

REVISED: Harmon Zoning Change Recommendations

Based on the excellent feedback provided by attendees at the 10/28 public forum, the Harmon Commercial Development Committee respectfully submits the following *revised* zoning change recommendations for your consideration:

1. Geographic Scope

- a. South Riverside from Croton Point Avenue to approximately 200 ft past Oneida

2. Mixed Use Buildings Only

- a. FAR increase to .8
- b. 3rd Story allowable within roofline for residential use only
- c. Maximum height remains at 35'
- d. 2 parking spaces required per residential unit, 1 of 2 counts toward commercial requirements (shared)
- e. At least 50% of 1st floor must be commercial and South Riverside Avenue
- f. **NEW:** Professional office or residential allowable on 2nd Floor, 3rd Floor must be residential
- g. **NEW:** Occupancy for residential units restricted to (methodology needs legal review):
 - i. 3 occupants for 1st bedroom
 - ii. 2 additional occupants for all additional bedrooms after the first

3. Maximum front setback of 15-20 feet measured from South Riverside Avenue curb.

4. 60% of the 1st Floor facing South Riverside must be glass

5. **NEW: Consider Implementation of a reasonable Harmon District Improvement Fee for all improvements requiring a building permit, to be used for the creation of a neighborhood park and streetscape features.**