

**VILLAGE OF CROTON-ON-HUDSON
BOARD OF TRUSTEES**

LOCAL LAW NO. __ OF 2024

**A LOCAL LAW TO AMEND THE PROVISIONS OF THE ZONING CODE OF THE
VILLAGE OF CROTON-ON-HUDSON PERTAINING TO TRANSIT ORIENTED MIXED
USE AND MULTI-FAMILY RESIDENTIAL BUILDINGS IN THE LI ZONING DISTRICT**

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

Section 1. Section 230-18.C(9) of the Code of the Village of Croton-on-Hudson is amended follows with new matter underlined and deleted matter in **[brackets]**:

(9) Transit Oriented Development consisting of mixed use or multi-family residential buildings, **[only on lots located fronting on Croton Point Avenue]** on the west side of Route 9 and within **[1500 feet]** one (1) mile of the Metro-North Croton-Harmon Train Station.

Section 2. Section 230-37(B) of the Code of the Village of Croton-on-Hudson is amended follows with new matter underlined and deleted matter in **[brackets]**:

§ 230-37 Light Industrial LI District.

B. The bulk and parking regulations for the Light Industrial LI District for Transit Oriented Development of mixed use or multi-family residential shall be as follows: (See Article II, Definitions; Article IV, District Use Regulations; Article VII, Supplementary Regulations; and Article VIII, Off-Street Parking, Driveways and Loading Facilities.)

Minimum Required

Lot area (square feet)	10,000
Front yard (feet)	^d
Rear yard (feet)	^d
One side yard (feet)	^d
Both side yards (feet)	^d
Off-street parking per residential unit	1 space per unit ^e
Off-street parking for commercial use	1 space per 400 sf

Maximum Permitted

Floor area ratio	1.20
Building height (stories)	[5] 6^f
Bedrooms	Studio, 1- , [and] 2- , and <u>3-</u> bedroom units only

NOTES:

^d Setbacks for Transit Oriented Development of mixed use or multi-family residential shall be determined by the Board of Trustees as part of the Special Permit review based upon the best layout for

the particular lot.

^e The Board of Trustees shall have the discretion to require additional parking for residential units.

^fThe sixth story shall not exceed 5% of the total habitable floor area, and the units shall form a contiguous block of which the longer linear area of the block is oriented east-west.

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.