

Pleasantville Residential Zoning Study

Public Hearing

May 24, 2021

BFJ Planning

Study Purpose

- Explore floor area ratio (FAR) as a tool to address concerns that new residential construction in some areas of the Village is out of scale with the surrounding neighborhood.
- Setbacks alone appear to be insufficient to control overall bulk of new homes, especially on larger lots.
- Problem is not unique to Pleasantville, and many communities are looking at ways to tackle bulk. Residential FAR is a common tool.

Study Components

1. Start-Up and Planning Analysis

- Kickoff meeting to understand issues, confirm objectives
- Analysis of existing residential buildings
- Review best practices of comparable communities

2. Draft Zoning Regulations

- New FAR controls for residential zoning districts

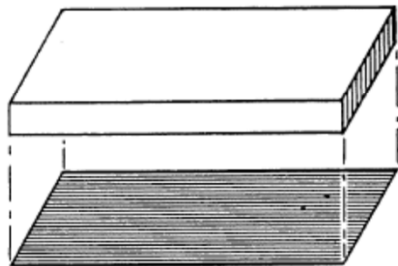
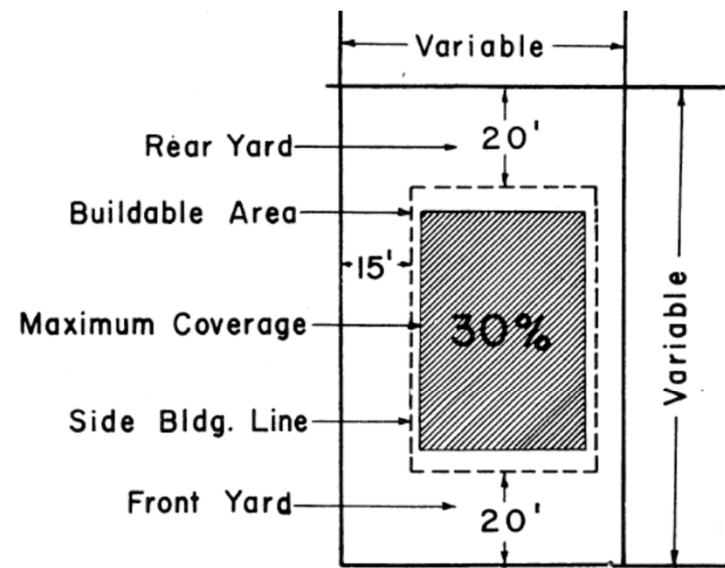
3. SEQRA and Adoption

- Environmental Assessment Form
- Public Hearing
- Revisions and adoption

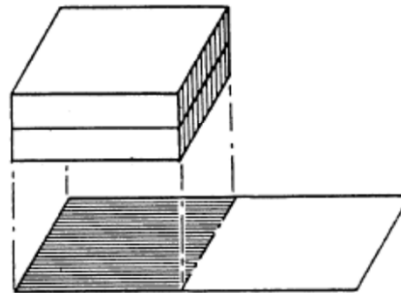
What is FAR?

- Used in tandem with height and setbacks to control bulk/mass of buildings.
- Calculated by dividing the total gross floor area by the total area of the lot. Higher FAR indicates greater building volume.
- Does NOT control the style or aesthetics of homes.
- Pleasantville already uses FAR in the R-2A, R-PO, and business/industrial districts.

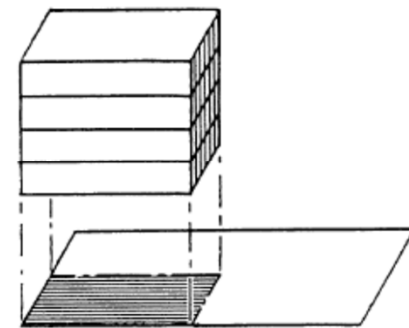
How does FAR compare with other bulk tools?



100 % LOT COVERED



50 % LOT COVERED



25 % LOT COVERED

Overall Zoning Approach

- Use a sliding scale of FARs for single-family districts based on lot size.
 - Captures impacts of oversized or undersized lots
 - Exempt undersized lots
 - Method is used in other Westchester communities, e.g. Bronxville, Scarsdale, Irvington, Mamaroneck
- Use Pleasantville's existing built homes as a baseline to set FAR controls (i.e., determine what FARs the Village has and develop regulations accordingly).
 - Intent is to avoid creation of significant nonconformities.

