

## 2. Land Use

The Land Use chapter is the keystone of the Comprehensive Plan. It synthesizes all of the goals and policies of the other elements into a single, coherent vision. It also provides a general idea of the "end state" or "buildout" that will result from the Comprehensive Plan. Assuming that the Town grows and evolves from today forward in accordance with the Comprehensive Plan, the "buildout" determines how many people would be living in Yorktown.

### 2.1 VISION STATEMENT

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Yorktown will continue to be primarily a low-density community of single-family homes, with strong neighborhoods that have a balance of developed areas and open space. Yorktown's five hamlet business centers should be vital centers of community life, with a mix of retail, office, civic, and residential uses. Throughout Yorktown, development should be carefully balanced with natural resource conservation, scenic and historic preservation, and promotion of recreational opportunities, and it should be coordinated with circulation and infrastructure improvements.

### 2.2 GOALS

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Goal 2-A: Provide for low-density development and preserve open space throughout Yorktown's residential neighborhoods, as discussed in Chapter 5, in a manner consistent with community character.

Goal 2-B: Promote land uses and development patterns that help implement the conceptual vision established for each hamlet business center in Chapter 4, and encourage a mix of residential, retail, office, civic, and park uses in the hamlet centers.

Goal 2-C: Ensure that land uses and development patterns are compatible with the goals and policies in this Comprehensive Plan, which have been established to:

- Protect wetlands, water bodies, habitat areas, steep slopes, and other sensitive areas from encroachment;
- Protect drinking water supplies, including both reservoirs and aquifers;
- Protect historic resources, including archaeological sites;
- Protect and enhance the community character of residential neighborhoods;
- Protect the visual quality of scenic corridors, as well as key scenic vistas.

Goal 2-D: Closely coordinate land use and development with intended modes of access, including automobiles, pedestrians, bicycles, and transit.

Goal 2-E: Land uses, densities, and development patterns should be compatible with the existing or planned sewer, road, and water infrastructure in an area.

Goal 2-F: Promote housing for people in all stages of life, from young adults and couples, to families with children, to seniors.

### 2.3 OVERVIEW OF LAND USE

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- Yorktown's residentially zoned areas are mostly developed but are dotted with significant areas of open space. Some of these open spaces are publicly owned or permanently preserved, but others are available for future development. Long-term economic forces and housing demand in Westchester County and the Hudson Valley are strong. There is concern that development of remaining areas of open space would further deplete Yorktown's natural resources and place further stress on the roadway infrastructure.
- Yorktown's five hamlet business centers already serve as centers of community life and provide shopping and conveniences. However, in varying degrees, each of the hamlet centers lacks the mixed-use, pedestrian-oriented character that distinguishes more vibrant business districts. The proposed completion of the Bear Mountain Parkway and improvements to Route 6 and 202, per the *Sustainable Development Study*, will create unique opportunities to enhance the Mohegan Lake and Crompond business districts.
- The *Sustainable Development Study* has proposed a reduction in allowable densities for vacant, developable parcels located between Route 6 and Route 202 west of the Taconic State Parkway. The Study also calls for a mixed-use hamlet business center in the Bear Mountain Triangle within Crompond.<sup>1</sup>

### 2.4 POLICIES

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***Policy 5-1: Adopt the Proposed Land Use Plan, shown in Figure 2-1, as Yorktown's zoning map.***

- The plan was prepared in spring 2003 *after* the completion of the topical Task Force workshops and *after* most of the core policies of the Comprehensive Plan were framed. Thus, it reflects the cumulative consensus of more than a year's worth of discussion on the part of the Task Force.
- The Land Use Plan synthesizes the concepts of Chapters 4 and 5, which deal with Yorktown's hamlet business centers and residential neighborhoods. Whereas many of the land use-related goals and policies espoused in those chapters are general in

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<sup>1</sup> *Route 202/35/6 Bear Mountain Parkway: Sustainable Development Study: Linking Land Use and Transportation: DRAFT Summary Plan*, December 2002, pp. 5, 29.

nature, the Land Use Plan is specific and puts forth a zoning scheme that can help implement those concepts.

- As discussed in Chapter 5, upzoning is being recommended in many residential areas throughout Yorktown. Upzoning is targeted to areas with a pattern of contiguous open space and/or larger lots. The upzoning is combined with the Density Reduction Program, which is further intended to reduce residential development potential in more developed areas of Yorktown. (See Chapter 5 for more detail.)
- Upzoning has many potential benefits, as discussed throughout the Comprehensive Plan. First and foremost, it promotes natural resource conservation and open space preservation. With lower densities, less land needs to be disturbed for the purpose of development, meaning that natural drainage patterns, streams and wetlands, steep slopes, bio-diversity areas, and other natural features can be better protected. Second, with fewer homes and septic systems, upzoning helps protect the water quality of aquifers and watersheds. Finally, by allowing a smaller number of homes to be built, upzoning reduces potential future traffic generation.

