

ARTICLE XVIII  
**Downtown Districts**  
[Added 12-28-2011 by G.O. No. 5-2011]

**§ 43-219. Purpose statements.**

The following districts comprise the downtown districts:

- A. D-MX Mixed-Use District. The D-MX Mixed-Use District is a high concentration of commercial, residential and institutional developments in the downtown. The D-MX District encourages ground-floor commercial uses to activate the street-level environment. In order to create a concentration of pedestrian-oriented commercial uses networked throughout the D-MX District, certain streets are designated "key streets" and require commercial ground-floor uses within a storefront design.
- (1) Key streets. The key streets of the D-MX District are shown in Map A: Key Streets.<sup>30</sup> The purpose of key streets is to preserve and enhance the pedestrian-oriented commercial environment and promote economic development focused on active uses such as retail, restaurant, service and entertainment uses. To achieve this, regulations require certain ground-floor uses, a storefront design at the street level, and increased transparency requirements. The following streets are designated as key streets in the D-MX District:
- (a) Main Street between Buena Vista Avenue and Getty Square/North and South Broadway.
  - (b) New Main Street between Getty Square/North and South Broadway and Vark Street/Park Hill Avenue.
  - (c) Nepperhan Street between Buena Vista Avenue to Warburton Avenue.
  - (d) Dock Street from Buena Vista Avenue to Warburton Avenue.
  - (e) Riverdale Avenue/Warburton Avenue between Prospect Street and Wells Avenue.
  - (f) South Broadway/North Broadway between Nepperhan Avenue and Manor House Square.
  - (g) Palisade Avenue between Main Street/Getty Square and Elm Street.
- B. D-IRT Downtown Industrial Research and Technology District. The D-IRT District supports the industrial uses in the northern portion of downtown. This district with its close proximity to the Metro-North and Amtrak train lines is a prime location for office, industrial, research and development and technology-based uses. It also allows certain commercial uses to serve the work force. Residential uses are prohibited to avoid conflicts with industrial users and encroachment into industrial land.
- C. UR-LD Low-Density Urban Residential District. The UR-LD Urban Residential Low-Density District is intended to address urban neighborhoods, adjacent to the

---

**30. Editor's Note: Map A is included at the end of this chapter.**

downtown, that contain a mix of single-family, detached and attached two-family, and townhouse dwellings. The UR-LD District is intended to maintain the residential environment of these urban neighborhoods, continuing the development patterns of these areas established in mid-to-late-nineteenth and early-twentieth centuries.

- D. UR-MD Medium-Density Urban Residential District. The UR-MD Urban Residential Medium-Density District is intended to address urban neighborhoods, adjacent to the downtown, that contain a mix of all dwelling types, including apartment house dwellings. The UR-MD District is intended to maintain the residential environment of these urban neighborhoods, continuing the development patterns of these areas established in mid-to-late-nineteenth and early-twentieth centuries.
- E. UR-HD High-Density Urban Residential District. The UR-HD Urban Residential High-Density District encourages a high-density residential development, located adjacent to the downtown to increase the downtown residential population, build a critical mass for the commercial uses located downtown and take advantage of existing transportation resources. Limited commercial establishments are also allowed at select locations within the district.

#### **§ 43-220. Schedule of uses.**

- A. Principal uses. The schedule of principal uses permitted within the downtown districts is shown in Table 43-6, Schedule of Principal Uses and UR-HD Accessory Uses.<sup>31</sup> Principal uses are allowed as permitted (P), permitted with supplemental standards (Ps) or special uses (S). In addition, the following use regulations apply:
- (1) Within the D-MX District, certain uses are required on the ground floor of key streets in order to create a concentration of pedestrian-oriented uses. See § 43-219A(1) and Map A<sup>32</sup> for key street designations. Table 43-6, Schedule of Principal Uses and UR-HD Accessory Uses shows those uses that are required on the ground floor of buildings along the key streets.
  - (2) Within the UR-HD District, limited commercial uses are allowed on the ground floor of apartment houses for lots that front on Riverdale Avenue. (NOTE: The nonresidential uses allowed on the ground floor of apartment houses that front Riverdale Avenue are accessory uses to the residential uses permitted in the UR-HD District.) Table 43-6, Schedule of Principal Uses and UR-HD Accessory Uses shows the nonresidential uses that are allowed along that frontage. Such nonresidential uses must comply with the following conditions:
    - (a) Such uses must be conducted entirely inside a building.
    - (b) Such uses must front on Riverdale Avenue and provide access to the commercial uses from Riverdale Avenue only.
    - (c) No more than one wall sign on the exterior of the structure for each

---

31. Editor's Note: Table 43-6 is included at the end of this chapter.

32. Editor's Note: Map A is included at the end of this chapter.