Proposed FAR Scale

| | Village of Mamaroneck | Village of Bronxville | Town of Mamaroneck | Village of Scarsdale | Village of Irvington | Village of Pleasantville | |
|--------------------|-----------------------|-----------------------|--------------------|----------------------|----------------------|--------------------------|------------------|
| Lot Area | Maximum FAR | | | | | Median FAR | Proposed Max FAR |
| Less than 5,000 SF | 0.53 | 0.49 | 0.55 | 0.43 | 0.43 | 0.54 | Exempt |
| 5,000 SF | 0.53 | 0.47 | 0.55 | 0.43 | 0.43 | 0.52 | Exempt |
| 6,000 SF | 0.48 | 0.45 | 0.55 | 0.414 | 0.39 | 0.49 | Exempt |
| 7,000 SF | 0.43 | 0.43 | 0.52 | 0.398 | 0.36 | 0.46 | Exempt |
| 7,500 SF | | | | | | | 0.47 |
| 8,000 SF | 0.41 | 0.41 | 0.49 | 0.382 | 0.33 | 0.40 | 0.46 |
| 9,000 SF | 0.39 | 0.39 | 0.46 | 0.366 | 0.30 | 0.37 | 0.44 |
| 10,000 SF | 0.37 | 0.37 | 0.43 | 0.35 | 0.28 | 0.38 | 0.42 |
| 11,000 SF | 0.36 | 0.36 | 0.41 | 0.338 | 0.2725 | 0.31 | 0.40 |
| 12,000 SF | 0.35 | 0.35 | 0.39 | 0.326 | 0.265 | 0.31 | 0.38 |
| 13,000 SF | 0.34 | 0.34 | 0.369 | 0.314 | 0.2575 | 0.31 | 0.36 |
| 14,000 SF | 0.33 | 0.33 | 0.35 | 0.302 | 0.25 | 0.25 | 0.34 |
| 15,000 SF | 0.32 | 0.32 | 0.334 | 0.29 | 0.2425 | 0.27 | 0.32 |
| 16,000 SF | 0.31 | 0.31 | 0.32 | 0.284 | 0.235 | 0.23 | 0.31 |
| 17,000 SF | 0.30 | 0.30 | 0.31 | 0.278 | 0.2275 | 0.24 | 0.30 |
| 18,000 SF | 0.29 | 0.29 | 0.30 | 0.272 | 0.22 | 0.25 | 0.29 |
| 19,000 SF | 0.28 | 0.28 | 0.29 | 0.266 | 0.2125 | 0.26 | 0.28 |
| 20,000 SF | 0.27 | 0.27 | 0.281 | 0.26 | 0.20 | 0.25 | 0.27 |
| 21,000 SF | | 0.265 | 0.2725 | 0.254 | 0.198 | 0.22 | 0.26 |
| 22,000 SF or more | | 0.26 | 0.265 | 0.248 | 0.196 | 0.18 | 0.25 |

How Will the Proposed FARs Affect Home Sizes?

- About 20% of existing lots are under 7,500 sf, FAR won't apply.
- On smaller lots (7,500 sf – 11,000 sf, about 30% of total), lot coverage will be controlling bulk factor.
- About 18% of lots are 22,000 sf or more, would be most affected by FAR controls.

| Lot Area | # of Parcels | |
|----------------------|--------------|-------------|
| Less than 7,500 SF | 236 | 20% |
| 7,500 SF | 62 | 5% |
| 8,000 SF | 81 | 7% |
| 9,000 SF | 91 | 8% |
| 10,000 SF | 71 | 6% |
| 11,000 SF | 61 | 5% |
| 12,000 SF | 53 | 4% |
| 13,000 SF | 52 | 4% |
| 14,000 SF | 40 | 3% |
| 15,000 SF | 47 | 4% |
| 16,000 SF | 32 | 3% |
| 17,000 SF | 37 | 3% |
| 18,000 SF | 27 | 2% |
| 19,000 SF | 21 | 2% |
| 20,000 SF | 27 | 2% |
| 21,000 SF | 50 | 4% |
| 22,000 SF or more | 221 | 18% |
| Total Parcels | 1,209 | 100% |

How Will the Proposed FARs Affect Home Sizes?

