

PROPOSED LOCAL LAW I OF 2020

A LOCAL LAW

Amending Chapter 295, Zoning, of the Code of the Village of Hastings-on-Hudson, to Add Provisions for Residential Floor Area Ratios and Amend Related Definitions.

Be it enacted by the Board of Trustees of the Village of Hastings-on-Hudson as follows:

SECTION 1. The definitions of Basement, Floor Area and Floor Area Ratio in Section 295-5 are hereby amended to read as follows:

BASEMENT

That portion of a building that is partly below grade but that has half of its height or more, measured from the floor to the bottom of the joists supporting the floor immediately above, above the existing grade of the ground adjoining the building. A basement shall be considered a story.

FLOOR AREA

The sum of the gross horizontal area of the several floors of a building, buildings or accessory building, measured to the outside of the exterior enclosing walls of such buildings, including basements and including garages except where located primarily below grade, but not to include open porches or terraces, cellars, mechanical spaces, elevators or stair bulkheads or areas having a clear headroom of less than seven feet. Any interior space other than stairways with a floor-to-ceiling height in excess of 14 feet, other than stairways, shall be counted twice.

FLOOR AREA RATIO

The floor area of all buildings including accessory buildings on a lot divided by the area of such lot, except as otherwise provided in this chapter.

SECTION 2. Chapter 295 Article VII Supplementary Regulations is amended to add new Section 295-53.1 Residential Floor Area Ratio to read as follows:

§295-53.1 Maximum Residential Floor Area Ratio.

The maximum Floor Area Ratio (FAR) for a one-family residence in the R-20, R-10 and R-7.5 districts and for a one or two-family residence in the 2R district shall be calculated based upon the lot area as follows:

Maximum FAR (Floor Area Ratio) Schedule

Lot Size (square feet)	Maximum FAR
Less than 5,000	0.510
5,000	0.485
6,000	0.435
7,000	0.385
8,000	0.365
9,000	0.345
10,000	0.325
11,000	0.315
12,000	0.305
13,000	0.295
14,000	0.285
15,000	0.275
16,000	0.265
17,000	0.255
18,000	0.245
19,000	0.235
20,000 or more	0.225

Each lot size range represents 1 to 999 square feet. For lots that fall within this range, round either up or down depending upon its size above or below the midpoint to determine the maximum permitted FAR. For example, a lot of 6,499 square feet would be rounded down to 0.435, while a lot of 6,500 square feet would have its FAR rounded up to 0.385.

SECTION 3. Section 295-67 is hereby amended to add new subsection G. to read as follows:

G. Maximum Floor Area Ratio. The maximum floor area ratio shall be as set forth in §295-53.1.

SECTION 4. Section 295-68 is hereby amended to add new subsection G. to read as follows:

G. Maximum Floor Area Ratio. The maximum floor area ratio shall be as set forth in §295-53.1.

SECTION 5. Section 295-69 is hereby amended to add new subsection G. to read as follows:

G. Maximum Floor Area Ratio. The maximum floor area ratio shall be as set forth in §295-53.1.

SECTION 6. Section 295-70 is hereby amended to add new subsection F. to read as follows:

F. Maximum Floor Area Ratio. The maximum floor area ratio shall be as set forth in §295-53.1.

SECTION 7. The provisions of this Local Law shall not apply to any new building or addition thereto for which a building permit has been issued prior to the date of adoption of this Local Law.

SECTION 8. 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 9. 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.