

4. LAND USE AND ZONING

The built environment – the type, location and intensity of existing and future land uses – helps to define the character of a town. It is important to know where and how much land is presently developed for residential, business, recreation and other uses. Examining these developed areas helps residents visualize desirable and undesirable aspects of land use patterns and provides a foundation for the planning policies guiding future development of vacant or under-developed parcels. A municipality's zoning and subdivision regulations are the major regulatory tools with which it can control land uses and influence future development patterns and practices. Below is a summary of the existing land use, development patterns and zoning in the Town of North Castle.

4.1 LAND USE

North Castle as a whole is a predominantly low-density residential community. With a population of 452 people per square mile according to the 2010 Census, it is the second-lowest density municipality in Westchester County (behind only North Salem). This factor primarily reflects the large amount of land area owned by the New York City Department of Environmental Protection (NYCDEP) as watershed lands.

Population density in the Town's hamlet areas of North White Plains and Armonk – and to a lesser extent Banksville – is higher than North Castle's overall density. The three hamlet areas each offer a unique character and land use pattern. Armonk maintains a pedestrian-friendly downtown area and is home to the Town's traditional retail corridor along Main Street. North White Plains is the oldest hamlet, with two distinct commercial sections centered along Rt. 22. The area south of the Central

Westchester Parkway, adjoining the City of White Plains, has a more urban, compact character, while the area to the north features suburban strip mall development. North White Plains is geographically separated from Armonk and surrounding low-density residential areas by two major land uses: office parks next to I-684 and water supply lands that surround the Kensico Reservoir. Banksville is the most rural of the three hamlets, and mixes low-density residential and commercial properties along Bedford-Banksville Road, its major thoroughfare.

As indicated in Table 4.1 and Figure 4.1, single-family homes comprise the greatest percentage of the Town's land use, representing 42% of the total land area, and the vast majority of all residential use. Apartments or multi-family residences are a small percentage of the Town's land use (1.2%), and are located primarily in Armonk and North White Plains.

The second-largest land use in North Castle is open space, consisting of public parks, private recreation, agricultural uses, cemeteries, homeowners' association common lands and other preserved areas. Of this category, nature preserves and water supply lands surrounding the Kensico Reservoir together encompass three-quarters of the open space in the Town.

Institutional (nonprofit or municipal) uses make up 2.4% of the total land area. The largest of this type of use is Fordham University's Louis Calder Center, a 113-acre biological field station located in a forested preserve next to Cedar Lake. Public school facilities also account for a large portion of the Town's community resources land area. Smaller community uses include houses of worship, fire stations, libraries and government buildings.

Mixed-use and retail development make up less than 1% of the Town's land area, and are generally focused in the hamlets.

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Main Street in Armonk is North Castle’s traditional “downtown,” characterized by one- and two-story buildings generally oriented toward the street with surface parking. Additional commercial uses along Rt. 22 in North White Plains are a mix of mostly auto-oriented retail establishments. Banksville has a small commercial node with several stores and restaurants.

Office use (3.7% of land area) is mainly in the form of corporate campuses and office parks near I-684. The world headquarters of IBM, the Town’s largest employer, has an approximately 370-acre campus south of Armonk-Bedford Road.

Industrial land use includes manufacturing, warehouse and distribution facilities, and accounts for only 0.4% of the land area in North Castle. Several industrial properties are located in the Armonk area, just east of downtown and on Business Park Drive, taking advantage of the easy access to I-684 and Route 22. The other concentration of manufacturing, industrial and warehousing uses is along Lafayette Avenue and Virginia Road in North White Plains near the Metro-North rail yard facilities.

4.2 ZONING

Zoning powers are the primary control for development and redevelopment of land. The basic zoning requirements for the Town are discussed below, summarized in Table 4.2, below, and depicted in Figure 4.2.

The Town has 30 zoning classifications. There are eight single-family residential districts, a two-family residential district and four multi-family residential districts. The Town has two mixed-use districts, 12 commercial and office districts, four industrial districts and several specialized floating or overlay districts.

