

**Be it enacted** by the Village Board of the Village of Bronxville as follows:

**Section 1.** Section 310-13(A) of the Bronxville Code is hereby amended to read as follows:

“A. Use. In a Six-Story Multiple Residence D District no building or premises shall be used and no building or part of a building shall be erected, which is arranged, intended or designed to be used, in whole or in part, for any purpose, except the following:

- (1) Any use permitted in Three-Story Multiple Residence C Districts.
- (2) Age restricted multiple residence facilities having no more than 90 dwelling units for residents 62 years of age or older and their spouses, with access to all units through a common lobby.
  - (a) Auxiliary uses for age restricted multiple residence facilities may include administrative offices, residents’ lounges, medical examination rooms, communal dining facilities, physical therapy rooms and other uses acceptable to the Planning Board. The aggregate square footage of the auxiliary use spaces shall not exceed 20% of the gross floor area of the total facility.

(3) Age targeted multiple residence facilities are permitted by special permit as set forth in §310-42(I) of this chapter.”

**Section 2.** Section 310-42 (Individual Standards and Requirements for Certain Special Permit Uses) is hereby amended by adding thereto a new subsection (I), to read as follows:

“I. Age targeted multiple residence facilities.”

(1) Definitions. As used in this subsection, the following term shall have the meaning indicated:

AGE TARGETED MULTIPLE RESIDENCE FACILITY – A multiple residence facility which is designed to appeal primarily to individuals and couples without children.

(2) Purpose. The purpose of this special permit is to allow additional residential density in the Six-Story Multiple Residence D District in circumstances where the applicant has demonstrated, to the satisfaction of the Planning Board, that the requested density is justified by the costs of the proposal, including remediation costs associated with any

environmental conditions on the site, proposed public improvements, the costs of structured or sub-surface parking, and other similar factors.

(3) Specific Standards for Age Targeted Multiple Residence Facilities.

(a) The applicant must demonstrate, to the satisfaction of the Planning Board, that the requested density is justified by the costs of the proposal including, remediation costs associated with any environmental conditions on the site, proposed public improvements, the costs of structured or sub-surface parking, and other similar factors.

(b) The applicant must demonstrate, to the satisfaction of the Planning Board, that the proposed residence facility has been designed to appeal primarily to individuals and couples without children.

(c) The proposed development must provide additional parking, over and above the parking necessary for the residents of the project, for use by village residents.

(d) The proposed development must incorporate reasonable on-site and/or off-site traffic improvements to mitigate any traffic impact resulting from the project.

(e) Provided that the foregoing conditions are satisfied, the bulk and area requirements for an age targeted multiple residence facility shall be as follows:

[1]	<u>Minimum Lot Area</u>	<u>60,000 s.f.</u>
[2]	<u>Minimum Lot Depth</u>	<u>80 ft.</u>
[3]	<u>Minimum Street Frontage</u>	<u>600 ft</u>
[4]	<u>Maximum Units</u>	<u>55</u>
[5]	<u>Maximum Building Length</u>	<u>675 ft</u>
[6]	<u>Minimum Front Yard</u>	<u>0 ft</u>
[7]	<u>Minimum Rear Yard</u>	<u>0 ft</u>
[8]	<u>Minimum Side Yard (one yard)</u>	<u>0 ft</u>
[9][a]	<u>Minimum Side Yard (two sides combined)</u>	<u>0 ft.</u>
[10]	<u>Minimum Habitable Dwelling Area</u>	<u>1000 s.f/ unit</u>
[11]	<u>Open Space</u>	<u>500 s.f./unit</u>
[12]	<u>Maximum Building Coverage</u>	<u>100%</u>
[13]	<u>Maximum Building Height</u>	<u>60 feet/5 stories</u>
[14]	<u>Off Street Parking</u>	<u>1.5 spaces/unit</u>

**Section 3.** Severability.

The invalidity of any word, section, clause, paragraph, sentence, part or provision of this local law shall not affect the validity of any other part of this local law that can be given effect without such invalid parts or parts.

**Section 4.** Effective Date.

This Local Law shall take effect immediately upon its adoption and filing with the Secretary of State.