

PROPOSED ZONING TEXT AMENDMENT

Article VI of the Village of Irvington Zoning Code shall be amended as follows:

Re-designate the lettering of the following Subsections in the following manner:

Change Subsection 224-17(D) to 224-17(E);

Change Subsection 224-17(E) to 224-17(F); and

Change Subsection 224-17(F) to 224-17(G).

Add a new Subsection 224-17(D) permitting an "Attached multifamily townhouse development" as follows:

- D. Attached multifamily townhouse development in a fee-simple HOA format where the subject property is subdivided such that each townhouse unit is located on an individual lot owned separately by a fee owner, and all common areas on the subject property are located on a single lot owned and maintained by a Homeowners Association. Notwithstanding anything to the contrary in this Chapter, such townhouse development shall be subject to the following regulations:

~~(1) The number of dwelling units permitted in the townhouse development shall not exceed the site capacity for the subject property prior to subdivision computed in accordance with Article XV of the Village Zoning Code (Resource Protection).~~

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~~(21)~~ The minimum dimensions of a lot upon which an individual townhouse may be built shall be 16 feet wide by 60 feet deep.

~~(32)~~ Each building on the subject property shall be separated from any other building by no less than 15 feet.

~~(43) The sum of all areas on the subject property covered by principal and accessory buildings (i.e., Building Coverage) shall not exceed 30% of the gross area of the subject property.~~

~~(5)~~ All yard and/or set back requirements applicable to the townhouse development shall be applied to the subject property as a whole, such that the building envelope containing the townhouse development shall comply with the yard requirements for three-or-more-family dwellings set forth in Section 224-19 of this Chapter, as well as any applicable buffers set forth in Section 224-51 of this Chapter.

And add a new Subsection 224-20(D) concerning the allowable building coverage as follows:

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D. For an attached multifamily townhouse development 18% of the area of the lot, except that the building coverage associated with any existing residential building

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determined by the Planning Board to be of local historic significance that will be adaptively reused so as to include Fair and Affordable Housing Units shall not be included in the calculation of building coverage hereunder, provided that, in no event shall the total building coverage of any attached multifamily townhouse development exceed 20% inclusive of the building coverage associated with such building of local historic significance.