

Introductory Local Law No. 2 of 2018

Be it enacted by the Mayor and Trustees of the Village of Chester, New York, that Section 98-23.1 of the Village Code, entitled Senior Housing be amended as follows:

Proposed new language appears in bold type and language proposed to be deleted shows as being stricken out.

F. Lot and bulk requirements.

(1) The following lot and bulk requirements shall apply to projects for a SCH special use permit:

(a) Minimum *available* lot area. The minimum permitted lot area shall be ~~three~~ ***two and one half (2½)*** acres. In calculating the maximum number of dwelling units ~~per acre~~, any lands which are subject to flooding or which are occupied by public utility easements *or* in such manner as to prevent their use and development shall not be considered in calculation of ~~the total number of~~ available acres.

G. Site regulations.

(5) Building location. No building will have more than 24 dwelling units. The side of a principal building, if opposite the side of another principal building, shall be separated therefrom by a distance of not less than 1 1/2 the height of the opposite bounding wall. If the rear of any principal building shall face the front of another principal building, it shall be distant therefrom not less than twice the height of the opposite bounding walls. Each principal building will be not less than ~~25~~ ***20*** feet from any parking area or curb to provide for sidewalks, landscaping or both.

H. Building and unit requirements.

(b) Indoor community space. ~~Indoor community space and related equipment shall be required~~ ***Projects with 30 units or more shall*** provide indoor community space and related equipment to provide social and recreational opportunities for project occupants. Included may be such facilities as game rooms, indoor pool, meeting rooms, dining rooms, exercise rooms or other space for active or passive recreation. Such space, exclusive of a common lobby, hallways and basements, in a type and quantity as required by the Planning Board.

(c) Barrier-free access. All multifamily dwellings shall provide barrier-free access, and, at minimum, doors shall be three feet wide, thresholds shall be flush with the

floor. *When buildings are arranged with interior hallways to access housing units and when buildings are three stories or taller* ~~ramps or~~ elevators shall be provided so that all areas of the structure are accessible to the physically handicapped.

(d) Appropriate twenty-four-hour private security and maintenance *will be provided for projects with 30 units or more.*

(2) Unit requirements.

~~[5] Storage. A minimum of 20 square feet of storage area shall be provided for each unit. Such storage area shall be in addition to normal closet space.~~