***Policy 5-2: Use Tables 2-1 through 2-20 as the basis for establishing new zoning districts and updating existing zoning districts in the Town's zoning code.***

- The Proposed Land Use Plan includes several new zoning and overlay districts. These new districts are intended to help implement proposals in the various elements of the Comprehensive Plan. Some of the previous zoning districts are being replaced or changed, while others are being maintained. Most of the new or revised zoning districts are for commercial areas.
- Each district is summarized in a single table, which includes a purpose statement, a list of allowable land uses, and a description of "development and design concepts."
  - The descriptions included in these tables serve as the basis for the Yorktown's zoning district regulations.
  - The updated zoning ordinance regulations may go beyond the provisions outlined under the "development and design concepts." For example, most of the tables do not discuss building height, but maximum heights are currently, and will continue to be, regulated under the zoning ordinance.
- Although Yorktown's residential districts have remained largely unchanged, the commercial districts are being significantly altered and updated. Currently, the commercial zoning districts promote auto-oriented development patterns, which promote automobile access and parking. New zoning districts provide for mixed-use, pedestrian-oriented environments as well.

***Policy 5-3: Ensure that new development and roadway and infrastructure improvements are compatible with the Proposed Land Use Plan, as well as with the other provisions of this Comprehensive Plan.***

- This will help work toward the overall vision espoused throughout this Plan. It will promote better circulation and natural resource conservation, as well as an enhanced quality of life overall.

***Policy 5-4: Monitor future development and population trends, and regularly update the Land Use Plan and Comprehensive Plan.***

- As new development occurs, portions of the Land Use Plan may no longer make sense, or new ideas may spring forth. The Town should regularly reevaluate and update the Plan, so that it remains current and relevant. The Town should establish a reasonable time horizon for a comprehensive update.

***Policy 5-5: Consider using Farmland Preservation Overlay Zone and Conservation Overlay Zone to preserve farmland and protect natural resources from the impacts of development.***

- The Farmland Preservation Overlay Zone was recently used to protect Hilltop-Hanover Farm. The Town should consider applying this overlay zone in additional locations where farmland is subject to development pressure and whether the farm contributes to the scenic quality of the area.
- The Conservation Overlay Zone is discussed both in this chapter and in Chapter 7. It can be applied to areas within aquifer recharge zones, lakeside communities, bio-diverse areas, and floodplains.
- On an ongoing basis, the Town should study new areas where such overlay zones might provide a benefit to the environment or the community.

**Figure 2-1: Proposed Land Use Plan & Zoning**

**Figure 2-1 Detail 1**

**Figure 2-1 Detail 2**

**Figure 2-1 Detail 3**

**Figure 2-1 Detail 4**

**Table 2-1: Single-family Residential (R1-10, -20, -40, -80, -160, & -200)**

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**Purpose:** To promote and protect single-family residential neighborhoods throughout Yorktown, with lots and houses in scale and in character with surrounding areas.

**Typical Land Uses** include single-family homes, as well as other compatible uses, such as schools and places of worship.

**Design & Development Concepts**

- Minimum lot size is the main distinguishing characteristic of each zone:
    - R1-10: 20,000 sq. ft. (but purchase of DRP units allows reduction to 10,000)
    - R1-20: 20,000 sq. ft.
    - R1-40: 40,000 sq. ft.
    - R1-80: 80,000 sq. ft.
    - R1-160: 160,000 sq. ft.
    - R1-200: 200,000 sq. ft.
  - Residential lots smaller than 40,000 sq. ft. in size should have sanitary sewer and public water service.
  - All areas should be subject to natural resource protection requirements relating to wetlands, water bodies, steep slopes, tree clearing, etc.
  - Supplementary standards should be revisited for compatible non-residential uses, such as larger minimum lot size, required location on collector or arterial roads, etc. to ensure proper fit with surrounding neighborhoods.
  - Increased setback, building coverage, and impervious coverage requirements should be revisited for the R1-80, -160, and -200 zones.
  - Floor area ratio limits should be considered in order to limit proliferation of McMansions.
  - Design guidelines prepared for hamlet centers (see Chapter 4) should put forth preferred design concepts for R1-10 and R1-20 residential areas around the hamlet centers.
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**Table 2-2: Two-Family Residential (R2)**

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**Purpose:** To promote and protect residential neighborhoods with a mix of single-family and two-family homes in the appropriate areas immediately in or around the hamlet business centers.

**Typical Land Uses** include single-family and two-family homes, as well as other compatible uses, such as schools and places of worship. The R2A zone is being merged into the R2 zone.

**Design & Development Concepts**

- Single-family homes should have a minimum lot area of 10,000 sq. ft. Two-family homes should have a minimum lot area of 20,000 sq. ft.
  - All residential lots should have sanitary sewer and public water service.
  - All areas should be subject to natural resource protection requirements relating to wetlands, water bodies, steep slopes, tree clearing, etc.
  - Supplementary standards should be revisited for compatible non-residential uses, such as larger minimum lot size, required location on collector or arterial roads, etc. to ensure proper fit with surrounding neighborhoods.
  - Floor area ratio limits should be considered in order to limit proliferation of McMansions.
  - Design guidelines prepared for hamlet centers (see Chapter 4) should put forth preferred design concepts for R2 residential areas around the hamlet centers.
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**Table 2-3: Townhouses & Multi-family (R3)**

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**Purpose:** To promote housing diversity in Yorktown by providing areas of townhouses and other multi-family development in and around the hamlet centers.

