

VILLAGE OF GREENPORT PLANNING BOARD
DISCUSSION PIECE ON FRAMEWORK AMENDMENTS RELATING TO HOUSING
(Proposed Code Amendments and Related Policies)
August 15, 2025

Why This Matters

The Planning Board's community survey made one thing clear: housing is one of the biggest concerns in Greenport. We need to act now — but the Village is small, largely built out, and has limited staff and funding. If we try to take on complex affordability and ownership programs right away, we risk creating something that is too heavy to succeed.

This package of proposed amendments is a **first step**: targeted, simple changes to encourage more year-round housing. Over time, we can add measures to promote affordability, expand ownership options, address seasonal employee housing and protect against further loss of year-round housing. These amendments should be paired with clear, enforceable regulations for residential rentals, including a defined framework for distinguishing and registering permitted short-term rentals separately from long-term rentals, to ensure that housing intended for year-round use remains available to residents.

Key Challenges in Expanding Year-Round Housing *(Not all apply to Greenport, but many do)*

- Homes competing with seasonal and short-term rental demand
- Limited buildable land – Village already largely built out
- High construction and land costs for small-scale projects
- Zoning and parking limits that constrain housing types
- Complex, resource-heavy administration of affordability programs
- Infrastructure capacity limits (water, sewer, roads)
- Community resistance to changes in scale or character

Preliminary Draft – For Discussion Purposes Only

This document has been prepared by the Village of Greenport Planning Board as an advisory body. It reflects preliminary concepts and recommendations for potential code amendments. All content is subject to review and revision based on input from Village legal counsel and the Board of Trustees, who retain sole authority to adopt, modify, or reject any proposed changes.

- Financing and feasibility hurdles for developers in small markets
- Enforcement challenges, especially for year-round occupancy rules
- Market volatility and price spikes in small housing stocks
- New supply not matching local workforce needs

What We're Aiming For

- **Homes for Neighbors, Not Tourists** – Serve year-round residents
- **A Place for Everyone** – Options for young people, families, and seniors
- **Keeping Our Community Together** – Stability through life's changes
- **Fitting In, Not Standing Out** – Design that matches neighborhood character
- **Making the Most of What We Have** – Infill and reuse before new sprawl

Proposed First-Step Code Changes

1. **Downtown Housing** – Allow and encourage apartments/multi-residential in commercial districts, including upper floors and accessory structures.
2. **Accessory Dwelling Units (ADUs)** – Permit small-scale, compatible housing in residential neighborhoods.
3. **Home Conversions** – Allow repurposing of single-family homes into duplexes or small multi-residential buildings where appropriate.
4. **Character Standards** – Ensure new housing fits with the Village's look and feel.
5. **Sustainability** – Reuse existing buildings whenever possible.
6. **Simpler Process** – Clear rules and predictable approvals.

Preliminary Draft – For Discussion Purposes Only

This document has been prepared by the Village of Greenport Planning Board as an advisory body. It reflects preliminary concepts and recommendations for potential code amendments. All content is subject to review and revision based on input from Village legal counsel and the Board of Trustees, who retain sole authority to adopt, modify, or reject any proposed changes.

Possible Future Additions

- **Affordability Measures** – Incentives or requirements to include affordable units in new housing.
- **Local Preference Policies** – Priority for persons employed in the Village or Town of Southold, and for emergency service providers.
- **Multi-Residential Ownership Models** – Permitting condominium or residential cooperative structures in multi-residential buildings.
- **Stronger Protections for Year-Round Housing** – Clear rules preventing conversion of residential units to seasonal or short-term rentals, coupled with a registration and enforcement framework.
- **Targeted Tax or Fee Incentives** – Property tax abatements or permit fee reductions for apartments or multi-residential projects meeting defined year-round or affordability criteria.
- **Linked Zoning Incentives** – For example, limited short-term rental eligibility in the CR District if affordable units are provided, or other bonuses tied to creation of year-round housing.
- **Updated Bulk Standards** – Adjust standards to reflect actual Village lot sizes, built form, and infrastructure realities.
- **Accessory Use and Structure Provisions** – Refine permitted accessory uses in residential districts to encourage compatible housing options.
- **Seasonal Workforce Housing** – Create provisions for seasonal employee housing.

