

**Village of Pelham
Business District Floating Zone Zoning Comparison**

	Current Zoning				Original BDFZ	Planning Board Comments	Revised BDFZ	Notes
	Bus 1	Bus 2	Res M1	Res M				
Height	40'	4 stories / 48'	6 stories / 65'	3 stories / 40'	5 stories (6 w/ bonus) 2.5 stories / 35' townhouse	5 stories / 60' (6 stories / 72' w/ bonus) 3 or 4 story Townhouses	5 stories / 60' (6 stories 72' w/ bonus) 4 stories / 48' Townhouse	
Lot Area per DU	1,600 sf	625 sf	480 sf	1,600 sf *	No minimum	No opinion given	500 sf	Keep a cap on overall number of units
Minimum Lot Size	5,000 sf – Res 2,500–corner lot or all non-res		10,000 sf (mutlifamily)		4,000 sf	4,000 sf or 5,000 sf	4,000 sf	Allow Flexibility
Minimum Lot Width	50' 25' – Non Res	50' 25' – Non Res	100' (mutlifamily)		40'	50'	40'	Allow Flexibility
Lot Coverage	70% - Res 81% - portion non-res	70% - Res 86% - portion non-res	37% - Res 100% - Com	30%	75%	86%	80%	80% allows increased coverage for residential floors from existing
Yards	4' – Front Yard 0' – Side Yard 10' – Side next to Res District 15' Rear Yard		20' next to rear yard of adjoining lot	20' front, side, rear yards	0' side yard	Side yard next to residential districts	10' Yards adjacent to Res-A or Res-B districts	Protect integrity of residential zoning districts
Open Space	Zero	Zero	150 sf per DU	250 sf per DU	25 sf per DU	Clarify aggregate amt	25 sf per DU in aggregate	
Parking (Res)	1.5 per DU	1 per DU	1 per DU	1.5 per DU	1 per DU (can be waived if buy permits in lots or contribute to fund)	Question about funds and enforceability	Retain parking fund	Allow Flexibility
Adjoining Properties Eligible	--	--	--	--	All Adjoining	Restrict from Res-A and Res-B	Restrict Adjoining to Res- M and Res-M1	
District Eligible for BDFZ	Yes	Yes	Only as Adjoining	Only as Adjoining	Limit to Bus-1 and Bus-2	Considers applicability to other districts	Limits to Bus-1 and Bus-2	Target effort
Special Permits					Allows Same Special Permit Use as Underlying District	Restrict Special Permit Uses to those most desired	Restrict Special Permit Uses to those most appropriate for downtown	
Pedestrian Access to Res-M1 District				30' wide pedestrian access	No requirement	Maintain Requirement	No requirement	Adequate fire and other vehicular access must still be provided and reviewed and approved by Fire Dept, Bldg Inspector, etc.
Stormwater Maintenance					No explicit requirement	Require ongoing maintenance of stormwater features	Explicitly require ongoing maintenance of stormwater features	
Design Standards					Design 'Standards'	Design 'Guidelines'	Design 'Standards'	The Standards provide Applicants with flexibility in meeting them, such that they should not be a hindrance to development.
PB, ARB, ZBA Role					Board of Trustees has Approval Authority	Formal Review by Village Boards	Board of Trustees has Approval Authority	BDFZ requires referral to Village Boards, but centralizes approval authority to provide Applicants consistent and expedited review

Notes: * Area in M1 district can be counted as part of Bus-2 development (1 per 625 sf) if developed in conjunction with a Bus-2 property and density is placed on Bus-2 site.