

LOCAL LAW #6 OF 2022

**AMENDING THE ZONING CODE WITH RESPECT TO
DEVELOPMENT OF THE MULTIFAMILY/OFFICE DISTRICT**

(August 14, 2022)

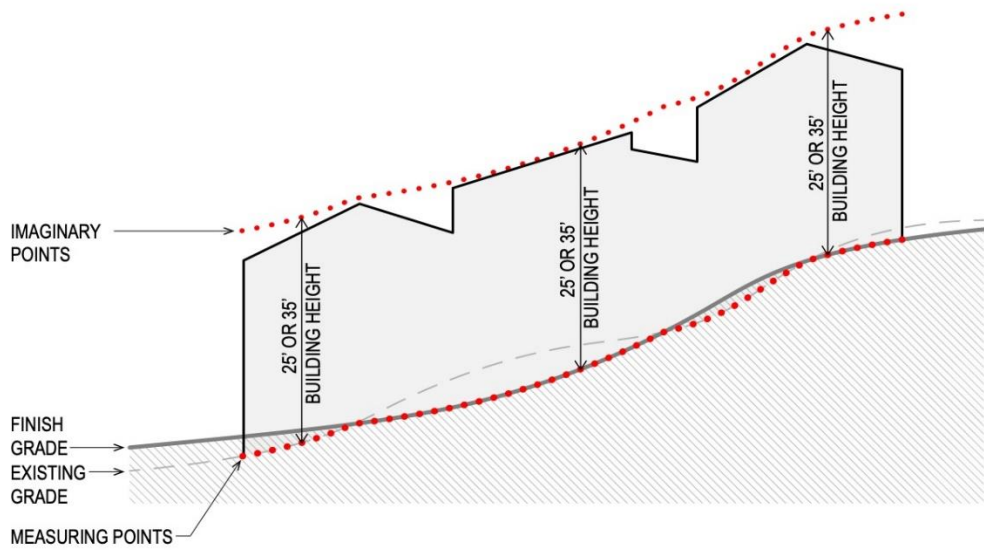
Be it enacted by the Board of Trustees of the Village of Irvington as follows:

Section 1: Section 224-85.1, Determination of site capacity in Multifamily/Office District is hereby amended to read as follows (new language in *italics*):

For three-or-more family uses, the site capacity in the Multifamily/Office District (*MFO*), shall be the net buildable site area divided by the density factor of 3,000 square feet (2,000 square feet for senior citizen housing), rounded down to the next lower whole number. *In calculating the base site area in the MFO District, the land on which any driveway is to be built that leads directly to a three-or-more family dwelling, or parking area serving the dwelling, shall not be deducted from gross site area. Additionally, the lot area required for any necessary improvements of Strawberry Lane shall not be subtracted from gross site area.*

Section 2: Section 224-47.9.E, Height of buildings in the Multifamily/Office District, is hereby amended as follows (new language in *italics*):

- (1) No buildings or structures greater than two stories or 25 feet shall be permitted within 250 feet to 300 feet of Broadway.
- (2) The maximum height of any building or structure greater than 300 feet from the Broadway right-of-way shall be three stories or 35 feet.
- (3) Underground parking shall not be included in the number of stories.
- (4) *At grade driveways for accessing underground parking shall not be included when measuring building height, provided the driveway is 30 feet or less in width or the minimum width needed for access, whichever is less. A straight line shall be drawn from the two points at grade adjacent to the driveway to form an imaginary line of grade from which the building shall be measured.*
- (5) *The height shall be measured at the periphery of the building, where the building meets grade. At any given point where building meets grade, the height shall be measured from the lowest elevation of either the finished grade or the grade prior to construction, filling or grading (“measuring point”) to the highest point of the building. The height shall be measured vertically from the measuring point to an imaginary point located at the allowed number of feet (25 or 35) above the measuring point. (See diagram below.)*



Section 3: All ordinances, local laws, and parts thereof inconsistent with this local law are hereby repealed.

Section 4: This local law shall take effect upon filing with the Secretary of State.