Table 4.1: Existing Land Use

<u>Land Use</u>	<u>Acres</u>	<u>Percent of Total Land Area</u>
Residential	7189	43.0%
<i>Single-Family</i>	7033	42.0%
<i>2-3 Family</i>	152	0.9%
<i>Condominiums, Apartments and Multi-family</i>	4	0.02%
Commercial	684	4.1%
<i>General Commercial and Retail*</i>	70	0.4%
<i>Office and Research</i>	614	3.7%
Mixed Use	30	0.2%
Institutional and Public Uses	394	2.4%
Light Industrial	75	0.4%
Parks and Open Space	5,443	32.5%
<i>Parks, Parkway Lands and Open Space</i>	852	5.1%
<i>Private Recreation</i>	320	1.9%
<i>Cemetery</i>	17	0.1%
<i>Common Homeowners Association Lands</i>	3	0.0%
<i>Nature Preserves</i>	1033	6.2%
<i>Water Supply Lands and Waterbody</i>	3075	18.4%
Transportation/Utility/Road Rights- of-Way	1480	8.8%
Vacant/Undeveloped	1387	8.3%
TOTAL	16735	100.0%

Source: Westchester County Department of Planning (2016)

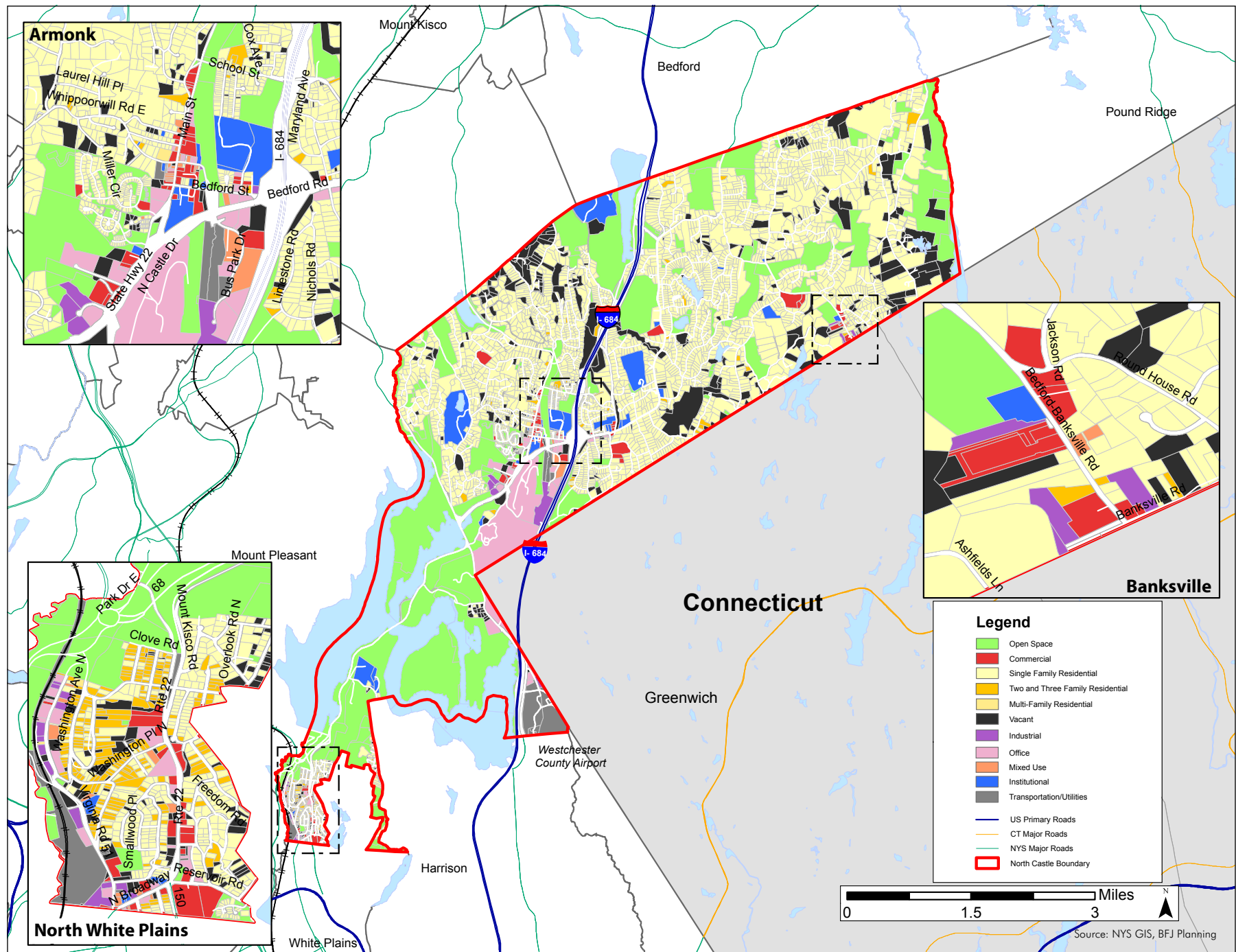


Figure 4.1 Existing Land Use

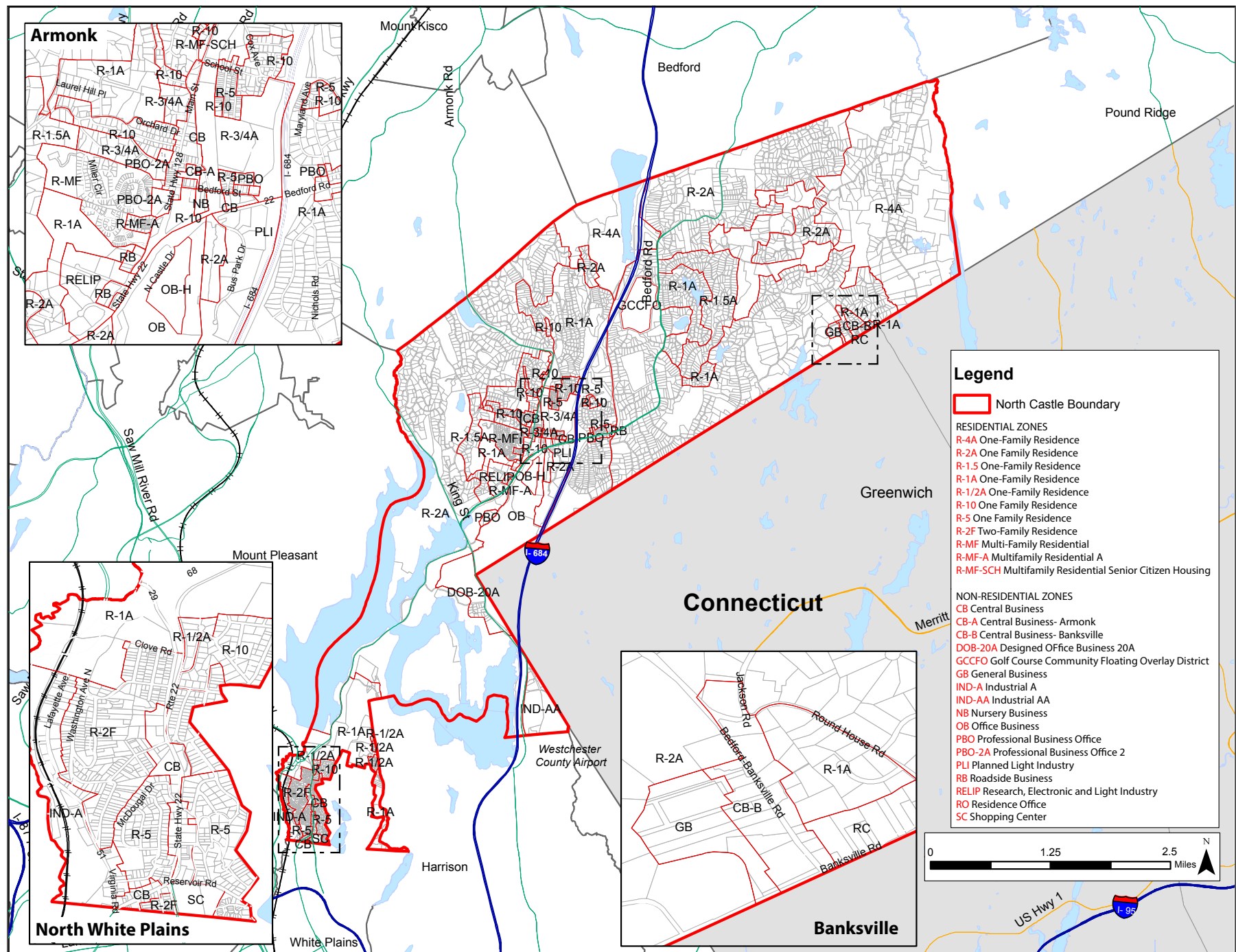


Figure 4.2 Zoning

4. LAND USE AND ZONING

Residential

Eight of North Castle's residential zones allow only single-family homes as the primary permitted use, with minimum lot sizes ranging from 5,000 square feet to 4 acres. The **R-2F** district is intended for single- and two-family residences, and the **R-MF**, **R-MFA** and **R-MF-SS** districts permit attached, semi-detached, detached or multi-family dwellings. All multi-family districts are located in Armonk. A total of 15,529 acres, or approximately 93% of the Town's land area, is zoned for residential use.

Commercial