This proposal is the start of a longer process to make sure Greenport remains a place where people can live, work, and stay for a lifetime.

Preliminary Draft – For Discussion Purposes Only

This document has been prepared by the Village of Greenport Planning Board as an advisory body. It reflects preliminary concepts and recommendations for potential code amendments. All content is subject to review and revision based on input from Village legal counsel and the Board of Trustees, who retain sole authority to adopt, modify, or reject any proposed changes.

EXECUTIVE SUMMARY OF FRAMEWORK AMENDMENTS ON HOUSING

To increase the supply of year-round housing while protecting neighborhood character, the amendments would:

- **Encourage apartments in downtown commercial districts (CR/CG)** by activating upper floors, allowing residential use in accessory structures, and streamlining approvals for conversions without exterior expansion.
- **Permit Accessory Dwelling Units (ADUs)** in residential districts subject to occupancy, design, and bulk standards to ensure compatibility with principal dwellings and neighborhoods.
- **Allow repurposing of existing homes** into duplexes or small multi-residential buildings where appropriate.
- **Set tailored standards for multi-residential, cluster, and cottage court housing**, including density limits, design guidelines, shared open space requirements, and reduced parking where feasible.
- **Apply strict occupancy and use requirements** to ensure housing serves full-time residents, prohibiting most short-term rental and transient uses.
- **Simplify the approval process** where possible while protecting historic character and promoting sustainable design.

Preliminary Draft – For Discussion Purposes Only

This document has been prepared by the Village of Greenport Planning Board as an advisory body. It reflects preliminary concepts and recommendations for potential code amendments. All content is subject to review and revision based on input from Village legal counsel and the Board of Trustees, who retain sole authority to adopt, modify, or reject any proposed changes.

FRAMEWORK AMENDMENTS RELATING TO HOUSING

| ISSUE/ZONING CHAPTER SECTION REFEENCES | PROPOSED AMENDMENT |
|---|--|
| <p>Apartments in CR/CG Districts (Sections 150-9(A)(11), 150-10)</p> | <p>Proposed High-Level Requirements for Apartments in CR/CG Districts (including in the form of multi-residential buildings (i.e. more than 2 apartments in any building):</p> <p>a. Occupancy and Use Requirements:</p> <ul style="list-style-type: none"> i. All dwelling units must be occupied by either an owner or a long-term tenant (requires a lease of not less than 12-months and compliance with the below bullet point) ii. Any leasing/rental of a dwelling unit is limited to full-time residents who maintain a domicile in the Village (i.e., the Village is their principal place of residence during the year); <i>provided</i> that any apartment that is currently subject to a 12-month lease may continue to be rented to the occupant thereof pursuant to a 12-month lease without being subject to the full-time residency/domicile requirement (which shall only apply to any replacement tenant) iii. No dwelling unit may be operated as transient lodging, pooled rental units or hotel-style accommodations; Short-term rentals, seasonal occupancy, or subletting (with limited exceptions relating for relocation) are prohibited |

Preliminary Draft – For Discussion Purposes Only

This document has been prepared by the Village of Greenport Planning Board as an advisory body. It reflects preliminary concepts and recommendations for potential code amendments. All content is subject to review and revision based on input from Village legal counsel and the Board of Trustees, who retain sole authority to adopt, modify, or reject any proposed changes.

| | |
|--|--|
| | <p>iv. Residency Verification:</p> <ul style="list-style-type: none"> • Owners shall be required to provide annual certification to the Village confirming that apartments satisfy the occupancy and use requirements (including copies of redacted lease and evidence of residency for tenants) • Any rental shall have a rental permit in full force and effect <p>b. Location/Bulk Regulations of Apartments in CR District:</p> <p>i. Apartments may be located (i) on second and/or third floors of principal buildings or (ii) on any floor in an accessory structure (e.g., carriage houses, barns or rear buildings)</p> <p>ii. Bulk standards to be revised as follows:</p> <ul style="list-style-type: none"> • Height limit in CR to be increased as following: <ul style="list-style-type: none"> ⇒ To the extent second and third floors of building are solely comprised of apartments/dwelling units: <ul style="list-style-type: none"> ▪ 35 feet to the roof line/highest occupiable floor ▪ Additional height allowance (up to 10 feet) for rooftop mechanicals and appurtenances; <i>provided</i> they (x) are setback at least 10 feet from front façade, (y) do not exceed 25% of total roof area and (z) are not used for occupancy (i.e. no rooftop terraces) |
|--|--|

