

## PROPOSED LOCAL LAW D OF 2018

### A LOCAL LAW Amending Chapter 295 Zoning to amend certain provisions relating to the MR-1.5 Zoning district

Be it enacted by the Board of Trustees of the Village of Hastings-on-Hudson as follows:  
(deleted language in ~~strikeout~~, added language in **bold**)

**SECTION 1.** Section 295-5 Definitions, Definition of Building Coverage is amended to read as follows:

#### BUILDING COVERAGE

The sum of the area of coverage or footprint of all buildings ~~and structures~~ on the site.

**SECTION 2.** Section 295-72 Multi-Residence (MR-1.5) Districts, Subsection E, Required yards; maximum building height and coverage, is amended to read as follows:

§295-72.E. Required yards; maximum building height and coverage.

(1) Subject to the provisions of Subsections A through C and § 295-82C, each building and structure in an MR-1.5 District shall have:

(a) A front yard at least 12 feet deep or 1/2 the height of the building wall nearest the front lot line, whichever is greater;

(b) A rear yard at least 30 feet deep (eight feet in the case of accessory buildings and structures, provided that the ~~roof of the building or structure is used as open space and the wall of the accessory building or structure does not exceed six feet in height~~);

(c) ~~Two side yards, each of which is at least 12 feet or 1/2 of the height of the building wall nearest the side lot line, whichever is greater~~ **Side yard requirements shall be based upon the Lot Width as follows:**

**i. Lot Width 25'-49' shall require minimum side yards of 2' each, and a minimum total of both side yards of 5'**

**ii. Lot Width 50'-74' shall require minimum side yards of 2' each, and a minimum total of both side yards of 10'**

**iii. Lot Width 75'-99' shall require minimum side yards of 5' each, and a minimum total of both sides of 15'**

**iv. Lot Width 100' or more shall require minimum side yards of 10' each, and a minimum total of both sides of 20'**

~~[eight feet in the case of accessory buildings and structures, with the same proviso as that contained in Subsection E(1)(b) above]; and~~

(d) A maximum height of 40 feet (15 feet in the case of accessory buildings and structures with sloped roofs and 12 feet in the case of accessory buildings and structures with flat roofs) and no more than three stories.

~~(2) All buildings and structures on the lot shall together cover not more than 15% of the area of the lot.~~ **Building Coverage shall not exceed 35%.**

**(3) Development Coverage shall not exceed 50%.**

**(4) Floor Area Ratio shall not exceed 0.75.**

~~(35)~~ No building or structure on the lot shall exceed 160 feet in length.

### **SECTION 3. SEVERABILITY**

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, such portion shall be deemed a separate, distinct and independent portion. Such declaration shall not affect the validity of the remaining portions hereof, which other portions shall continue in full force and effect.

### **SECTION 4. EFFECTIVE DATE**

This local law shall take effect immediately upon filing in the office of the New York State Secretary of State in accordance with section 27 of the Municipal Home Rule Law.