**Typical Land Uses** include two-family homes and townhouses, as well as other compatible uses, such as schools and places of worship. The R3A zone is being merged into the R3 zone.

**Design & Development Concepts**

- Campus-like layout.
  - Significant open space requirement, with woodland buffers along street frontage(s) and adjacent single-family residential zones.
  - Maximum density: 12 units per acre after open space set-aside (same as previous zoning).
  - Purchase of DRP units would allow additional development up to 14 units per acre after open space set-aside.
  - All residential units should have sanitary sewer and public water service.
  - All areas should be subject to natural resource protection requirements relating to wetlands, water bodies, steep slopes, tree clearing, etc.
  - Supplementary standards should be revisited for compatible non-residential uses, such as larger minimum lot size, required location on collector or arterial roads, etc., to ensure proper fit with surrounding neighborhoods.
  - Design guidelines prepared for hamlet centers (see Chapter 4) should put forth preferred design concepts for R3 residential areas around the hamlet centers.
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**Table 2-4: Senior Independent Living (RSP-1)**

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**Purpose:** To provide opportunities for senior citizens to find appropriately sized housing units for their years as empty nesters and young retirees. This zone helps to meet the growing demand among retirees and seniors for age-restricted housing, where they can live in greater tranquility with other people of the same age and in an environment more tailored to their needs.

**Typical Land Uses** include two-family homes and townhouses for independent senior living (age-restricted, 55 and older).

**Design & Development Concepts**

- Campus-like layout, forming a complete village or community (e.g., Jefferson Village).
  - Large minimum tract size.
  - Significant open space requirement with woodland buffers along street frontage(s) and adjacent to single-family residential zones.
  - Maximum density: 12 units per acre after open space set-aside (same as previous zoning).
  - Purchase of DRP units would allow additional development up to 14 units per acre after open space set-aside.
  - All residential units should have sanitary sewer and public water service.
  - All areas should be subject to natural resource protection requirements relating to wetlands, water bodies, steep slopes, tree clearing, etc.
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**Table 2-5: Senior Assisted Living (RSP-2)**

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**Purpose:** To allow for assisted living facilities, nursing homes, hospices, and other residential facilities that also provide health care, personal care, and/or household services for the elderly. This zone helps to meet the growing demand among retirees and seniors for age-restricted housing, but also the need among more elderly persons for residential-plus-care facilities.

**Typical Land Uses** include two-family homes and townhouses for independent senior living (age-restricted, 62 and older), as well as assisted living facilities.

**Design & Development Concepts**

- Significant open space requirement (e.g., not less than 20 percent), with woodland buffers adjacent to single-family residential zones.
  - Maximum floor area ratio: 0.175 (roughly equivalent to 8 to 10 units per acre in a residential development)
  - All development should have sanitary sewer and public water service.
  - All areas should be subject to natural resource protection requirements relating to wetlands, water bodies, steep slopes, tree clearing, etc.
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**Table 2-6: Continuous Care (RSP-3)**

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**Purpose:** To allow for a mix of independent senior living, assisted living facilities, nursing homes, hospices, and other residential facilities that also provide health care, personal care, and/or household services for the elderly. The purpose is to provide living environments for seniors such that they can receive increasing levels of health care or personal care over time as they require, without forcing them to move.

**Typical Land Uses** include two-family homes and townhouses for independent senior living (age-restricted, 62 and older), as well as geriatric centers.

**Design & Development Concepts**

- Campus-like layout.
  - Large minimum tract size.
  - Significant open space requirement (e.g., not less than 40 percent), with woodland buffers along street frontage(s) and adjacent to single-family residential zones.
  - Maximum floor area ratio is 0.175, and maximum density is 8 units per acre, after open space set-aside.
  - Purchase of DRP units would allow additional development up to 10 units per acre after open space set-aside.
  - Independent and assisted living uses should be integrated and balanced, to allow seniors the opportunity to "age in place."
  - All development should have sanitary sewer and public water service.
  - All areas should be subject to natural resource protection requirements relating to wetlands, water bodies, steep slopes, tree clearing, etc.
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**Table 2-7: Commercial - Regional Center (CRC)**

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**Purpose:** To provide a location for large retail centers that attract customers from the greater Yorktown region, in locations with excellent accessibility from the Taconic State Parkway.

**Typical Land Uses** include enclosed shopping malls that have a range of retail stores, personal services, restaurants, banks, cinemas, etc. This zone is similar to the previous CRS zone.