Preliminary Draft – For Discussion Purposes Only

This document has been prepared by the Village of Greenport Planning Board as an advisory body. It reflects preliminary concepts and recommendations for potential code amendments. All content is subject to review and revision based on input from Village legal counsel and the Board of Trustees, who retain sole authority to adopt, modify, or reject any proposed changes.

| | |
|--|--|
| | <ul style="list-style-type: none"> ▪ In the aggregate no greater than 45 feet <p>⇒ In all other cases, as in current Zoning Chapter</p> <ul style="list-style-type: none"> • Third floor permitted “as of right” to the extent used for apartments/dwelling units (subject to site plan review for new construction); construction or use of a third floor for any other purpose would require a variance <p>iii. Ground-floor apartments in principal buildings are not permitted to preserve commercial activity on primary street frontages (but are permitted in accessory structures)</p> <p>iv. Exempt from bulk and parking requirements otherwise applicable to multi-residential buildings under Section 150-18</p> <p>c. Location/Bulk Regulation of Apartments in CG District- required to conform with requirements on multi-residential buildings in residential district(s) (see below proposal)</p> <p>d. Conversion of Existing Space: Conversion of existing second or third floor space in CR District to apartments requires only a building permit (exempt from site-plan approval) so long as it does not include any external expansion of the building (“Converted CR Apartments”). Conversion of any existing second floor space in CR District to any use other than for dwelling units/apartments requires site plan approval.</p> |
|--|--|

Preliminary Draft – For Discussion Purposes Only

This document has been prepared by the Village of Greenport Planning Board as an advisory body. It reflects preliminary concepts and recommendations for potential code amendments. All content is subject to review and revision based on input from Village legal counsel and the Board of Trustees, who retain sole authority to adopt, modify, or reject any proposed changes.

| | |
|--|--|
| | <ul style="list-style-type: none"> e. New Construction: New construction or external expansion of any building (including with respect to construction of apartments requires site plan approval) f. Parking Requirements: None. g. Design Guidelines for Construction in CR District (considerations to be taken into account as part of site plan review (and HPC review, if applicable)): <ul style="list-style-type: none"> i. Any third floor must be stepped back from the street-facing façade by at least 5 feet to reduce visual bulk unless approved otherwise by the HPC (to the extent applicable) and Planning Board ii. Roof forms should be pitched, gabled, or otherwise articulated to reduce apparent height and avoid a “boxy” mass unless otherwise approved by the HPC (to the extent applicable) and Planning Board iii. Exterior materials, window proportions, and rooflines must be compatible with adjacent historic or contributing structures iv. Window placement, where practicable, should prioritize privacy for neighboring properties by avoiding direct sightlines into surrounding buildings v. Energy-efficient lighting should be used to reduce energy consumption vi. Construction should incorporate energy-efficient features, such as insulation, solar panels, high-efficiency windows and low-flow |
|--|--|

Preliminary Draft – For Discussion Purposes Only

This document has been prepared by the Village of Greenport Planning Board as an advisory body. It reflects preliminary concepts and recommendations for potential code amendments. All content is subject to review and revision based on input from Village legal counsel and the Board of Trustees, who retain sole authority to adopt, modify, or reject any proposed changes.