The Town has seven commercial districts. There are three central business districts, two designated by hamlet area (Armonk, **CB-A** and Banksville, **CB-B**), and a general Central Business district (**CB**) that is mapped in both Armonk and North White Plains. All three central business districts are meant to provide convenient shopping options through coordinated development in their hamlet areas. The CB-A district covers the Armonk Square complex in the downtown area. The CB-B district is located on Bedford-Banksville Road. These districts are designed to accommodate the each hamlet's distinctive needs. For example, Armonk's CB-A requires that a certain percentage of second-story floor area consist of multi-family dwellings, at least 20% of which must be designated affordable, and also regulates the square footage of some eating and drinking uses. Banksville's CB-B permits any uses allowed in the Shopping Center district (**SC**), as well as several other nonresidential uses, more limited residential portions of mixed-use development than allowed in the CB-A district. The **CB** district allows principal uses permitted in CB-A and accessory uses permitted in CB-B. CB is mapped along Route 22 in North White Plains and on Armonk-Bedford Road and Main Street in Armonk.

Additional commercial zoning districts in Armonk include Nursery Business (**NB**), mapped on the Mariani Gardens site on Bedford Road, and Roadside Business (**RB**), mapped along portions of Bedford Road and Old Route 22. The SC district is in North White Plains on the Stop & Shop shopping