



C. Proposed Zoning Text Amendments (DEIS)

EXHIBIT 1

PROPOSED ZONING TEXT AMENDMENTS: SB-O DISTRICT

1. Section 235-17 of the Town/Village of Harrison Zoning Ordinance shall be amended by adding new sections X and Y, which shall state as follows:

X. SB-O Multi-Family Residential - This use has been established to provide housing opportunities for young people and empty nesters who are seeking efficient, well designed, conveniently located housing opportunities and who are not anticipated to create additional demands on the Harrison School District.

1. The applicant shall submit a recent (no earlier than 12 months from the date of application) market survey indicating there are a sufficient number of individuals that would occupy the proposed number of housing units in the proposed price range (either purchase or rental) to assist the Planning Board in its review of the feasibility of the proposed project.
2. The site for a SB-O Multi-Family Residential project shall have a minimum of 5 acres.
3. The site shall have a minimum frontage of 350' on a mapped public or private roadway.
4. No SB-O Multi-Family Residential project shall contain more than 450 dwelling units.
5. Lot building coverage shall not exceed 45%.
6. All buildings shall comply with the applicable requirements set forth in the Table of Dimensional regulations for the SB-O zoning district, as modified in this section.
7. A minimum of 475 square feet shall be provided for efficiency (studio) apartments, and a minimum of 600 square feet shall be provided for one-bedroom apartments. The maximum number of bedrooms or potential bedrooms in an apartment/dwelling unit shall be three.
8. The design of the project, number of bedrooms, size of units, unit mix and all other factors relating to the intended occupants of the dwelling units, shall be primarily geared toward young people, empty nesters, and residents without young children.

9. A minimum of 2,500 square feet of recreation space, which may include interior spaces such as a community or recreation room, shall be provided at the site. This requirement is intended to supersede the usable open space requirements set forth in §235-25 of the Zoning Ordinance, which shall not apply to SB-O Multi-Family Residential projects.
10. A minimum of 1.25 off-street parking spaces for each dwelling unit shall be provided.
11. In cases where an SB-O Multi-Family Residential project abuts a non-residential use, a landscape buffer a minimum of 50 feet in depth shall be provided.
12. A SB-O Multi-Family Residential project may also incorporate retail, retail service or restaurant uses within the project, subject to the Special Exception Use requirements of §235-17 Y. When included within the same building as the residential uses, the non-residential use shall be restricted to the first floor, and shall not exceed 25,000 square feet of gross floor area.
13. The main entrance of a SB-O Multi-Family Residential project shall be located no greater than 1,300 feet (1/4 mile) from a mass transit link. If located further than 1,300 feet, a suitable alternative means of minimizing vehicle trips to and from the site must be employed, such as the use of a shuttle bus.
14. The dimensional requirements for any SB-O Multi-Family Residential project site shall be as follows:

Lot Area (Square Feet)	
Minimum	5 acres
Minimum per family unit	350 square feet
Lot Coverage	
Maximum Building Coverage	45%
Lot Width	300
Required Yards	
Front	50*
Side (Adjoining Residence District)	100
Side (Adjoining Business District)	40
Rear	45
Habitable Floor Area (minimum)	475

Height
Stories

6

Floor Area Ratio

No Requirement

*The front yard may be reduced to 25 feet, for an area not to exceed 25% of the total width of that portion of the building located parallel to the required front yard.

Y. SB-O Retail Use, Retail Service Use, Restaurant Use

1. An SB-O Retail Use, Retail Service Use or Restaurant Use shall not exceed 25,000 square feet in gross floor area. An SB-O Restaurant Use may include outdoor dining to be located on the same parcel as the SB-O Restaurant Use.
2. If the SB-O Retail Use, Retail Service Use or Restaurant Use is provided within a mixed-use building, the retail use shall be limited to the first floor.
3. In instances where the SB-O Retail Use, Retail Service Use or Restaurant Use will be combined with other uses on the site, the Planning Board may, subject to the submission of a vehicle trip generation report by the applicant, reduce the required off-street parking requirement from 1 space per 175 square feet of floor area to no less than 1 space per 400 square feet of floor area for retail and retail services uses and 1 per 4 permanent seats or 150 square feet of floor area to 1 per 6 permanent seats or 300 square feet of floor area, whichever is greater for restaurant use.
4. Shared parking between any SB-O Retail Use, Retail Service Use or Restaurant Use shall be provided wherever feasible.
5. Signage for any SB-O Retail Use, Retail Service Use or Restaurant Use shall be restricted to the site's individual monument sign, or shall be mounted on the building itself. No separate free-standing signs shall be permitted on the site.
6. The architecture of the SB-O Retail Use, Retail Service Use or Restaurant Use building, whether free-standing or included within a mixed-use building, shall reflect the high quality architectural character of the surrounding office parks, and shall minimize the individual corporate logos or branding of the retail use, in favor of a unified, comprehensive site and area-wide design.
7. Provisions shall be made for deliveries and loading. For retail, retail service and restaurant uses exceeding 20,000 square feet in floor area, a separate loading space shall be provided in accordance with §235-41 I.

3. Section 235C of the Town/Village of Harrison Zoning Ordinance, entitled “Business Districts Table of Use Regulations Town of Harrison” is hereby amended by adding rows entitled “SB-O Multiple Dwelling”, “SB-O Retail”, “SB-O Retail Service”, and “SB-O Restaurant”. Under the column for the SB-O Zoning District, next to each of these new uses, there shall be the letters “SE”, signifying that these shall now each be Special Exception Uses in the SB-O District.