| Lot Area | Max. Building Coverage | Allowable Building Footprint | Assumed Max. Square Footage ¹ | Proposed Max. FAR | Allowable Max. Square Footage |
|-----------|------------------------|------------------------------|--|-------------------|-------------------------------|
| 7,500 SF | 20% | 1,500 sf | 3,000 sf | 0.47 | 3,525 sf |
| 8,000 SF | 20% | 1,600 sf | 3,200 sf | 0.46 | 3,680 sf |
| 9,000 SF | 20% | 1,800 sf | 3,600 sf | 0.44 | 3,960 sf |
| 10,000 SF | 20% | 2,000 sf | 4,000 sf | 0.42 | 4,200 sf |
| 11,000 SF | 20% | 2,200 sf | 4,400 sf | 0.40 | 4,400 sf |
| 12,000 SF | 20% | 2,400 sf | 4,800 sf | 0.38 | 4,560 sf |
| 13,000 SF | 20% | 2,600 sf | 5,200 sf | 0.36 | 4,680 sf |
| 14,000 SF | 20% | 2,800 sf | 5,600 sf | 0.34 | 4,760 sf |
| 15,000 SF | 20% | 3,000 sf | 6,000 sf | 0.32 | 4,800 sf |
| 16,000 SF | 20% | 3,200 sf | 6,400 sf | 0.31 | 4,960 sf |
| 17,000 SF | 20% | 3,400 sf | 6,800 sf | 0.30 | 5,100 sf |
| 18,000 SF | 20% | 3,600 sf | 7,200 sf | 0.29 | 5,220 sf |
| 19,000 SF | 20% | 3,800 sf | 7,600 sf | 0.28 | 5,230 sf |
| 20,000 SF | 20% | 4,000 sf | 8,000 sf | 0.27 | 5,400 sf |
| 21,000 SF | 20% | 4,200 sf | 8,400 sf | 0.26 | 5,460 sf |
| 22,000 SF | 20% | 4,400 sf | 8,800 sf | 0.25 | 5,500 sf |

¹Assumes first and second floors are identical and does not include habitable attic space or basement/cellar space.

What Does This Mean for Zoning Nonconformity?

- Analysis indicates about 196 developed parcels, or about 16%, would become nonconforming because they would exceed the maximum FAR.
 - These homes would be considered legally nonconforming, but any expansion of floor area would likely require a variance.
- Another 71 developed parcels or about 6%, would become nonconforming for FAR but are already nonconforming for building coverage.
 - Expansion of floor area for these homes likely already requires a variance.
- About 18% of lots are 22,000 sf or more, would be most affected by FAR controls.

What Is Included in Floor Area Ratio?

- Most interior floor space.
- Any habitable attic for homes built after ordinance adoption.
 - Existing habitable attics are excluded from FAR calculation, and owners of existing homes can finish their attic and it will not count toward FAR.
- Finished basements (i.e., a story partly underground, with at least half of its height above grade, used for purposes other than storage or maintenance).
- Interior space greater than 12 ft ceiling height will be counted at 1.5 times for calculating FAR.

What Is NOT Included in Floor Area Ratio?

- Cellars (story partly underground, with more than half of its height below grade).
- Basements used for storage/maintenance only.
- Areas for accessory off-street parking or loading.
- Open roof-covered porches, crawl spaces, unenclosed attached decks, unconditioned enclosed porches, or breezeways.
- Detached accessory structures that meet height, setback, and building coverage requirements or have previously received a variance from those requirements.

What Other Zoning Changes are Proposed?

- Changes to definitions related to building height, to address concerns that new homes could be much higher than existing homes with manipulation of the site grading.
- New definition of building height would be measured from average grade, defined as either the existing grade or the finished ground level, ***whichever is more restrictive***.
- Dis-incentivizes grade manipulation and ensures that walkout basements are captured as stories.

Building Height Measurement: Why Does It Matter?

Example of the height differential when a lot is “built up” and the height is measured from pre-construction vs. post-construction grade.



Other Zoning Changes

- Minor revision to parking and loading standards table to clearly differentiate between requirements for parking spaces vs. loading spaces.
- No change to any actual parking or loading standard.

Next Steps

- Village Board to hear public comments
- Completion of environmental review (SEQR)
- Zoning revisions to respond to public comments
- Adoption of zoning amendments