

VILLAGE OF MAMARONECK · BOARD OF TRUSTEES

# The MAKER Zone Overlay District

*Proposed Article XXI of the Village Zoning Code (§§ 342-160 to 342-177)*



Manufacturing



Artisanal foods & arts



Crafts & design



Environmental buffers



Recreation

Working draft for Board discussion

## ORIENTATION

# What the MZOD is — and what it is not

### WHAT IT IS

- An optional overlay on the existing M-1 area.
- Property owners choose it; the underlying M-1 zoning stays in place for everyone else.
- A menu of new permitted uses — makerspaces, artist studios, small-scale food and craft producers.
- Built on years of prior work: the 2016 Vision Plan and the 2023 Comprehensive Plan.

### WHAT IT IS NOT

- Not mandatory — no owner is forced to redevelop or change anything.
- Not a rezoning of homes — residential neighborhoods are not included.
- Not heavy industry — uses must operate indoors with no off-site noise, odor, or vibration.
- Not a giveaway of approval authority — the Planning Board and Boards keep their statutory roles.

## Why a Maker Zone

*The District is intended to grow the local “MAKER” economy and strengthen uses already present in the area, while keeping development environmentally sensitive and compatible with nearby homes.*



### Local jobs

An economic engine for employment and a more diverse business base.



### Creative culture

Space for makers, artists, and small producers to collaborate and learn.



### Better parking

Tools to expand and share off-street parking across the district.



### Greener building

Stormwater controls and green infrastructure required on new development.

## Where the overlay applies



### Primary district

- Sheldrake River — north
- Mamaroneck Avenue — east
- Metro-North Railroad tracks — south
- Rockland Avenue — west

*Two mapped transitional areas sit between the district and nearby homes, where building height and permitted uses are more limited.*

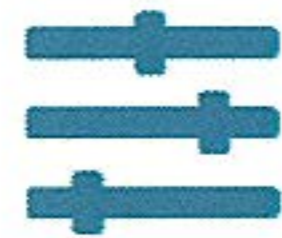


### Existing rights are preserved

- Every parcel keeps its underlying M-1 zoning and may still be developed under those rules.
- The overlay is added on top of M-1 — it does not replace it.
- Lawful existing uses may continue, and are not made non-conforming simply because this is adopted.

## It's the owner's choice — and it's all-or-nothing

1



### Owner elects

At the time of application, an owner may choose to develop under M-1 OR under the overlay.



2



### Election in writing

The choice is made in writing and, once accepted by the Village, binds that application.



3



### No mixing standards

An applicant cannot take favorable overlay provisions while avoiding others. The chosen regime governs the whole project.



**If conflict arises:** where the overlay and the underlying M-1 rules differ, the overlay controls only to the extent of the conflict. All other M-1 requirements continue to apply in full.

## What the district allows

### Permitted by right (in addition to M-1 uses)

- Maker spaces
- Artisan production
- Shared-use kitchens
- Business incubators
- Innovation centers
- Artist & work-live studios
- Fine arts schools
- Limited retail
- Brewpubs & micro-alcohol
- Urban agriculture
- Fabrication labs
- Workshops
- Coworking spaces
- Flex spaces
- Satellite campuses
- Art galleries / showrooms
- Performance venues
- Food service
- Indoor recreation
- Public parking / EV charging



### Only by special permit

- Boutique hotels (10–50 rooms)
- Retail over 10,000 sq ft
- Food service over 5,000 sq ft
- Large outdoor dining areas
- Animal day care
- Theatres over 15,000 sq ft
- Indoor recreation over 40,000 sq ft

*Larger or higher-impact uses get extra review before any approval.*

## The core dimensional rules

**40 ft**

**MAX HEIGHT**

30 ft in the two transitional areas near homes. Measured from base flood elevation.

**1.5**

**MAX FLOOR AREA RATIO**

Up to 2.0 only if an owner earns a Community Benefit Bonus.

**50%**

**MAX LOT COVERAGE**

Up to 75% only when off-street parking is fully accommodated.

**50 ft**

**MIN STREET FRONTAGE**

No minimum lot size is required within the district.



### These are ceilings, not entitlements

The maximums above are the most that may ever be approved. Bonus height and FAR are capped and must be earned. Even at the base level, every Major project still requires full site plan review, where the Planning Board can impose conditions.

## Two tracks, sized to the project

### MINOR MZOD ACTIONS

*Smaller, lower-impact work — handled administratively by the Village Manager within set timelines.*

- Interior renovations that don't change use
- Facade, signage, lighting, accessory items
- Tenant changes to a permitted use
- Minor amendments to an approved plan

### MAJOR MZOD ACTIONS

*Larger or sensitive projects — mandatory pre-application conference and full Planning Board site plan review.*

- Any work-live studio units
- Any project seeking a Community Benefit Bonus
- Anything requiring a special permit
- Parcels on the Sheldrake River or in a flood hazard area

## Extra density must be earned — and capped

### How a bonus is granted

- Owner provides a real public benefit — publicly accessible parking, green infrastructure beyond the minimum, or a stormwater fund contribution.
- Planning Board must make written findings, on substantial evidence, that the benefit is proportionate to the added development.
- Benefit is locked in by a covenant recorded against the property and running with the land.
- **Never available as-of-right.**

### Hard caps the bonus cannot exceed

**+0.50**

max added FAR  
(ceiling of 2.0 total)

**+15 ft**

max added height  
above district maximum

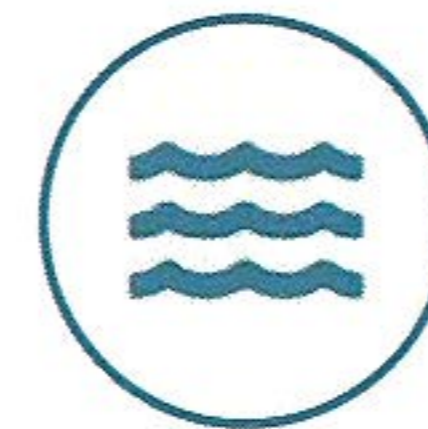
Contribution rates are set by Board resolution and supported by a fee study reviewed at least every three years — designed for legal nexus and rough proportionality.

## Built-in protections for neighbors and the river



### Residential buffers

30-ft side and rear setbacks from any abutting residential parcel, plus screening the Planning Board may require.



### Sheldrake River setback

100-ft building setback from the floodway or top of bank — whichever is greater. No de-icing salt within 100 ft of the buffer.



### Floodplain rules

Full compliance with Chapter 186 and FEMA; habitable floors at or above base flood elevation; no rise in flood levels.



### Green infrastructure

All new buildings must incorporate green building and stormwater elements; parking areas include pervious surfaces and plantings.

IN SUMMARY

# A voluntary, carefully bounded tool for the Maker economy

- Optional overlay — underlying M-1 rights fully preserved
- Clear, tiered review with statutory authority left with the boards
- Extra density only when earned, capped, and recorded
- Strong neighbor, river, and floodplain safeguards built in