center, and allows retail business and office use on minimum four-acre parcels. The General Business district (**GB**), found in Banksville, permits SC district uses as well as auto-related uses, wholesale/storage, gas stations and building materials storage and sales, on minimum 10,000-square-foot lots. A total of 159 acres, or 0.9% of total land area, is zoned for commercial use.

Office

The five office districts in North Castle allow for professional office and related uses at a variety of densities, ranging from the low-density campus development encouraged in the **OB** district between Old Route 22 and I-684, to the Professional Business Office districts (**PBO** and **PBO-2A**), which permit smaller-scale developments in Armonk and along Old Route 22. The Office Business Hotel district (**OBH**), mapped west of Community Park, is designed to permit hotels on minimum 20-acre lots. A total of 640 acres, or 3.8% of total land area, is zoned for offices.

Mixed Use

Two of North Castle's zoning districts permit a combination of residential uses and office/commercial uses. The mixed-use residential commercial district (**RC**) permits residential dwelling units with limited non-residential uses (office, retail, studios, restaurants) on half-acre lots. This district is mapped on Banksville Avenue just north of the state line. The residential office district (**RO**), located on 2 acres of land in Armonk across from Town Hall, similarly permits a combination of dwelling units and offices or studios, on smaller (5,000-square-foot lots).

