

## 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.

### 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 a diversity of 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.



Maple Court, Yorktown Heights.

### 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. Where adequate infrastructure is not present, or sensitive environmental features are present, development should be restricted. This includes appropriate upzoning of larger contiguous vacant or underdeveloped parcels in areas that rely on well and septic systems and/or that are located within or adjacent to areas containing sensitive natural resources or of highly impacted traffic conditions.

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>

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<sup>1</sup> *Route 202/35/6 Bear Mountain Parkway: Sustainable Development Study: Linking Land Use and Transportation: 2004*

## 2.4 POLICIES

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

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



Deerhollow Estates, Crompond.

- As discussed in Chapter 5, upzoning is being recommended in many residential areas throughout Yorktown. Upzoning is focused on areas with a pattern of contiguous open space and/or larger lots. (See Chapter 5 for more detail.) Upzoning has many potential benefits, as discussed throughout the Comprehensive Plan. First, it promotes natural resource conservation and open space preservation. With lower densities, less land is generally disturbed for the purpose of development, meaning that natural features and sensitive ecological areas 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 helps to reduce potential future traffic generation.

***Policy 2-2: 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."

**Figure 2-1: Proposed Land Use Map**

- 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 altered and updated. Currently, the commercial zoning districts promote auto-oriented development patterns, which promote automobile access and parking. New zoning districts provide for pedestrian-oriented environments as well.

***Policy 2-3: 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 2-4: 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 2-5: Consider using Overlay Zones to protect unique resources from the impacts of development.***

- On an ongoing basis, the Town should study new areas where such overlay zones might provide a benefit to the environment or the community.



Hilltop Hanover Farm, Croton Heights.

***Policy 2-6: Continue to support agricultural land uses, including horse farms and the cultivation of fruits, vegetables and nursery stock.***

- The presence of the farms helps diversify Yorktown's economy, constitutes an important scenic and aesthetic resource, and serves as a continuing reminder of the Town's agricultural past.
- Consider using the Farmland Preservation overlay zone in agricultural areas subject to development pressure. 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 and natural qualities of the area.

***Policy 2-7: Develop the parameters for the Conservation Overlay zones.***

- Identify appropriate areas in Town with significant and unique natural resources which could be further protected by an overlay zone.
- These areas can include critical habitat areas, aquifers and other water resources. Priority areas should include those water sources feeding into public water supplies.

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

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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. Charitable organization and places of worship will require special use standards.

**Design & Development Concepts**

- Minimum lot size is the main distinguishing characteristic of each zone:
    - R1-10: 20,000 sq. ft.
    - 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 potential for McMansions.
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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**

- 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.
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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).
  - 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.
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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).

**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).
  - 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 Living with Assisted Housing (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), 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), 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.
  - 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: 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, and restaurants. This zone is similar to the previous CC zone.

**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 2-8: 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*

- Minimum lot size: could be 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 2-9: Commercial Shopping Center (CSC or C-1)**

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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 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).
  - 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.
  - 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 2-10: Commercial Hamlet Center (CHC or C-2 & C-2R)**


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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 and professional offices. In Yorktown Heights upper-floor apartments would be allowed. 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 can be 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.
  - Higher F.A.R; maximum height of two and a half 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 should be encouraged above.
  - Apartments should be allowed in a special new C2-R zone for Yorktown Heights, which allows residential apartments 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 2-11: Commercial Limited (CL or C-3)**

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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
  - 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 2-12: Commercial General (CG or C-4)**

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**Purpose:** To allow for 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
  - 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 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. 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.
  - Allow a parking garage integrated with the surrounding area, 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 2-14: Light Industry (I-1 and I-2)**

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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 health clubs. This is the only zone where self-storage facilities would be permitted. This zone combines all of Yorktown's industrial areas into two zones and replaces the previous M1, M1-A, M1-B, and M2 zones. I2 would only be for Yorktown Heights.

**Design & Development Concepts**

- Large minimum lot size.
  - Significant open space requirement for the tract (e.g., not less than 20 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, day care, and health clubs. This is a new zone.

**Design & Development Concepts**

- 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 two and a half 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.
  - 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 Designed District Overlay (PDD-Overlay)**

**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 Mixed Use: retail stores, personal services, restaurants, professional offices, hotel/country inn, senior housing.

**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 35 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.

***PDD Office Business Campus***

- 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 would not be allowed to exceed the yield permitted by the underlying zone.
  - 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.
  - Outside the commercial core and residential areas, space permitting, there can also be office business park development in a campus style setting
  - 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 within 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.
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