**Design & Development Concepts**

- No strip development, i.e., where small-scale businesses line the street. All businesses are organized into a shopping center format.
  - Mostly large-scale buildings (i.e., 20,000 square feet or more), with relatively few free-standing uses, such as banks or restaurants.
  - Large minimum lot size (e.g., 65 acres). The Jefferson Valley Mall is currently 64 acres.
  - Significant open space requirement (e.g., not less than 20 percent), with woodland buffers along street frontage(s) and adjacent to single-family residential zones.
  - Maximum F.A.R. should be established, but it should be set at a level that allows expansion of the Jefferson Valley Mall, while keeping impacts manageable. The F.A.R. cap should be no greater than 0.30 (current building is roughly 0.25 to 0.26). An F.A.R. cap of 0.30 would allow a sizeable expansion of 125,000 square feet (18 percent increase in mall floor area).
  - Allow a parking garage, subject to design standards. Cap the size and height of the garage, and require it to be hidden from major roadways and from residential areas.
  - Limited, signalized entrances from arterial roads.
  - Significant landscaping requirement in parking lot (e.g., 10 percent of parking lot); landscaped planter or tree every 10-15 parking spaces, not just around the edges.
  - Lighting standards should require outdoor light to be focused downward and away from residential areas. Standards should also strive to reduce glare effects.
  - All areas should be subject to natural resource protection requirements relating to wetlands, water bodies, steep slopes, tree clearing, etc.
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**Table 2-8: Commercial - Shopping Center (CSC)**

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**Purpose:** To provide adequate locations for medium-size community-oriented shopping centers in the hamlet centers, where residents can purchase daily necessities like groceries.

**Typical Land Uses** include shopping centers that have a range of retail stores, personal services, restaurants, banks, etc. This zone is similar to the previous C1 zone, except that larger parcels would be required and auto dealerships would not be permitted.

**Design & Development Concepts**

- No strip development, i.e., where small-scale businesses line the street. All businesses are organized into a shopping center format.
  - A mix of large-scale and ancillary small-scale stores.
  - Large minimum lot size, possibly tailored to accessibility (e.g., 3 acres if access is from a local road, 10 acres from a collector road, 20 acres from an arterial road). The A&P site would be nonconforming.
  - Woodland buffers adjacent to single-family residential zones, and minimum 20-foot landscaping strips along street frontages.
  - Maximum F.A.R. should be established, but it should be set at a level that allows some expansion of existing centers. F.A.R. cap should be set at 0.25 (A&P is 0.11, D'Agostino's is 0.21, Food Emporium/K-Mart is 0.21, BJ's is 0.20, and Turco's is 0.25). This would make the Triangle Center non-conforming, because its F.A.R. is currently 0.30.
  - Limited, signalized entrances from adjacent roads.
  - Significant landscaping requirement in parking lot (e.g., 10 percent of parking lot); landscaped planter or tree every 10-15 parking spaces, not just around the edges.
  - All areas should be subject to natural resource protection requirements relating to wetlands, water bodies, steep slopes, tree clearing, etc.
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**Table 2-9: Country Commercial (CC)**

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**Purpose:** To allow low-intensity, small-scale, commercial establishments throughout Yorktown.

**Typical Land Uses** include retail stores, personal services, restaurants, and bed-and-breakfast inns. This zone is similar to the previous CC zone, except that medical offices are not permitted.

**Design & Development Concepts**

- Small-scale lots and structures.
  - Woodland buffers adjacent to single-family residential zones.
  - Maximum F.A.R. should be established, closely tailored to existing structures, so as to allow only limited expansions.
  - Establish design guidelines for buildings, parking lots, and signage that promote compatibility with the rural and woodland setting.
  - Limited entrances from roadways, with wide shoulder near entrances to accommodate cars turning in and out.
  - Shared parking and cross-access agreements.
  - Significant landscaping requirement in parking lot (e.g., 10 percent of parking lot); landscaped planter or tree every 10-15 parking spaces, not just around the edges.
  - Limited outdoor lighting. Standards should require outdoor light to be focused downward and away from residential areas. Standards should strive to reduce glare effects.
  - All areas should be subject to natural resource protection requirements relating to wetlands, water bodies, steep slopes, tree clearing, etc.
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**Table 2-10: Commercial Recreation (CR)**

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**Purpose:** To promote commercial recreational facilities for the enjoyment of Yorktown residents in the areas in or around the business hamlet centers.

**Typical Land Uses** include golf courses, beaches, playing fields, and other commercial recreational facilities, as well as bed-and-breakfast inns. This zone is similar to the previous CR zone, except that residential uses are not permitted.

**Design & Development Concepts**

- Min. lot size: 2 acres.
  - Significant open space requirement (e.g., not less than 40 percent), with woodland buffers along street frontage(s) and significant setback (e.g., 100 feet) from water's edge.
  - Significant landscaping requirement in parking lot (e.g., 10 percent of parking lot); landscaped planter or tree every 10-15 parking spaces, not just around the edges.
  - Establish design guidelines for buildings, parking lots, and signage that promote compatibility with the waterfront setting.
  - Limited entrances from roadways, with wide shoulder near entrances to accommodate cars turning in and out.
  - Shared parking and cross-access agreements. All areas should be subject to natural resource protection requirements relating to wetlands, water bodies, steep slopes, tree clearing, etc.
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**Table 2-11: Commercial - Hamlet Center (CHC)**

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**Purpose:** To make hamlet commercial nodes into vibrant hamlet centers with small shops, restaurants, and services in a compact, pedestrian-oriented setting.

