

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

LOCAL LAW INTRODUCTORY NO. 12 OF 2022

**A LOCAL LAW TO AMEND THE PROVISIONS OF THE ZONING CODE OF THE
VILLAGE OF CROTON-ON-HUDSON TO ALLOW FOR 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 of the Code of the Village of Croton-on-Hudson is hereby amended to add new subsection 230-18.C(9) to read as follows:

(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 of the Metro-North Croton-Harmon Train Station.

Section 2. Section 230-18.D of the Code of the Village of Croton-on-Hudson is hereby amended to read as follows:

D. The above uses shall comply with the area and bulk standards listed in § 230-37, including the minimum lot size of three acres, except that the Village Board of Trustees may, by the issuance of a special permit, allow a lot area of less than three acres but not less than one acre, and except that for a Transit Oriented Development of mixed use or multi-family residential the minimum lot area shall be 10,000 square feet.

Section 3. Section 230-37 of the Code of the Village of Croton-on-Hudson shall be amended to add separate bulk requirements for Transit Oriented Development consisting of mixed use or multi-family residential and to read as follows:

§ 230-37 Light Industrial LI District.

A. The bulk and parking regulations for the Light Industrial LI District for all uses other than 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 (acres)	3
Lot width (feet)	200
Lot depth (feet)	200
Front yard (feet)	50
Rear yard (feet)	35
One side yard (feet)	30
Both side yards (feet)	80

Minimum Required

Any yard within 25 feet of residence district boundary	50
Waterfront setback from mean high-water line (feet)	100 ^a
Off-street parking spaces per employee	1 ^b

Maximum Permitted

Floor area ratio	0.50
Building height (stories) ^c	3
Building height (feet) ^c	40
Building height ratio	1/2 the distance to the nearest lot line ^c

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
Bedrooms	Studio, 1 and 2 bedroom units only

NOTES:

^a District waterfront setback requirement. For the express purpose of preserving the open and scenic character of and the possibility of public access to the waterfront, a setback of 100 feet from the mean high-water line shall be required for uses on lands fronting the Hudson River.

^b Parking space requirements are cumulative for all uses on one lot.

^c Building height requirements are subject to both story and foot limitations.

^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.

Section 4. Section 230-42.1G of the Code of the Village of Croton-on-Hudson under Mixed Occupancy shall be amended to read as follows:

G. The provisions of this Section 230-42.1 shall not apply to properties located in the Harmon/South Riverside Gateway Overlay area which are permitted as set forth in Section 230-20.3B(3) and defined as “mixed use” therein, or to mixed occupancy buildings permitted in the Municipal Place Gateway Overlay area as permitted in Section 230-20.3B(4), or to properties located in the LI District where Transit Oriented Development of mixed use or multi-family residential are permitted as set forth in Section 230-18.C(9).

Section 5. Chapter 230 Attachment 4 (also referred to as D), Special Permit Schedule, under Light Industrial Districts, is amended to add Transit Oriented Development of mixed use or multi-family residential as a special permit use pursuant to Code Section 230-18.C(9) and under the jurisdiction of the Board of Trustees.

Section 6. 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 7. 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.