

# Comparison between Existing DMU Density Bonus and Proposed Revisions

## Existing DMU Bulk and Density Incentives

### 360-2.4 B. (3) Bulk and density incentives.

To provide an incentive which will encourage the most appropriate use and development of sites in the DMU District, the Village Board of Trustees may allow, following a public hearing following the procedures for zoning amendments, an increased FAR, density, building height or special uses, within the limits as set forth in Subsection A hereof and subject to the provision of specific public benefit features. It may also choose not to allow any such change. Village Board action on such an application shall be taken only after review of the proposed plan by the Planning Board and the Architectural Review Board and recommendation by those Boards to the Trustees. Final site plan approval by the Planning Board shall not occur until after the bulk and density incentive determination by the Village Board.

## Proposed DMU-1 Height Incentives

### 360-2.4 B. (2) (b) Building height in the DMU-1 District.

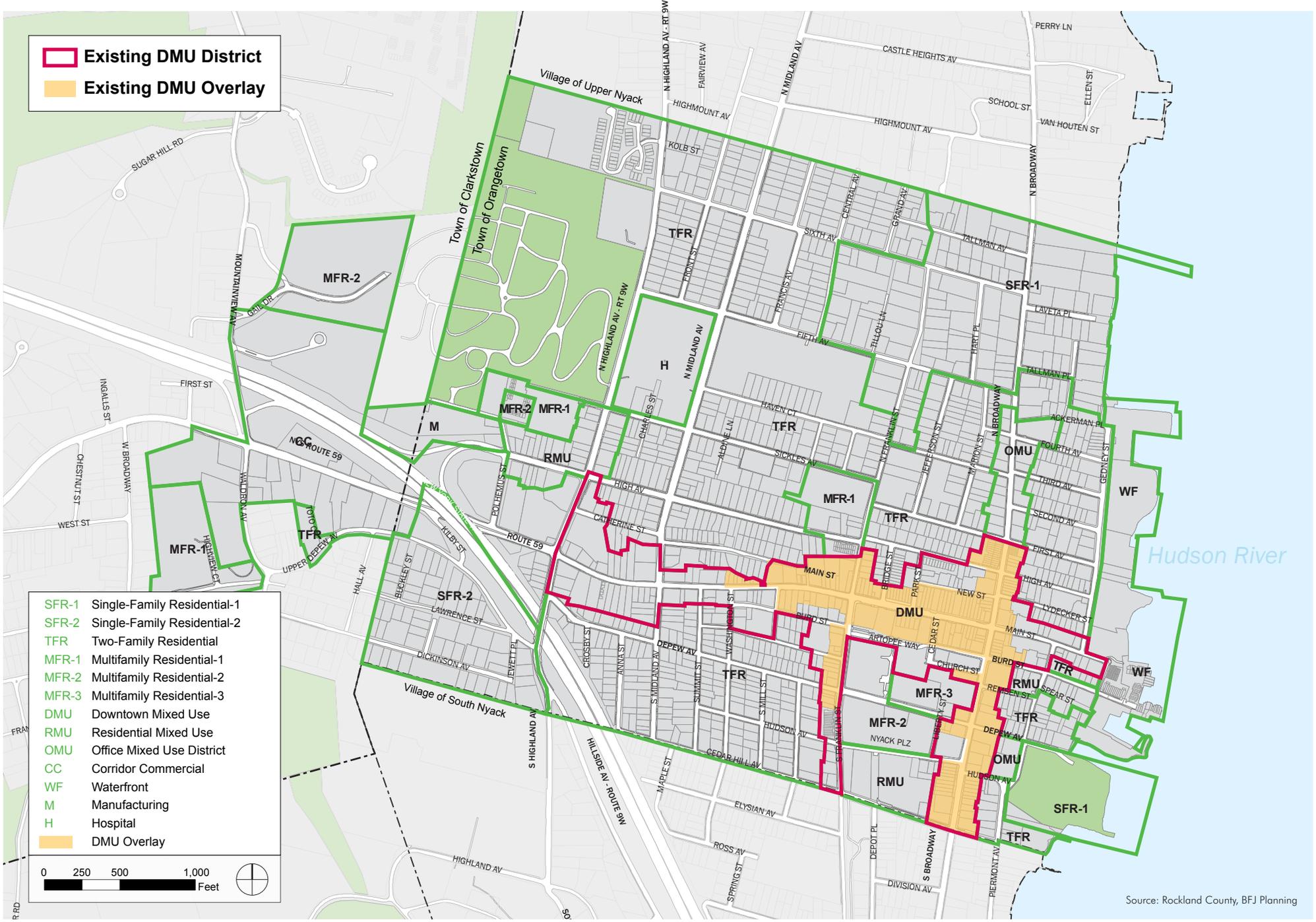
Through the issuance of a special permit, the Village Board of Trustees may allow the maximum building height in the DMU-1 District to be increased to 4 stories and no more than 48 feet. In order to achieve the special permit for building height, the applicant must provide the public benefit features specified in Subsection (3) herein, or pay a fee as specified within § 360-5.22.