| | |
|---|--|
| | <p>plumbing fixtures to promote sustainability and minimize environmental impact</p> <p>vii. Apartments must retain the existing street-facing commercial character of the building</p> <p>viii. Separate residential entrances are encouraged from the side or rear of building but should be placed with easy access to a driveway, parking area or street to permit easy loading and unloading for residents</p> <p>h. Building Standards. Any conversion or construction of any property for residential purposes shall be required to comply with all applicable New York State and federal laws, including but not limited to building and fire codes, energy efficiency standards, fair housing and accessibility requirements under the Fair Housing Act, Americans with Disabilities Act (as applicable), and Section 504 of the Rehabilitation Act. A certificate of occupancy for each dwelling unit or building or structure in which such dwelling unit is located shall be required.</p> <p>i. Amend Section 150-17 (Prohibited Uses) to (i) incorporate prohibitions in occupancy and use requirements and (ii) prohibit the use of any space in a building in the CR District that is above the second story of such building for any purpose other than providing dwelling units/apartments</p> |
| Residential District(s) Generally (Section 150-3; Zoning Map and related provisions throughout Code) | Merge R-1 and R-2 Districts into single residential district where up to two dwelling units in a principal building are permitted as of right subject to |

Preliminary Draft – For Discussion Purposes Only

This document has been prepared by the Village of Greenport Planning Board as an advisory body. It reflects preliminary concepts and recommendations for potential code amendments. All content is subject to review and revision based on input from Village legal counsel and the Board of Trustees, who retain sole authority to adopt, modify, or reject any proposed changes.

| | |
|--|--|
| | compliance with bulk standards currently applicable to Two-Family Dwellings in R-2 District |
| Accessory Dwelling Units (ADUs) in Residential District(s) (Sections 150-7, 150-8, 150-12, 150-13 and related provisions throughout Code) | <p>Code to be amended to permit a single accessory dwelling unit (ADU) on each lot in the residential district(s) subject to the following requirements/conditions:</p> <ul style="list-style-type: none"> a. Occupancy and Use Requirements applicable to all dwelling units on property with ADU: Same as the occupancy and use requirements applicable to apartments in CR District (see above). Requirements to apply to any dwelling units in principal building and ADU. b. General Conditions:¹ <ul style="list-style-type: none"> i. Any conversion of any accessory structure or construction of an accessory structure for purposes of use as an ADU shall be required to comply with all applicable New York State and federal laws, including but not limited to building and fire codes, energy efficiency standards, fair housing and accessibility requirements under the Fair Housing Act, Americans with Disabilities Act (as applicable), and Section 504 of the Rehabilitation Act. A certificate of occupancy shall be required for an ADU. ii. ADUs shall be in the rear yard of a property on a permanent foundation iii. No ADU shall be permitted on any lot that is less than 7500 square feet iv. Any necessary approvals from the Planning Board, Zoning Board of Appeals and Historic Preservation Committee shall have been obtained and shall be in full force and effect v. No ADU shall be permitted to be sold independently from the sale of the property as a whole or from the principal building on the property |

¹ These conditions will also generally apply to any dwelling unit in an accessory structure in the CR /CG District.

Preliminary Draft – For Discussion Purposes Only

This document has been prepared by the Village of Greenport Planning Board as an advisory body. It reflects preliminary concepts and recommendations for potential code amendments. All content is subject to review and revision based on input from Village legal counsel and the Board of Trustees, who retain sole authority to adopt, modify, or reject any proposed changes.

| | |
|--|--|
| | <ul style="list-style-type: none"> vi. ADUs shall only be used as independent living spaces for a household separate from the persons living in the associated principal dwelling unit(s) (i.e. an ADU shall not be used as a guest house or for accessory purpose for persons residing in the principal building on the property) vii. An ADU shall utilize the same vehicular access that services the principal building on the property viii. An ADU shall be connected to public utilities, including, but not limited to water, electric and sewer services ix. Any New ADU or Modified ADU (each as defined below) shall be located at least ten (10) feet, away from any other building containing a dwelling unit (whether on the applicable property or on any adjacent property and shall not be located in any required front yard x. No more than one ADU shall be permitted on any lot xi. No ADU shall be larger than 1250 square feet or shall have more than two (2) bedrooms and one (1) bathroom c. Existing Structures as ADUs: Existing accessory structures may be converted to an ADU (a “Converted ADU”) without any requirement that they comply with applicable bulk standards other than to the extent set forth under “General Conditions” (and no variance shall be required in connection therewith); <i>provided</i> that to the extent there is a proposed expansion or modification to an existing accessory structure in order to accommodate residential dwelling use, no such expansion or modification shall increase any existing building nonconformity without a variance in respect thereof. No site plan approval shall be required for any Converted ADU unless it also constitutes a Modified ADU (as defined below). d. Construction of ADUs: The construction of any new accessory structure for use as an ADU (a “New ADU”) or any construction involving the |
|--|--|

