

Local Law No. 6 of 2021

(Adoption of Zoning Text Amendments Pertaining to Active Adult Residential Communities)

Section 1: Legislative Intent

Periodically, property owners and contract-vendees petition the Town Board for Zoning Text Amendments based on changing market conditions. The Town Board received a Zoning Text Petition dated February 2, 2021 seeking to amend the Town Code to allow for Active Adult Residential Communities. An Active Adult Residential Community would provide the Town of Cortlandt housing for seniors at an affordable price, which accomplishes multiple housing goals from the Town’s most recent award-winning Master Plan.

Section 2: Amendment to Section 307-4 (“Definitions”) of the Zoning Code

The definition for an “Active Adult Residential Community” shall be added as follows:

“A building or buildings containing dwelling units specifically designed for and limited to residents, at least one of whom is aged 55 and older. No full-time medical care shall be provided on the Property.”

Section 3: Amendment to Article XI: Additional Special Permit Standards and Conditions for Specific Uses

A new section for an “Active Adult Residential Community” shall be added as a special permit use granted by the Planning Board with the following standards and conditions:

1. Minimum lot area: 8 acres
2. Maximum Density: 17 units per acre
3. Maximum Building Height: 50 feet with no more than 3 stories
4. Maximum Floor Area: 135,000 square feet
5. Required Parking: 1.0 spaces per dwelling unit
6. Frontage and primary access on a State Road or on Oregon Road
7. Connected to Public Water and Sewer
8. The requirements of this provision shall not be varied by the Zoning Board of Appeals

Section 4: Amendment to the Table of Permitted Uses

The Table of Permitted Uses shall be amended to permit an “Active Adult Residential Community” by Special Permit in a Community Commercial (CC) District.

Section 5: Amendment to Table of Off-Street Parking Spaces

Section 307-29(C) of the Town Code shall be amended to require 1.0 parking spaces per dwelling unit for an Active Adult Residential Community.

Section 6: Severability

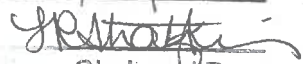
If any section or subdivision, paragraph, clause, phrase of this law shall be adjudged invalid or held unconstitutional by any court of competent jurisdiction, any judgment made thereby shall not affect the validity of this law as a whole or any part thereof other than the part or provision so adjudged to be invalid or unconstitutional.

Section 7: Effective Date

This local law shall take effect immediately upon filing with the Secretary of State.

**BY ORDER OF THE TOWN BOARD
OF THE TOWN OF CORTLANDT
LAROUE ROSE SHATZKIN
TOWN CLERK**

**Adopted October 19, 2021
At a Regular Meeting
Held at Town Hall**

Certified Copy
10/28/21 Date

Town Clerk and Reg.