### 360-2.4 B. (3) Bulk and density incentives. Development incentives in the DMU-1 District.

To provide an incentive which will encourage the most appropriate use and development of sites in the DMU-1 District, the Village Board of Trustees may allow, following a public hearing following the procedures for zoning amendments, an increased FAR, density, building height or special uses, within the limits as set forth in Subsection A hereof and subject to the provision of specific public benefit features or payment of a fee as specified within § 360-5.22. It may also choose not to allow any such change. Village Board action on such an application shall be taken only after review of the proposed plan by the Planning Board and the Architectural Review Board and recommendation by those Boards to the Trustees. Final site plan approval by the Planning Board shall not occur until after the bulk and density incentive determination by the Village Board.

# Existing DMU Bulk and Density Incentives versus Proposed Revisions

	Existing DMU Bulk and Density Incentives		Proposed DMU-1 Height Incentives
Height	DMU	Village Board Discretion No Specified Limit	DMU-2
	DMU Overlay		DMU-1
Floor Area Ratio	DMU	Village Board Discretion No Specified Limit	DMU-2
	DMU Overlay		DMU-1
Density	DMU	Village Board Discretion No Specified Limit	DMU-2
	DMU Overlay		DMU-1
Uses	DMU	Village Board Discretion No Specified Limit	DMU-2
	DMU Overlay		DMU-1



Existing Zoning Map

**Proposed Zoning Map Changes**

- New DMU-1 District
- New DMU-2 District

DMU-1 District is created from the existing DMU Overlay (with two additions outlined on this map).

DMU-2 District regulations are identical to existing DMU with one exception: **existing Density and Bulk Incentives can no longer be achieved in the DMU-2.**

Existing Density and Bulk Incentives are limited to height incentives and restricted to only the DMU-1. **This proposal eliminates incentives for FAR, density, and uses and reduces the area where height incentives can be achieved by ~50%. The proposal also caps the height incentive at 4 stories or 48 feet.**

Create new DMU-1 District from existing DMU Overlay

Create new DMU-2 District from existing DMU that is not included in the DMU Overlay

Include parcels in the DMU-1 that are not currently included in the DMU Overlay (south side of Main b/w Washington and Mill)

Rezone Parcels from RMU to DMU-2 (First Niagara Bank parking lot and 3 commercial buildings on Burd)

- SFR-1 Single-Family Residential-1
- SFR-2 Single-Family Residential-2
- TFR Two-Family Residential
- MFR-1 Multifamily Residential-1
- MFR-2 Multifamily Residential-2
- MFR-3 Multifamily Residential-3
- DMU-1 Downtown Mixed Use-1
- DMU-2 Downtown Mixed Use-2
- RMU Residential Mixed Use
- OMU Office Mixed Use District
- CC Corridor Commercial
- WF Waterfront
- M Manufacturing
- H Hospital



Source: Rockland County, BfJ Planning

**Proposed Zoning Map Changes**