Preliminary Draft – For Discussion Purposes Only

This document has been prepared by the Village of Greenport Planning Board as an advisory body. It reflects preliminary concepts and recommendations for potential code amendments. All content is subject to review and revision based on input from Village legal counsel and the Board of Trustees, who retain sole authority to adopt, modify, or reject any proposed changes.

| | |
|--|--|
| | <p>expansion or modification of an existing accessory structure intended to be used as an ADU that increases the height of such accessory structure or the building footprint of such accessory structure (a “Modified ADU”) shall require site plan approval by the Planning Board and, if located in the Village’s Historic District, a certificate of appropriateness from the Historic Preservation Commission. The following conditions and criteria shall apply to any New ADU and/or Modified ADU, as applicable:</p> <p>i. Bulk Standards.</p> <ul style="list-style-type: none"> • The building height limit for any accessory structure containing a New ADU or Modified ADU shall be: <ul style="list-style-type: none"> ○ To the extent that such accessory structure also is intended to serve as a garage or storage space and the New ADU or Modified ADU is located in whole or in part on the second floor of such accessory structure, no greater than 25 feet in height and no more than two (2) stories ○ To the extent that such New ADU or Modified ADU is the sole intended use of such accessory structure or located in whole on the first floor of such accessory structure, no greater than 20 feet in height and no more than one and one-half stories • The lot coverage for any lot containing a New ADU or Modified ADU shall be increased to 45%. All other bulk standards applicable to lots in the residential zone(s) to apply with respect to any New ADU or Modified ADU unless a variance is obtained in respect thereof <p>ii. Parking. With respect to any property that contains a two-family dwelling unit as well as an ADU, the off-street parking requirement</p> |
|--|--|

Preliminary Draft – For Discussion Purposes Only

This document has been prepared by the Village of Greenport Planning Board as an advisory body. It reflects preliminary concepts and recommendations for potential code amendments. All content is subject to review and revision based on input from Village legal counsel and the Board of Trustees, who retain sole authority to adopt, modify, or reject any proposed changes.

| | |
|--|---|
| | <p>may be reduced with the permission of the Planning Board as contemplated below under “Parking”</p> <p>iii. Design Guidelines applicable to New ADUs or Modified ADUs (considerations to be taken into account as part of site plan review (and HPC review, if applicable)).</p> <ul style="list-style-type: none"> • An ADU should complement/be compatible with the architectural style of the principal building on the property • The roof design, materials, and exterior finishes should harmonize with the principal building on the property, though they don’t need to be identical • Window placement should prioritize privacy for neighboring properties by avoiding direct sightlines into other homes or yards. • Landscaping or screening (such as hedges, fences, or trees) should be used where possible around windows, patios, or balconies to provide privacy • ADUs should incorporate energy-efficient features, such as insulation, solar panels, high-efficiency windows, and low-flow plumbing fixtures, to promote sustainability and minimize environmental impact • Outdoor lighting should be directed downward to avoid light spillover onto neighboring properties • Energy-efficient lighting should be used to reduce energy consumption |
|--|---|

Preliminary Draft – For Discussion Purposes Only

This document has been prepared by the Village of Greenport Planning Board as an advisory body. It reflects preliminary concepts and recommendations for potential code amendments. All content is subject to review and revision based on input from Village legal counsel and the Board of Trustees, who retain sole authority to adopt, modify, or reject any proposed changes.

