

ZONING

342 Attachment 3

Village of Mamaroneck

SCHEDULE OF MINIMUM REQUIREMENTS FOR NONRESIDENTIAL DISTRICTS

[Amended 11-14-1983 by L.L. No. 11-1983, effective 12-5-1983; 5-13-1985 by L.L. No. 12-1985, effective 5-22-1985; 3-23-1987 by L.L. No. 5-1987, 9-14-1988 by L.L. No. 12-1988, effective 9-22-1988; 6-10-1991 by L.L. No. 6-1991, effective 6-20-1991; 2-14-1994 by L.L. No. 1-1994, effective 3-3-1994; 3-14-1994 by L.L. No. 2-1994, effective 3-28-1994; 11-26-2001 by L.L. No. 12-2001, effective 12-17-2001; 5-12-2008 by L.L. No. 5-2008, effective 5-15-2008; 5-10-2010 by L.L. No. 13-2010, effective 5-26-2010; 11-24-2014 by L.L. No. 18-2014, effective 12-10-2014; 8-14-2017 by L.L. No. 8-2017, effective 8-25-2017; 4-9-2018 by L.L. No. 3-2018, effective 4-16-2018; 4-24-2023 by L.L. No. 6-2023, effective 4-28-2023; 3-11-2024 by L.L. No. 4-2024, effective 3-15-2024]

1	2	3	4	4A	5	6		7	8	9	10	11	12	13	
District	Minimum Lot Area	Minimum Lot Width and Frontage (feet)	Maximum Building Coverage (percentage of lot area)	Maximum Building Coverage and Impervious Surfaces (percentage of lot area)	Maximum Floor Area Ratio	Maximum Building Height		Stories	Feet	Minimum Required Yards			Off-Street Parking	Off-Street Loading	Other Requirements
						Front (feet)	Side (feet)			Rear (feet)					
O-1 Office	3 acres	300	25%	35%	0.5	3	45	3	45	50	50	50	As required by Article VIII ⁶	As required by Article VIII ⁶	§ 342-16
C-1 General Commercial	—	50	50%	60%	0.8	3	40	3	40	10 ³	None ^{1,2}	45 ²	As required by Article VIII ⁶	As required by Article VIII	Notes 4, 5 and 16 and § 342-16
C-2 Central Commercial	—	—	—	—	2.0 ¹²	4 ¹⁰	45 ¹⁰	4 ¹⁰	45 ¹⁰	None ³	None ^{1,2}	None ^{1,2}	Note 7	None	Note 4 and § 342-16
M-1 Manufacturing	10,000 square feet	50	50%	60%	1.0	3	45	3	45	None ³	None	None	As required by Article VIII	As required by Article VIII	Note 4 and § 342-16
P Parking	5,000 square feet	50	10%	50%	—	3	35	3	35	Minimum of 3 feet and maximum of 20 feet, as determined by the Planning Board			As required by Article VIII	As required by Article VIII	§ 342-16 (Preceding standards apply only to P District)
MR Marine Recreation	1 acre	150	20%	30%	0.15	3	40	3	40	25	20	30	As required by Article VIII	As required by Article VIII	Notes 4, 5, 14 and 15 and § 342-16
MC-1 General Marine - Commercial	None	50	50%	60%	1.0	3	40	3	40	10	5 ^{2,13}	45 ^{2,8}	As required by Article VIII	As required by Article VIII	Notes 4 and 5 and § 342-16
MC-2 Central Marine - Commercial	None	50	50%, except for tiered development, which shall be: Below mean curb level: 80% Above mean curb level: 50%	—	2.0	3 measured from mean curb level	40 measured from mean curb level	3	40	10	5 ^{2,13}	45 ^{2,8}	As required by Article VIII	As required by Article VIII	Sec. 413 and Notes 4, 5 and 9 and § 342-16

NOTES:

- ¹ Where a lot line coincides with or is within 45 feet of the boundary of a residence district, the required yard shall be 45 feet in width or depth, whichever term is appropriate. In all other cases, the yard, if provided, shall be at least five feet in width or depth, as appropriate. These provisions shall not apply to any property adjacent to a P District.
- ² Yard may be reduced to not less than 10 feet, provided that there are no openings in any wall facing the adjoining residence district and no parking, loading or unloading or other activities of any kind are conducted in such reduced yard. These provisions shall not apply to any property adjacent to a P District.
- ³ In the case of corner lots, the Planning Board shall establish reasonable setbacks from the street under the provisions of § 342-79. A minimum front yard of 10 feet shall be maintained along Fenimore Road.
- ⁴ No new construction or addition to existing construction and no new or expanded use shall be permitted which will reduce the area of land immediately surrounding any residential structure on the same lot to less than 5,000 square feet per dwelling unit.
- ⁵ Except twenty-foot minimum where access to parking is via the side yard.
- ⁶ Parking or loading in front yards or within 10 feet of any street or lot line is prohibited. Parking and loading areas in the open shall, except for points of ingress and egress, be screened as required by the Planning Board in the site plan procedure of Article XI.
- ⁷ None for existing floor space, but as required by Article VIII for any new floor space constructed.
- ⁸ Except that the rear yard setback may be reduced to zero feet for property within the Marine Zone for the sole purpose of permitting structures to be used for the hauling and launching of boats.

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- ⁹ In addition, no non-water-dependent uses shall be permitted unless a minimum of 1.0 floor area ratio shall be utilized for one or more water-dependent uses. No non-water-dependent uses shall be permitted below the mean curb level. No water-dependent use in existence on the effective date of establishment of Marine Zone shall be converted to a non-water-dependent use.
- ¹⁰ Within the C-2 District, no ground level floor space with frontage on Mamaroneck Avenue shall be used for residential occupancy. The maximum height of a building within the C-2 District may be six stories and 60 feet if it meets the requirements of Article XV for below-market-rate housing. These provisions shall not apply to any application which received final site development plan approval from the Village of Mamaroneck on or before August 1, 1988.
- ¹¹ A minimum yard of 10 feet shall be required for any property adjacent to the Sheldrake River, unless this requirement is modified or waived by the Planning Board.
- ¹² Within the C-1 and C-2 Districts, the maximum floor area ratio may be increased in accordance with provisions of Article XV for below-market-rate housing.
- ¹³ Where a lot line coincides with or is within 45 feet of the boundary of a residence district, the required yard shall be 45 feet in width or depth, whichever term is appropriate. In all other cases, the yard, if provided, shall be at least five feet in width or depth, as appropriate. These provisions shall not apply to any property adjacent to a P District.
- ¹⁴ Uses within the MR District shall provide a minimum of 25% of the lot area as open space. Such open space may include grass and landscaped areas open to the sky, and beach that lies within the property line, and shall not include land under water, tennis courts or other similar courts, paved recreation or parking areas, or courtyards or decks.
- ¹⁵ See § 146-7 of Chapter 146, Coastal Management, for Long Island Sound setback requirement.
- ¹⁶ See § 342-30.1 for regulations pertaining to the TOD Overlay District on portions of the C-1 District along Mamaroneck Avenue and Old White Plains Road.