**Typical Land Uses** include ground-floor retail stores, personal services, and restaurants, as well as upper-floor apartments and professional offices. Civic uses, such as museums, government offices, libraries, and community centers, should be allowed as well. This zone replaces the C2, C2-A & C2-AR zones. Auto dealerships will no longer be permitted, and bulk standards have been substantially revised to promote pedestrian-oriented shopping.

**Design & Development Concepts**

- Small-scale buildings and uses clustered along a traditional "Main Street" area.
  - Small minimum lot size (e.g., 5,000 sq.ft.).
  - High F.A.R (e.g., 1.5 to 2.5); full or nearly full lot coverage (80 to 100 percent); maximum height of three stories.
  - No front or side setbacks for buildings.
  - Sidewalk-oriented entrances, display windows, and signs.
  - Ground-floor space should be reserved for retail uses; professional offices and apartments should be encouraged above.
  - Shared parking and cross-access agreements and consolidated entrances. Parking behind or beside buildings, not in front.
  - Significant landscaping requirement in parking lot (e.g., 10 percent of parking lot); landscaped planter or tree every 10-15 parking spaces, not just around the edges.
  - Establish design guidelines for buildings, parking lots, and signage that promotes compatibility with the historic context.
  - Sidewalks throughout, including connections between commercial and adjacent residential areas.
  - All areas should be subject to natural resource protection requirements relating to wetlands, water bodies, steep slopes, tree clearing, etc.
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**Table 2-12: Commercial - General (CG)**

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**Purpose:** To allow for small, freestanding, roadside commercial uses, along major arterial roadways in the business hamlet centers.

**Typical Land Uses** include retail stores, personal services, and restaurants, as well as auto-oriented uses such as car washes and auto dealerships. This zone replaces the C4 zone. Industrial uses will no longer be permitted.

**Design & Development Concepts**

- Freestanding businesses
  - Small minimum lot size (e.g., 10,000 sq. ft.)
  - Significant open space requirement (e.g., not less than 30 percent).
  - Woodland buffers adjacent to single-family residential zones, and minimum 20-foot landscaping strips along street frontages.
  - Cross-access agreements and consolidated entrances, wherever possible.
  - Sidewalks along the street frontage, and walkways connecting store entrances on adjacent lots.
  - Lighting standards should require outdoor light to be focused downward and away from residential areas. Standards should also strive to reduce glare effects.
  - All areas should be subject to natural resource protection requirements relating to wetlands, water bodies, steep slopes, tree clearing, etc.
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**Table 2-13: Commercial - Limited (CL)**

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**Purpose:** To allow for small, freestanding, roadside commercial uses, along major arterial roadways in the business hamlet centers, but excluding auto-oriented uses that attract heavy volumes of traffic.

**Typical Land Uses** include retail stores, personal services, and restaurants, but does *not* include auto-oriented uses such as car washes and auto dealerships. This zone replaces the C3 zone.

**Design & Development Concepts**

- Freestanding businesses
  - Small minimum lot size (e.g., 10,000 sq. ft.)
  - Significant open space requirement (e.g., not less than 30 percent).
  - Woodland buffers adjacent to single-family residential zones, and minimum 20-foot landscaping strips along street frontages.
  - Cross-access agreements and consolidated entrances, wherever possible.
  - Sidewalks along the street frontage, and walkways connecting store entrances on adjacent lots.
  - Lighting standards should require outdoor light to be focused downward and away from residential areas. Standards should also strive to reduce glare effects.
  - All areas should be subject to natural resource protection requirements relating to wetlands, water bodies, steep slopes, tree clearing, etc.
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**Table 2-14: Light Industry (I)**

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**Purpose:** To allow light industrial and warehouse uses in and around the hamlet business centers in a business park setting.

**Typical Land Uses** include light manufacturing, offices, warehouses, and contractor's offices. This is the only zone where self-storage facilities would be permitted. This zone combines all of Yorktown's industrial areas into a single zones and replaces the previous M1, M1-A, M1-B, and M2 zones.

**Design & Development Concepts**

- Large minimum tract size (e.g., 15 acres) and large minimum lot size (e.g., 60,000 sq. ft.)
  - Significant open space requirement for the tract (e.g., not less than 20 percent) with additional an open space requirement for each parcel (e.g., not less than 30 percent).
  - Lower F.A.R. compared to hamlet centers (e.g., 0.40). This would allow a 24,000-sq.ft. building on an 60,000-sq.ft. lot.
  - Woodland buffers adjacent to single-family residential zones, and minimum 20-foot landscaping strips along street frontages.
  - Limited, signalized entrances into the tract from major arterial roadways, aligned with other commercial entrances or roadway intersections.
  - Lighting standards should require outdoor light to be focused downward and away from residential areas. Standards should also strive to reduce glare effects.
  - All areas should be subject to natural resource protection requirements relating to wetlands, water bodies, steep slopes, tree clearing, etc.
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**Table 2-15: Office (O)**

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**Purpose:** To provide locations for professional offices in and around the hamlet business centers and to serve as a transition zone between hamlet business centers and adjacent residential neighborhoods.