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Table 4.2: Summary of Existing Zoning Districts: Residential

	District	Minimum Lot Area	Required Yards			Building Height	Maximum Building Coverage	Minimum Dwelling Unit Size
			Front	Side (one)	Rear			
Single- and Two-Family	R-4A	4 acres	75ft	50ft	50 ft	30 ft	6%	1,600 sf
	R-2A	2 acres	50 ft	30 ft	50 ft	30 ft	8%	1,400 sf
	R-1.5A	1.5 acres	50 ft	30 ft	40 ft	30 ft	10%	1,300 sf
	R-1A	1 acre	50 ft	25 ft	40 ft	30 ft	12%	1,200 sf
	R-3/4A	3/4 acre	40 ft	25 ft	40 ft	2 ½ stories 30 ft	15%	1,000 sf
	R-1/2A	1/2 acre	40 ft	20 ft	30 ft	2 ½ stories 30 ft	15%	900 sf
	R-10	10,000 sf	30 ft	15 ft	30 ft	2 ½ stories 30 ft	30%	900 sf
	R-5	5,000 sf	30 ft	At least 8 ft; total both sides, 18 ft	30 ft	2 ½ stories 30 ft	30%	800 sf
Multi-family	Two-Family (R-2F)	5,000 sf	20 ft	6 ft	15 ft	2 ½ stories 30 ft	30%	800 sf
	R- MF	10 acres	75 ft	50 ft	50 ft	3 stories 30 ft		
	<i>Perimeter</i>	24 acres	75 ft	50 ft	50 ft	3 stories 30 ft		
	<i>Attached</i>	5,000 sf	20 ft	10 (0 + 10) ft	15 ft	3 stories 30 ft		
	<i>Detached</i>	7,500 sf	20 ft	10 ft, with 25 ft setback from adjacent buildings (10 + 15) ft	15 ft	3 stories 30 ft		
	R-MFA							
	<i>Perimeter</i>	5 acres	10 ft reserved	10 ft	25 ft	3 stories 30 ft		
	<i>Attached</i>	2,500 sf	10 ft reserved	0	10 ft	3 stories 30 ft		
	<i>Detached</i>	7,000 sf	10 ft reserved	6 ft	10 ft,	3 stories 30 ft		
	MFR-3	40,000 sf	20 ft	20 ft	20 ft	3 stories 30 ft		
	R-MF-SS	20,000 sf	10 ft	15 ft	5 ft	3 stories 30 ft		0.9 FAR
	R-MF-SCH	To be determined by the Town Board at the time of zoning approval.				2.5 stories 30 ft		0.15-.04 FAR

Source: Town of North Castle Code, Chapter 355, Zoning

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Table 4.2: Summary of Existing Zoning Districts: Commercial and Office

District	Minimum Lot Area	Required Yards			Building Height	Maximum Building Coverage	Floor Area Ratio
		Front	Side (one)	Rear			
Residential Commercial (RC)	½ acre	40 ft	20 ft	30 ft	2.5 stories 30 ft	15%	--
Residence Office (RO)	5,000 sf	30 ft	At least 8 ft; total 18 ft	30 ft	2.5 stories 30 ft	30%	0.25
Central Business (CB)	5,000 sf	10 ft	None ¹	30 ft	2 stories 30 ft	35%	0.4
Central Business A (CB-A)	3 acres	10 ft	None	None	2 stories 30 ft	30%	0.45
Central Business B (CB-B)	5,000 sf	25 ft	None	50 ft	2 stories 30 ft	25%	0.3
Designed Office Development (DOB-20A)	20 acres	150 ft	300 ft	300 ft	3 stories 45 ft (may be reduced for lots < 20 acres)	10%	0.15
Office Business (OB)	20 acres	150 ft	300 ft	300 ft	3 stories 45 ft	10%	0.12
Office Business Hotel (OBH)	20 acres	150 ft	300 ft	300 ft	3 stories 45 ft	10%	0.12
Professional Business Office (PBO)	10,000 sf	50 ft	20 ft ¹	20 ft	1 story 15 ft	20%	0.2
Professional Business Office 2A (PBO-2A)	2 acres	50 ft ²	50 ft ²	50 ft ²	3 stories 35 ft	20%	0.3
Nursery Business (NB)	4 acres	100	None ³	30 ft ³	2 stories 30 ft	14%	0.18
Shopping Center (SC)	4 acres	75 ft	None ⁴	30 ft ⁴	2 stories 30 ft	20%	0.25
Roadside Business (RB)	30,000 sf	10 ft	None ¹	50 ft	2 stories 24 ft	25%	0.3
General Business (GB)	10,000 sf	25 ft	10 ft	25 ft	2 stories 30 ft	20%	0.3

