

ZONING

331 Attachment 2

City of New Rochelle

Schedule of Dimensional Regulations Mixed-Use Districts

[Amended 2-15-2005 by Ord. No. 42-2005; 6-19-2007 by Ord. No. 165-2007; 12-11-2007 by Ord. No. 294-2007]

District/Use	Maximum Dimensional Requirements					Minimum Dimensional Requirements		
	Floor Area Ratio	Building Height		Coverage		Yards ¹		
		(stories)	(feet)	Buildings	Impervious Surfaces	Front (feet)	Side (feet)	Rear (feet)
DMU Downtown Mixed Use	4 ¹³	20 ¹³	240 ¹⁰	100%	100%	—	—	—
DMUR Downtown Mixed Use Urban Renewal	5.5 ¹³	24 ^{9, 13}	280 ^{9, 13}	100%	100%	²	—	—
ROS Recreation Open Space	0.05 ¹¹	2	35	5%	10% ¹²	35	4	4
WR Water Related	1.0 for water-dependent uses and non-water-dependent special permit uses, with no more than 0.25 for all other uses, but in no case shall the aggregate FAR exceed 1.0	⁵	—	40%	80%	—	—	—
PWD-3 Planned Waterfront District 3-Story	1.0 for water-dependent special permit uses, with no more than 0.40 for all other uses, but in no case shall the aggregate FAR exceed 1.0	⁶	—	40%	80%	—	—	—
PWD-5 Planned Waterfront District 5-Story	1.0 for water-dependent special permit uses, with not more than 0.75 for all other uses, but in no case shall the aggregate FAR exceed 1.0	⁶	—	40%	80%	—	—	—
PWD-8 Planned Waterfront District 8-Story	⁷	8	70	40%	40%	⁸	—	—

NOTES:

¹ Where any parcel is contiguous to a residence district, an abutting rear yard shall be minimum of 30 feet and abutting side yards shall be a minimum of 20 feet

² See § 331-48.

³ See § 331-49.

⁴ Twenty where abutting a residence district or use.

⁵ Three stories or 35 feet for all water dependent and special permit uses.

⁶ Five stories or 50 feet within 300 feet of East Main Street; elsewhere, three stories, 35 feet.

⁷ 1.0 for all water dependent permitted uses, 0.75 for residential uses, 0.4 for water dependent special permit nonresidential uses, 0.25 for water dependent special permit uses which restrict public access.

⁸ All buildings must be set back at least 35 feet from the mean high tide line.

⁹ The maximum height shall not exceed 39 stories or 390 feet for a primarily residential development on Block 416 on the Official Tax Map of the City of New Rochelle.

¹⁰ A height of 390 feet shall be allowed in the DMU only under the following conditions: 1) the parcel size is in excess of 75,000 SF and 2) the parcel has been subject to a land disposition agreement (LDA) approved by City Council subsequent to the adoption of Ord. No. 248 of 2001.

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- ¹¹ In the event less than 10% of a Building Lot is zoned ROS, and no structures containing Floor Area are constructed on such portion of Building Lot, the Floor Area Ratio of such portion shall be deemed the same as the Floor Ratio Ratio for the balance of the Lot, which Floor Area Ratio shall be multiplied by the square footage of such portion, with the product thereof transferred to and added to the maximum permitted Floor Area of the balance of the Lot.
- ¹² Maximum of 10% Impervious Surfaces Coverage if Passive Recreational Use only. Maximum of 25% Impervious Surfaces Coverage, if uses include other Permitted Principal Uses.
- ¹³ In the DMU and DMUR Districts, increased FAR and Height may be granted by the City Council, in its sole and absolute discretion, pursuant to the Downtown Density Bonus (DDB) standards in § 331-85.3. [Editor's Note: Section 331-85.3 was repealed 12-9-2008 by Ord. No. 237-2008. See now Art. XX, Floating Overlay Zone.]