

TOWN OF MAMARONECK

Mamaroneck has not adopted the County's model affordable housing ordinance, and none of the 125 FAH units allocated to the Town in the County's unadopted 2005 plan have been built. The only affordable housing mandate requires that a minimum of only one out of every 17 units be affordable, and it applies only to one zoning district in the Town. The Town provides no incentives for affordable housing. There are no sites available for new multifamily development in the Town of Mamaroneck. Accessory apartments are banned. Additional actions will be needed for the Town to make meaningful progress towards meeting its affordable housing obligation under the Settlement. These might include, in some combination, adopting the County's model affordable housing ordinance, mapping additional areas for multifamily housing, providing broader and more intensive mandates for affordable housing, permitting accessory housing units, and providing opportunities for additional types of low-density development (such as cottage-style housing or quadraplexes).

Model Zoning and County Benchmark

- The Town has not adopted the model affordable housing zoning ordinance.
- The unadopted Affordable Housing Allocation Plan produced in 2005 by the County's planning department called for 125 affordable housing units in Mamaroneck, of which none have been built in the interim.

Zoning Ordinance

- Multifamily development is permitted as-of-right in four out of the Town's 17 zoning districts.
- Mixed-use development (i.e., residences above stores) is permitted as-of-right in two zoning districts. New, larger mixed-use developments that may include multifamily housing are allowed by special permit in one of the two districts, the Business-Mixed Use (B-MUB) district.
- Two-family dwellings are permitted as-of-right in one zoning district.

Restrictive Practices

- Multifamily housing in the B-MUB district is limited to one 3-bedroom unit for every 25 dwelling units. The minimum lot size in this district is 80,000 square feet.
- Accessory apartments are prohibited, with the exception of accessory buildings or trailers for domestic employees in single-family zoning districts.
- An affordable multifamily development in the Urban Renewal (UR) district may have no more than an average of two bedrooms per unit, and no unit may have more than three bedrooms.

Incentives and Mandates

- The B-MUB district requires that one of every 17 dwelling units must be workforce housing. *Workforce housing units* shall mean dwelling units occupied permanently by individuals or families whose household incomes do not exceed 80 percent of the Westchester County area median income.

- There are no other mandates and no incentives for affordable housing development.

Zoning Map, Development Pattern and Development Potential

- Five areas, cumulatively containing 2 percent of the Town's land area, are zoned for multifamily housing development as-of-right. These areas are all fully built out, however; no available development sites have been identified.
- Only 1.3 percent of the total land area is occupied by multifamily housing. An additional 0.7 percent of the total land area is occupied by two- and three-family housing.

Master Plan

NOT AVAILABLE

Implications

- The unadopted Affordable Housing Allocation Plan produced in 2005 by the County's planning department called for 125 affordable housing units in Mamaroneck, of which none have been built in the interim.
- No available development sites exist within any zoning district that permits multifamily housing as-of-right, and accessory apartments are prohibited.
- At the right densities, housing values are sufficient to induce multifamily development and mixed-income housing without incentives.
- Additional actions will be needed for the Town to make meaningful progress towards meeting its affordable housing obligation under the Settlement. These might include, in some combination, adopting the County's model affordable housing ordinance, mapping additional areas for multifamily housing, providing broader and more intensive mandates for affordable housing, permitting accessory housing units, and providing opportunities for additional types of low-density development (such as cottage-style housing or quadraplexes). Accessory housing options, though currently not allowed in the Town, would take advantage of the embedded investment in property (e.g., an individual property owner adding a unit to their house or an accessory structure (such as an existing or "faux" garage), with no added cost for site preparation, site acquisition, etc.), especially if such units were listed on a Countywide registry of FAH units, which could be created and maintained by the County.

MAMARONECK FACT SHEET

a. Total acreage of the Town	2,315 acres	100%
b. Total acreage in zoning districts where multifamily housing is permitted as-of-right	39.7 acres	1.7%
c. Undeveloped area in these zoning districts	0 acres	0%
d. Undeveloped area not subject to wetlands, floodplain and steep slopes	0 acres	0%
e. Order of magnitude area available for development*	0 acres	0%
f. Number of sites available for development	0 sites	
g. Average size of sites	N/A	
h. Theoretical number of multifamily units that can be developed as-of-right	0 units	
i. Average selling price for multifamily (condo) units	\$465,000 **	
j. Order of magnitude value for land, per condo unit	\$115,000	
k. Order of magnitude total cost of development, per condo unit	\$375,000	
l. Percent minority population (2.8% Black, 10.9% Latino)	14%	
m. Percent minority population in the zoning districts permitting multifamily as-of-right and containing available development sites	N/A	
n. Number of units needed to meet the 2000-2015 Allocation Plan benchmark	125 units	
2015 Allocation	125 units	
Number of units created since 2000	0 units	

* After applying a factor of 80 percent to account for irregular site configuration, setbacks, building form restrictions, and the like.

** Regional value employed where data was not provided for the municipality, employing the County's definition of North, Central and South for what is meant as region. Weighted averages were calculated using available data for each region.