¹ Where a lot abuts a residence zone, the required side yard must be the same as that required in the residence zone.

² May be reduced as part of site plan approval.

³ Where a lot abuts a residence zone, required yard must be at least twice that required in the residence zone.

⁴ Where a lot abuts a residence zone, at least 50 ft.

Source: Town of North Castle Code, Chapter 355, Zoning

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Table 4.2: Summary of Existing Zoning Districts: Commercial and Office

District	Minimum Lot Area	Required Setbacks			Building Height	Floor Area Ratio
		Front	Side (one)	Rear		
Planned Light Industry (PLI)	4 acres (unless modified by Planning Board)	100 ft; may be reduced to 60 ft if no parking is located between building and street.	50 ft ¹	100 ft ¹	3 stories 35 ft	0.3 FAR
Research, Electronic and Light Industrial Park (RELIP)	4 acres (unless modified by the Planning Board)	100 ft ¹	50 ft ¹	100 ft; where a rear line of a lot abuts dedicated parkland, may be reduced to 50 ft ¹	2 stories 35 ft	0.3 FAR
Industrial AA (IND AA)	2 acres	50 ft ¹	50 ft ¹	50 ft ¹	2 stories 30 ft	0.3 FAR
Industrial A (IND A)	5,000 sf	10 ft	None	10 ft; unless modified by the Planning Board where the rear line of a lot abuts land utilized for rail transportation purposes.	2 stories 35 ft	0.6 FAR

¹Where a lot abuts a residence zone, the required side yard must be the same as that required in the residence zone.

Source: Town of North Castle Code, Chapter 355, Zoning

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Industrial

The Town's four industrial districts range in minimum lot size from 5,000 square feet to four acres. Light industrial uses are encouraged in the Research, Electronic and Light Industrial (RELIP) district along Kaysal Court off Old Route 22, and Planned Light Industry (PLI) district, mapped on Business Park Drive, both of which have larger minimum lot areas. Smaller lot sizes are permitted for IND-A and IND-AA districts, located in North White Plains, adjacent to the railroad tracks, and east of I-684 off Route 120 at the Westchester County Airport and immediate vicinity along New King Street. A total of 429 acres, or 2.6% of total land area, is mapped for industrial uses.

Specialized Zoning Provisions

In addition to the zoning districts above, there are two unmapped floating zones that encourage specific types of development in North Castle.

The Golf Course Community Floating Overlay District (GCCFO) has been placed on the Brynwood Country Club property and permits for the development of a residential community designed for active adults with affiliated membership to a club with a golf course and recreational facilities. The intent of this floating zone is to maintain open space resources through the preservation of golf courses.

The R-MF-SCH district has been placed along NYS Route 128 as part of the Madonna senior housing project (see below).

The Town has also designated three scenic roadways in recognition of their historic, cultural and environmental value: East Middle Patent Road, Mianus River Road and St. Mary's Church Road, all located in the eastern portion of Banksville.

Certain development along these roadways is subject to additional standards and Planning Board review.

4.3 POTENTIAL AND PLANNED FUTURE DEVELOPMENT

4.3.1 Build-Out Analysis

As part of its Planning Base Studies project, the Westchester County Department of Planning conducted a build-out analysis of North Castle to determine the amount of land remaining in the Town that can be developed. The two-phase analysis first assessed the development that can be reasonably assumed on vacant land, based on current zoning and environmental constraints. Next, the analysis identified any areas of previously developed land that is not fully utilized and could thus accommodate additional development. This underutilized land consists of residentially zoned parcels that are at least three times larger than the required minimum lot size, and non-residential sites on which existing development is 50% or less than what is allowable based on maximum FAR requirements.