**Typical Land Uses** include professional offices. This is a new zone.

**Design & Development Concepts**

- Minimum lot size: 1 acre.
  - Significant open space requirement (e.g., not less than 30 percent), with woodland buffers adjacent to single-family residential zones and along street frontages.
  - F.A.R. provides a transition between hamlet center and surrounding residential and industrial areas (e.g., 1.0); lot coverage should be limited to allow for adequate parking (e.g., 35 percent); maximum height of three stories.
  - Significant landscaping requirement in parking lot (e.g., 10 percent of parking lot); landscaped planter or tree every 10-15 parking spaces, not just around the edges.
  - Lighting standards should require outdoor light to be focused downward and away from residential areas. Standards should also strive to reduce glare effects.
  - All areas should be subject to natural resource protection requirements relating to wetlands, water bodies, steep slopes, tree clearing, etc.
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**Table 2-16: Office - Business Campus (OB)**

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**Purpose:** To provide locations for major office and research campuses that promote the economic and fiscal health of Yorktown, are located on State or County routes, and are easily accessible from major arterials.

**Typical Land Uses** include offices and research laboratories. This zone is similar to the previous OB-1 zone and is combined with the OB-2 zone.

**Design & Development Concepts**

- Campus-style setting.
  - Very large minimum lot size (e.g., 30 acres) Current requirement is 20 acres, but 30 is representative of existing parcels.
  - Significant open space requirement (e.g., not less than 40 percent), with woodland buffers adjacent to single-family residential zones and along street frontages.
  - Low F.A.R. (e.g., 0.20). On a 30-acre parcel, this would allow a 260,000-sq. ft. building with 500 employees. The IBM campus (more than 170 acres) has an F.A.R. currently of 0.10, so a significant expansion would be possible.
  - Allow a parking garage, subject to design standards. Cap the size and height of the garage, and require it to be hidden from major roadways and from residential areas.
  - Significant landscaping requirement in parking lot (e.g., 15 percent of parking lot); landscaped planter or tree every 10-15 parking spaces, not just around the edges.
  - Limited, signalized entrances from major arterial roadways, aligned with other commercial entrances or roadway intersections.
  - Lighting standards should require outdoor light to be focused downward and away from residential areas. Standards should also strive to reduce glare effects.
  - All areas should be subject to natural resource protection requirements relating to wetlands, water bodies, steep slopes, tree clearing, etc.
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**Table 2-17: Farmland Preservation Overlay District (FPO)**

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**Purpose:** To promote the conservation, in whole or in part, of farms that hold a significant place in the historic or historical landscape of Yorktown, that contribute to the diversity of the Town's economic base, and that benefit the quality of life of Yorktown's residents.

**Typical Land Uses** include farms and clustered single-family homes. This is identical to the previous FPO zone.

**Design & Development Concepts**

- Allow residential development pursuant to the base zoning, but only in the form of cluster.
  - Provide a density incentive to encourage the creation of an "operating farm preserve" and a "farm preservation and maintenance plan." Any development using the density incentive should still be required to cluster.
  - The preserve should be no less than 35 percent of the tract and no less than 10 acres in size. It should be located on that part of the farm that was actively used for growing, grazing, or other agricultural activity and that is still viable for farming use.
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**Table 2-18: Planned Development District Overlay (PDD-Overlay)**

**Purpose:** To encourage coordinated, high-quality, master-planned development on large sites in the hamlet centers through incentives.

**Typical Land Uses** include the following:

- All PDD's: civic uses, such as government offices, libraries, and community centers.
- PDD Commercial Recreation: golf courses, beaches, playing fields, and other commercial recreational facilities, as well as bed-and-breakfast inns, retail stores, and restaurants.
- PDD Office Business Campus: offices, research laboratories
- PDD Office/Country Inn: professional offices, country inns
- PDD Residential: all uses permitted in the underlying zone.
- PDD Mixed Use: retail stores, personal services, restaurants, professional offices, country inns, two-family houses, multi-family residential uses.

