



STAFF REPORT

Application: PZC-20-003 (Text Amendment)
PZC-20-004 (Zone Change)
Application Type: Text Amendment
Zone Change – R-1 to RO/R
Location: 50 Main Street
Map 02A/ Block 47/ Lot 25
Date: March 4, 2020

Property Details:

- Currently in R-1 Zone
- 2.52 Acres
- Served by municipal sewer system and private well.

There are currently two applications before the Commission. The first is for a text amendment to the PO/R zone to allow properties along Main Street in the vicinity of the Village Center Zone to convert to the PO/R zone. The second is a zone change for the property known as 50 Main Street from its current zone of R-1 to PO/R.

If the zone change is approved, any non-residential use will have to be reviewed by the Planning and Zoning Commission which will require the property owner to apply for either a site plan or special permit (depending on the proposed use).

Staff Comments

At its core, the intent of the PO/R zone is to preserve the residential character of homes that lie in a transitional area between commercial and residential zones. Historically, this has meant the stretch of West High Street (Route 66) between Main and Maple Streets. However, Main Street, although zoned residential lies between the Village Center to the south and the Commercial Zone to the north along East and West High Streets. A text change was approved several years ago which would allow five (5) properties on the northern end of Main Street that are directly adjacent to the Commercial Zone to take advantage of the PO/R Zone. The application before the Commission now is to replicate that transition between the Village Center and the R-1 zone. The proposed text change would allow a total of six (6) properties along Main Street to take advantage of the PO/R zone.

The PO/R zone allows as-of-right all of the same uses as the R-1 Zone allows as-of-right. In addition, a number of low impact uses, such as professional offices, business offices, and financial institutions are allowed by Site Plan, while other uses, such as shops for custom work and printing and publishing offices are allowed by Special Permit.

Consistency with POCD

It is the opinion of Staff that this text amendment is consistent with the POCD. In light of the fact that East Hampton does not allow home based occupations, providing a zone which allows for some commercial uses in an otherwise residential setting provides for an opportunity to work from home. The POCD emphasizes the need to promote business growth from within, which the PO/R promotes by allowing an individual to reside and work on the same property. In addition, the POCD recommends expanding business zones where appropriate. Main Street is home to many large historic homes that lend themselves well to business uses on the ground floor while affording the ability to maintain the residential

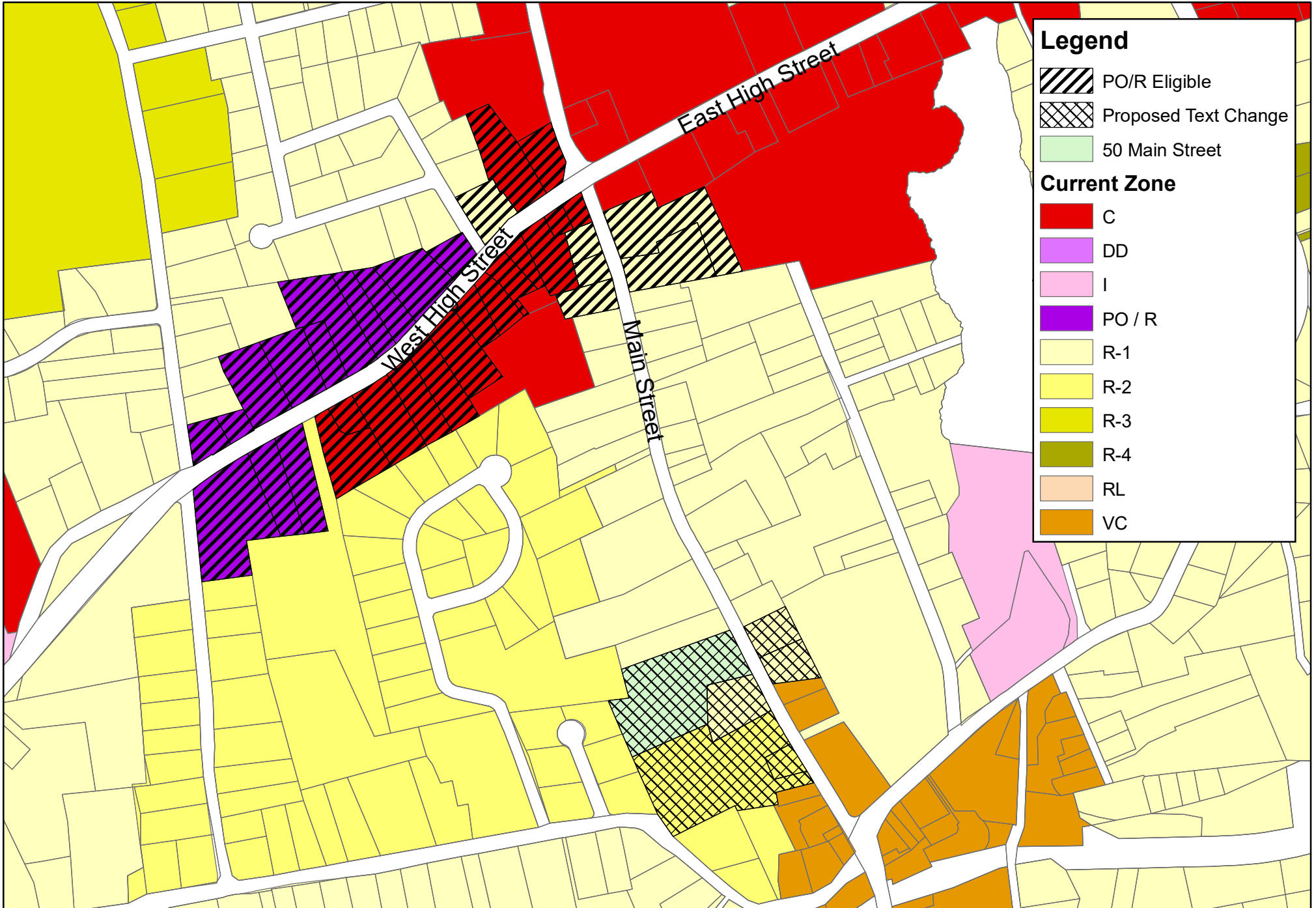
character of the structure and property. In addition, the neighborhood is served by the municipal sewer system. Finally, allowing for some business use along Main Street will help to drive traffic toward the Village Center. Increasing the viability of the Village Center and rehabilitating properties in and around the Village is a focal point of the POCD.

Decision Process

Each application must be acted upon separately. They can be heard together, but the Commission must be clear with the public that there are two separate applications which will be acted upon separately. The Text Amendment must be acted upon first, with an effective date set. If the Text Amendment is approved, the Zone Change can be acted upon, and an effective date should be set that is no sooner than the effective date of the Text Amendment. Without the Text Amendment, the Zone Change cannot be issued.

The Commission should clearly state on the record its reasons for the decision made and note any findings with regards to the POCD and consistency with the surrounding neighborhood.

PO/R Zone Text Amendment



This map is for planning purposes only and should not be used for conveyance or any other legal purpose.

0 125 250 500 750 1,000 Feet