It is important to recognize that future development in the Town is based on a variety of factors, including the availability of land and the local and regional economy. The theoretical build-out analysis is a potential saturation point scenario which assumes that all undeveloped or underutilized land is developed according to the underlying zoning. This information is a guide and does not suggest actual building levels for the immediate future. Remaining land tends to be less desirable in terms of ease and cost of development because of factors such as environmental constraints, historic or archeological significance, multiple owners, varying estate issues and a lack of land actually for sale.

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Nonetheless, a build-out analysis is helpful for municipalities to fully understand the development that is possible under their current zoning, and to identify potential areas for review and adjustment based on that development. The result of the North Castle build-out analysis, shown on Figure 4.3, indicates that the majority of development potential in the Town is for single-family homes on under-developed parcels in R-2A and R-4A districts. Infill commercial, mixed-use and multi-family development is possible primarily in North White Plains.

Based on the analysis, the County calculated that, at full build-out, North Castle would see an additional 644 dwelling units, leading to an additional population of 1,787 people, or growth of 15% from the Town's 2010 population of 11,841. The build-out analysis also estimated a potential 338,169 square feet of additional commercial space.

This build-out analysis projects the maximum growth given existing land uses and zoning. While this growth is possible under current regulations, the likelihood that this scale of development would occur in the next 10 years is very low. Demographic and real estate trends in the region suggest that this scale of development could take up to 50 years to occur. The largest population growth in the Town occurred between 1950 and 1970, when land was available for development and the region was experiencing unprecedented suburban growth. As noted in Chapter 3, population growth has since slowed, and new development is anticipated to be correspondingly modest.

Barring unforeseen circumstances, a more modest build-out is likely, to be expected at a scale of approximately 12 units per year, based on a build-out period of 50 years. This is consistent with recent trends in residential building permits issued in North

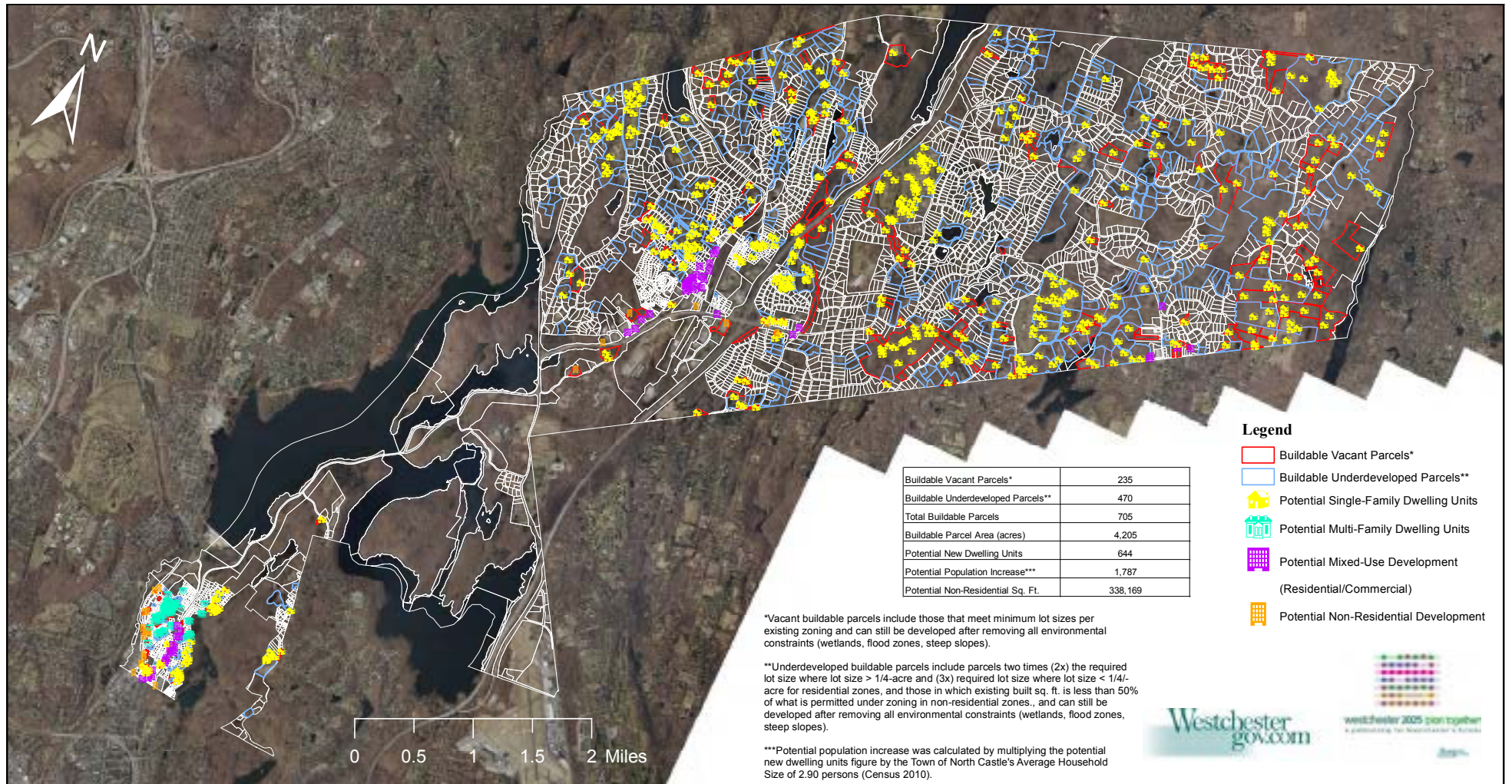
Castle. In 2015, the Town issued 24 residential building permits; 10 for multi-family and 14 single-family residential use.