#### **Design & Development Concepts**

##### **All PDD's**

- For each mapped PDD, a PDD Specific Plan should be prepared that outlines preferred uses and site planning. Compliance with the Plan should be a condition of obtaining the right to develop the allowable uses and intensities under the PDD Overlay. Otherwise, the underlying zoning holds.
- The Town should encourage creativity in site planning and architectural design, such that the development creates a unique "sense of place" that adds to the character of the area and the identity of Yorktown as a whole.
- Significant open space requirement (e.g., not less than 40 percent), with woodland buffers adjacent to single-family residential zones and along street frontages.
- Along lakefronts, easements allowing for publicly accessible walking trails shall be provided.
- Significant landscaping requirement in parking lots (e.g., 15 percent of parking lot); landscaped planter or tree every 10-15 parking spaces, not just around the edges.
- Limited, signalized entrances from major arterial roadways, aligned with other commercial entrances or roadway intersections.
- Lighting standards should require outdoor light to be focused downward and away from residential areas. Standards should also strive to reduce glare effects.
- All areas should be subject to natural resource protection requirements relating to wetlands, water bodies, steep slopes, tree clearing, etc.
- All uses should have sanitary sewer and public water service.

##### **PDD Commercial Recreation**

- The area should have a mix of retail and recreational uses.
- The shopping center should have a low F.A.R. (e.g., 0.25 to 0.30) to accommodate parking and a minimum lot size of 10 to 15 acres.
- Sidewalks throughout, including connections to adjacent commercial and residential areas.

**Table 2-18: Planned Development District Overlay (PDD-Overlay)**


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**Purpose:** To encourage coordinated, high-quality, master-planned development on large sites in the hamlet centers through incentives.

**Design & Development Concepts (continued)*****PDD Office Business Campus & PDD Office/Country Inn***

- Minimum lot size: 10 acres
- Campus-like layout, with maximum F.A.R. of 0.175 after open space set-aside and maximum building height of two to three stories.
- The preferred layout is a grouping of smaller structures, rather than a single large mass. Development should be compatible with the countryside or scenic setting.

***PDD-Mixed Use***

- Must have a commercial core with a mix of small-scale shops and professional offices in a "Main Street" or "village center" environment. If present, this commercial core should build off of existing adjacent commercial areas.
  - All residential development, beyond the yield permitted by the underlying zone, would be required only with the purchase of DRP units.
  - Surrounding residential areas should have a mix of housing types, with a gradual transition of intensities out from the commercial core, such that the area blends in seamlessly with adjacent single-family residential areas.
  - Single-family homes should have a minimum lot area of 10,000 sq. ft. Two-family homes should have a minimum lot area of 20,000 sq. ft.
  - Townhouses and garden apartments can have a smaller minimum lot area than single-family homes, but development yield should be based on 10,000-sq. ft. lots.
  - Outside the commercial core and residential areas, space permitting, there can also be office business park development in a campus style setting, consistent with the development and design concepts for PDD Office/County Inn.
  - Sidewalks throughout, including connections to adjacent commercial and residential areas.
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**Table 2-19: Conservation Overlay Zone (COZ)**

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**Purpose:** To promote the protection of natural resources in areas where resources may be particularly sensitive to the impacts of development.

**Typical Land Uses** include single-family homes and parks. All other uses otherwise permitted by the underlying zoning would be prohibited in the COZ. This is a new zone.

**Design & Development Concepts**

**All COZ's**

- More strict building coverage and impervious coverage limits.
- Increased restrictions on vegetative clearing.
- Encouraged use of quasi-permeable surfaces for parking lots, where in whole or in part, such as pavers or brick.
- Adherence to "Green Building" techniques to reduce environmental impacts.

**COZ-Aquifer**

- Flexible application of curbing requirements for roadways and parking, in areas where swales can be established for overland recharge.

**COZ-Lake Communities**

- More strict limits on steep slope development.
- Limits on use of fertilizers, provided an effective enforcement/inspection mechanism can be established.
- Required use of native species for any planting required by the Town.
- Limit encroachment on the lakefront and work with property owners to provide better access to the lakefront.

**COZ-Floodplain**

- In case of subdivision application for more than two lots, required use of "Conservation Subdivision" techniques (see Chapter 7).
- Flexible application of curbing requirements for roadways and parking, in areas where swales can be established for overland recharge.
- Limitation on development within identified vernal pools.

**COZ-Biodiversity/Critical Habitat**

- In case of subdivision application for more than two lots, required use of "Conservation Subdivision" techniques (see Chapter 7).
  - Required use of native species for any planting required by the Town.
  - More strict limits on brush dumping.
  - Limits on fertilizer use, provided an effective enforcement/inspection mechanism can be established.
  - Limit on development within vernal pools.
-

**Table 2-20: Parks (P)**

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**Purpose:** To provide public parks with a mix of active and passive recreational opportunities.

**Typical Land Uses** includes publicly accessible open space, playing fields, golf courses, and other indoor and outdoor recreational facilities.

**Design & Development Concepts**

- Good accessibility by all modes of travel, including automobiles, pedestrians, and bicycles.
  - For active recreational facilities, provide significant woodland buffers adjacent to single-family residential zones.
  - For buildings, adherence to "Green Building" techniques to reduce environmental impacts.
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## 2.5 BUILDOUT ESTIMATE

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Based on the Land Use Plan as well as the proposed Density Reduction Program, an estimate of future housing units and population has been prepared. The Land Use Plan includes a significant upzoning of the R1 Single-family Residential zones in Yorktown.