| | |
|--|--|
| | <ul style="list-style-type: none"> The size of the ADU should be proportional to the size of the principal building and the overall lot, ensuring it does not overwhelm the property or surrounding area |
| Multi-residential Building(s) (Sections 150-8(B)(2) and 150-18) | <p>Proposed High-Level Requirements for new multi-residential buildings in Residential District(s) and in CG District:</p> <ul style="list-style-type: none"> a. Applicability: Applies to: <ul style="list-style-type: none"> i. Any residential building(s) with 3+ unit or more dwelling units on any lot in the residential district(s) or CG District ii. Two-family homes remain governed by existing bulk regulations iii. More than one principal building taking the form of cottage court or cluster housing² may be constructed on any lot in the residential district(s) or CG District so long as the lot area is not less than 12,000 square feet iv. Any new construction or conversion of a building for use as multi-residential building or the development of cluster or cottage court |

² **Cluster Housing:** A residential development pattern in which homes are grouped close together in order to preserve shared open space or natural areas on the same site. **Cottage Court Housing:** A group of small homes arranged around a shared courtyard or green space, typically on a single lot, designed to promote community interaction and efficient land use.

Preliminary Draft – For Discussion Purposes Only

This document has been prepared by the Village of Greenport Planning Board as an advisory body. It reflects preliminary concepts and recommendations for potential code amendments. All content is subject to review and revision based on input from Village legal counsel and the Board of Trustees, who retain sole authority to adopt, modify, or reject any proposed changes.

| | |
|--|---|
| | <p>housing requires site plan review and approval by the Planning Board</p> <p>b. Occupancy and Use Requirements applicable to all dwelling units in connection with any new construction of multi-residential building(s) (including cluster or cottage court housing): Occupants must either (i) meet the same criteria set forth under the occupancy and use requirements applicable to apartments in CR District (see above). Requirements to apply to all dwelling units or (ii) be employed by a business located in the Village and resident at such dwelling unit for a period of not less than five (5) consecutive months during any calendar year.</p> <p>c. Dimensional & Bulk Standards:</p> <p>i. Lot Area: Not less than 7500 square feet; <i>provided</i> that (a) no more than a single principal building containing four (4) dwelling units shall be permitted on any lot that is less 10,000 square feet and (b) cluster or cottage court housing shall not be permitted on any lot that is less than 12,000 square feet</p> <p>ii. Lot Coverage: Maximum 50%</p> <p>iii. Lot Width, Lot Depth, Setback Requirements and Building Height:</p> <ul style="list-style-type: none"> • For lots with a single multi-residential building: (A) in the residential district(s), as applicable to Two-Family Dwellings in R-2 District; <i>provided</i> that no single multi-residential building in the residential district(s) shall have more than 4 dwelling units and (B) in the CG District, as applicable under current Zoning Chapter in CG District • For any cluster or cottage court housing, the following: |
|--|---|

Preliminary Draft – For Discussion Purposes Only

This document has been prepared by the Village of Greenport Planning Board as an advisory body. It reflects preliminary concepts and recommendations for potential code amendments. All content is subject to review and revision based on input from Village legal counsel and the Board of Trustees, who retain sole authority to adopt, modify, or reject any proposed changes.

| | |
|--|--|
| | <ul style="list-style-type: none"> ○ Maximum Density: 1 dwelling unit per 1000 square feet of lot area; but in no case no more than 8 dwelling units ○ Maximum Floor Area: No more than 1200 square feet per dwelling unit ○ Minimum Unit Separation: At least 8 feet between each dwelling unit measured wall to wall ○ Shared Open Space: Minimum 400 square feet total or 100 square feet per unit, whichever is greater ○ Private Outdoor Space per Unit: Minimum 100 square feet (may include any patio or fenced yard) ○ Other setbacks/building height limits: As applicable in the relevant zoning district. <p>iv. Livable Floor Area: Not less than 500 square feet including kitchen and bathroom for each unit</p> <p>d. Parking & Access: See below under “Parking”.</p> <p>e. Design Guidelines (considerations to be taken into account as part of site plan review (and HPC review, if applicable)).</p> <p>i. Landscaping Plan Required:</p> <ul style="list-style-type: none"> ● Perimeter planting along property lines adjacent to one-family/two-family homes ● Street trees or small front yard landscaping to soften view from street (where possible) ● Screening of parking with fencing, plantings, or low walls |
|--|--|