In addition, topographic and environmental considerations limit potential development on vacant land. The County's build-out analysis found that only 235 parcels, or about 42% of all vacant parcels, are zoning-compliant and could be developed after accounting for environmental constraints.

4.3.2 Development in the Pipeline

Approximately 8% of North Castle's land area is classified as vacant, creating short-term potential for development. The Town has recently seen more development interest, with market conditions continuing to improve in the wake of a national recession, as shown by the successful Armonk Square project. Major development projects approved or proposed include:

- Brynwood Golf & Country Club – 73 condominium units at the golf club on Bedford Road (approved in 2015).
- The Vue – 200 units of multi-family housing in two three-to four-story buildings over underground parking on Old Orchard Street (proposed).
- 162 Bedford Road – 36 multi-family units, including six affordable units, at a former lumberyard (approved). The applicant is seeking to shift the affordable units as well as additional market-rate units to a separate site at 470 Main Street. Redevelopment of 470 Main Street would include 16 new units, 10% affordable.
- Madonna Senior Housing – 16 units of senior housing on NYS Route 128 (approved).



Source: Westchester County Planning Base Studies

Figure 4.3 Build Out Analysis

4. LAND USE AND ZONING

4.4 ISSUES AND OPPORTUNITIES

4.4.1 Hamlet Zoning

- Potential need for more tailored hamlet zones, likely a hybrid of form-based and traditional zoning. This could incorporate design guidelines for commercial areas.
- Permit fee-in-lieu for off-street parking in downtown to facilitate new uses and redevelopment. Parking to be built on Town land in Armonk (Hergenhan and Kent Place/Verizon).
- Bedford Road between Main Street and Maple Avenue: need to examine PRO zoning provisions to ensure appropriateness of permitted uses within the historic district. Also need to look at NB zoning as a means to complement the historic district.

4.4.2 Office and Light Industrial Zoning

- Appear to be an excessive number of office/commercial zones and confusing regulations for them. Consider streamlining.
- Adjust some office zones to allow different uses? OBH zone could allow hotels by special permit, for example.
- Potential adjustments to PLI district to permit alternative uses, e.g. assisted-living and other large-footprint uses that would be desirable without negatively affecting hamlets.

4.5 RECOMMENDATIONS

TBD – based on discussion of issues and opportunities and public input.