirement is modified or waived by the Planning Board.
- 12 Within the C-1 and C-2 Districts, the maximum floor area ratio may be increased in accordance with provisions of Article XV for below-market-rate housing.
- 13 Where a lot line coincides with or is within 45 feet of the boundary of a residence district, the required yard shall be 45 feet in width or depth, whichever term is appropriate. In all other cases, the yard, if provided, shall be at least five feet in width or depth, as appropriate. These provisions shall not apply to any property adjacent to a P District.
- 14 Uses within the MR District shall provide a minimum of 25% of the lot area as open space. Such open space may include grass and landscaped areas open to the sky, and beach that lies within the property line, and shall not include land under water, tennis courts or other similar courts, paved recreation or parking areas, or courtyards or decks.
- 15 See § 146-7 of Chapter 146, Coastal Management, for Long Island Sound setback requirement.
- 16 See § 342-30.1 for regulations pertaining to the TOD Overlay District on portions of the C-1 District along Mamaroneck Avenue and Old White Plains Road.