

## SUMMARY OF AMENDMENTS TO EXPAND THE HARMON/SOUTH RIVERSIDE GATEWAY DISTRICT AND ADD MULTIPLE DWELLINGS AS A SPECIAL PERMIT USE (IN ADDITION TO MIXED USE)

Add the following lots to the Harmon/South Riverside Gateway District

79.13-1-76	44 Wayne St.
79.13-1-77	Wayne St.
79.13-1-83	Clinton St.
79.13-1-84	11 Clinton St.
79.13-2-91	485 S. Riverside (if necessary also rezone to all C-2)

Add new Section 230-20.3.B(3.1) to permit Multiple Dwellings as a special permit use in the Harmon/South Riverside Gateway District, or add to 230-20.3.B(3) as “mixed use or multiple dwellings....”

Criteria (if new section, if added to (3) then all the same as applicable.

- Limit to studio, one and two bedrooms, limit two bedrooms to no more than 50% as for mixed use?
- Use same area and bulk as for mixed use, except allow height as 35 feet and 3 stories without the requirement that the third story be within the roofline?
- Keep provision regarding preexisting buildings as in 230-20.3.B(3)(b)[5]?
- Design regulations?

## SUMMARY OF AMENDMENTS TO ADD TOD MULTIFAMILY RESIDENTIAL IN THE LI ZONING DISTRICT AS A SPECIAL PERMIT USE (intended to apply to the parcels along Croton Point Avenue, including Village Parking Lot A)

Add new Section 230-18.C(9) to permit multiple dwelling or mixed occupancy (may want to amend definition to allow mix of uses on first floor).

Need to set criteria

- Minimum lot size – 10,000 square feet
- Proximity to train station - ?
- FAR – 0.8?
- Setbacks - ? (discretion of BOT to modify)
- Height – 4 or 5 stories (to be studied)
- Studio, one and two bedrooms
- Parking – 1 space/unit?