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To: Village Board of Trustees
From: Bryan Healy, Village Manager
Date: January 17, 2024
Re: Multi-Family Housing in Non-Residential Districts

Based on the Housing Task Force report that was filed with the Village Board in 2021, the Village Board has been evaluating the benefits of having multi-family housing in non-residential zoning districts. Previous boards have already taken actions to allow for this, which are outlined below:

- In November 2022, the Harmon/South Riverside Gateway Overlay District regulations were amended to all multi-family housing by special permit.
- Also in November 2022, the zoning regulations for the Light Industrial district were amended to allow for multi-family housing on Croton Point Avenue between Route 9 and the Croton-Harmon Train Station by special permit.
- In March 2022, the regulations for the North End Gateway Overlay District were amended to allow for multifamily housing on lots zoned O-1 (Limited Office) by special permit.
- In March 2020, the regulations for the Municipal Place Gateway Overlay District were amended to allow for multifamily housing on certain lots by special permit.
- Also in March 2020, the Riverside Transition C-1R(B) district was created along North Riverside Avenue. This district allows for multifamily housing by special permit.

Currently, the C-1, C-2 (outside the Harmon/South Riverside gateway district), O-1, O-2 and C-1R(A) districts do not allow for multifamily housing. The Board could consider allowing multifamily housing by special permit in any or all of these districts. Based on trends since the pandemic, it may be prudent to review the regulations of the O-1 and O-2 districts, which were established decades ago as professional office zones.

Included in the backup for tonight's work session is a review of the Village's comprehensive plan and associated plan amendments. I would encourage everyone to read this as you consider any zoning changes.

Please let me know if you have any questions and I look forward to a robust discussion this evening.