Preliminary Draft – For Discussion Purposes Only

This document has been prepared by the Village of Greenport Planning Board as an advisory body. It reflects preliminary concepts and recommendations for potential code amendments. All content is subject to review and revision based on input from Village legal counsel and the Board of Trustees, who retain sole authority to adopt, modify, or reject any proposed changes.

| | |
|--|---|
| | <ul style="list-style-type: none"> ii. Private Outdoor Space: Encourage shared courtyards or small balconies/patios for livability. iii. Stormwater Management: Any project increasing impervious surface must include on-site stormwater measures iv. Building & Bulk Design (relevant for new construction and modifications to existing buildings) <ul style="list-style-type: none"> • Contextual Massing: <ul style="list-style-type: none"> ○ Encourage house-scale buildings with pitched roofs, dormers, and façade articulation to blend into the neighborhood. ○ For cottage courts, buildings should face a shared courtyard with parking located behind or to the side • Façade Breaks: Buildings wider than 40 ft should have step-backs, porches, or vertical articulation to reduce apparent mass f. Review & Approval: <ul style="list-style-type: none"> i. Site Plan approval required for any conversion of a principal building in the residential district(s) to a multi-residential building and any new construction of multi-residential buildings or cluster or court cottage housing in either the CR or CG districts ii. Planning Board may grant minor dimensional flexibility ($\leq 10\%$) for creative reuse of existing structures or irregular lots |
|--|---|

Preliminary Draft – For Discussion Purposes Only

This document has been prepared by the Village of Greenport Planning Board as an advisory body. It reflects preliminary concepts and recommendations for potential code amendments. All content is subject to review and revision based on input from Village legal counsel and the Board of Trustees, who retain sole authority to adopt, modify, or reject any proposed changes.

| | |
|---|--|
| | <p>iii. Traffic, light/air, drainage, and neighborhood compatibility to be evaluated as part of review</p> |
| Parking (Sections 150-12 and 150-16) | <p>Parking Requirements applicable to dwelling units/apartments (in any district):</p> <p>a. Apartments in CR District: None</p> <p>b. Dwelling units in Residential District(s) and CG District. One (1) off-street parking space per dwelling unit, <i>provided</i> that with respect to any ADU or multi-residential building or cluster or cottage court housing, the Planning Board in its discretion may waive or reduce the requirements to provide off-street parking spaces for such dwelling units (x) in the case of any ADU, entirely and (y) in the case of any multi-residential building or cluster or cottage-court housing, by up to 50% of the required number of off-street parking spaces, to the extent that the property owner or developer has demonstrated to the satisfaction of the Planning Board that due to the size, configuration, access limitations, or other physical characteristics of the applicable property, it is not reasonably feasible to accommodate the required number of parking spaces on site without substantial alteration of the lot, significant loss of open space or vegetation, or adverse impact to the character of the neighborhood. In determining whether to grant such a waiver, the Planning Board shall consider proximity to public parking, availability of on-street parking, and the likelihood of increased impact on adjacent properties. The intent of this provision is to avoid unnecessarily precluding the development of apartments or ADUs on small or constrained lots due solely to parking infeasibility.</p> |

Preliminary Draft – For Discussion Purposes Only

This document has been prepared by the Village of Greenport Planning Board as an advisory body. It reflects preliminary concepts and recommendations for potential code amendments. All content is subject to review and revision based on input from Village legal counsel and the Board of Trustees, who retain sole authority to adopt, modify, or reject any proposed changes.

| | |
|--|--|
| | <p>c. Driveways as Parking Spaces in Residential Zone(s). Driveways may count towards satisfying off-street parking requirements subject to the following conditions:</p> <ul style="list-style-type: none">i. The driveway shall be at least 10 feet in widthii. A driveway within a required front yard shall count for no more than one (1) parking spaceiii. There shall not be any parallel parking (i.e. side by side) in any required front yard |
|--|--|

Preliminary Draft – For Discussion Purposes Only

This document has been prepared by the Village of Greenport Planning Board as an advisory body. It reflects preliminary concepts and recommendations for potential code amendments. All content is subject to review and revision based on input from Village legal counsel and the Board of Trustees, who retain sole authority to adopt, modify, or reject any proposed changes.