The DRP is another, complementary strategy to help reduce residential buildout. Through the DRP program, the Town will establish a DRP Bank that will have the ability to purchase development rights from one property and sell them to another property elsewhere in Yorktown. However, only half of the purchased units can be resold; the other half would be permanently retired, resulting in a reduced buildout.

The estimates are presented in Table 2-21 and 2-22, and the assumptions are discussed below. Table 2-22 compares the buildout under the existing zoning and the Proposed Land Use Plan. If Yorktown were to be fully developed under the existing zoning (i.e., if this Comprehensive Plan were not adopted), roughly 3,400 new homes could be built, over and above existing residences. The Land Use Plan would reduce the buildout to about 2,500 new housing units, a reduction of 900 units Townwide.

With the DRP, the number of new housing units in Yorktown could be further reduced from 2,500 to 1,800, a reduction of another 700 units. This figure assumes that the DRP is fully utilized, i.e., all purchasable units in sending zones are in fact purchased and all re-sellable units are resold. This is nearly double what could be achieved by the upzoning alone.

### ASSUMPTIONS

1. "Vacant Parcels" (see Figure 5-5 in Chapter 5) were assumed to include all residentially zoned parcels in the Town's GIS database currently shown as "vacant" or "agricultural" in use. Parcels currently used as or intended for parkland were subtracted out, as were permanently preserved conservation areas.
2. "Underutilized Parcels" (see Figure 5-5 in Chapter 5) were assumed to include all currently used, residentially zoned parcels more than twice the size of the minimum required lot size in a zone. Because of their double-or-more size, it is assumed that these parcels would be subdivided for additional development. On "Underutilized parcels," it was assumed that existing non-residential uses would be eliminated and replaced with residential uses; any existing residential uses were assumed to remain intact.
3. For "Vacant" and "Underutilized" sites in single-family residential zones (R1-10, R1-20, R1-40, R1-80, R1-160, R1-200), the minimum required lot size was used to determine the number of lots (and housing units) that could be built. For multi-family residential zones, the estimated number of housing units was estimated based on the maximum residential density for that zone.
  - a. The **27 units** in the Foothill residential subdivision, which is currently under construction, were included in the buildout estimate.
  - b. For the Barger Street property north of Route 6 (51 acres), because much of the site is wetland, 70% open space preservation is assumed. The remaining

land area, 15 acres, is assumed to be developed under current zoning (F.A.R. of 0.35, assuming 10% building common space, and units of 1,000 square feet), yielding **208 units**.

- c. The recently rezoned area of the Field Home property on Catherine Road is assumed to be developed with **64 units**, per the site plan for that development.
  - d. Hanover Hill Farm, taking into account partial preservation of the property, is estimated to be able to accommodate **15 units**.
4. On any site involving subdivision into three lots or more or any site involving multi-family development, it is assumed that 45% of the site would have to be set aside for roads, drainage, open space, etc. The remaining 55% would be used to estimate the total number of buildable lots and/or units. These figures are consistent with recent subdivisions in Yorktown. They reflect the fact that many of the remaining vacant parcels in Yorktown are environmental constrained by the presence of wetlands, steep slopes, etc. For sites involving subdivision into two lots, no such deduction was made.
  5. For the Proposed Land Use Plan (Table 2-21), upzoned areas are shown in Figure 5-1 in Chapter 5. Related to the Land Use Plan with DRP (Table 2-22), sending and receiving sites are shown in Figure 5-4 in Chapter 5.
  6. There would be no increase in Townwide buildout as a result of any additional senior housing or apartments in the hamlet business centers. New housing development in the hamlet business centers (which is not permitted under current zoning) would have to purchase DRP units. The upper limit on the number of DRP units that can be purchased by any hamlet receiving site will be determined by the character of the existing hamlet area and its surroundings. (See Chapters 4 and 5.)
  7. Housing units estimated to be built on vacant or underutilized parcels are added to the number of housing units reported in Yorktown in the 2000 U.S. Census. This yields the total number of housing units at buildout.
  8. A housing vacancy rate of 2.5% is assumed. This is based on the 2000 U.S. Census, which reported a 2.3% vacancy. A 4.0% to 5.0% rate is more common, outside of a real estate boom, so the 2.5% figure may be low.
  9. A household size of 2.66 persons per household (pph) is assumed. The 2000 census reported a pph of 2.83 in Yorktown. However, between 1990 and 2000, the pph decreased in Yorktown from 2.92 to 2.83. This decrease primarily reflects the aging of the baby boomer population, which is resulting in more empty nesters and more single senior households. This is a national trend. The buildout estimate assumes that the trend would continue into the future. The pph is estimated to continue decreasing at the same average annual rate as it did in the 1990's for the next twenty years, yielding the 2.66 figure.
  10. A "group population" figure of 900 (persons living outside households, i.e., in nursing homes or dormitories, taken from the 2000 U.S. Census) is added to the household population in order to yield the total population.

**Table 2-21: Buildout Estimate: Proposed Land Use Plan Compared to Current Zoning**

**Table 2-22: Proposed Land Use Plan with DRP Program**