

PART C

SECTION V MULTI-BUILDING AND PLANNED DEVELOPMENTS

Article 1 Multi-Building and Planned Developments

1. Criteria:

Upon the request of an owner of land, the City Planning Commission may approve, in any district, multi-building and planned development in accordance with the procedures set forth herein, and may waive, alter, or modify any of the district regulations as to height of structures, setbacks and yards applicable thereto. In approving all development plans hereunder, due consideration shall be given to the nature, size, intensity and site design of the proposed development, and the traffic and pedestrian circulation within the site and the immediate vicinity so that it will be in harmony with the appropriate and orderly development of the area. The location and height of buildings, and the location, nature and height of walls and fences and the nature and extent of landscaping within the development shall be such that it will encourage the more efficient allocation, maintenance and use of land for common open space and public utilities and streets accessory and incidental to the land within the planned development and will not hinder or discourage the appropriate development and use of adjacent land and buildings or impair the value thereof. Consideration shall be given to insure that the planned development is in accord with the General Plan of the City of Syracuse and not inconsistent with the spirit and intent of the Zoning Rules and Regulations of the City of Syracuse and in conformity with the development standards adopted by the City Planning Commission.

The following standards shall be strictly adhered to and may not be waived by the City Planning Commission under this Article, except as otherwise specifically provided herein.

a. Tract Requirements:

All developments submitted for approval under the provisions of this Article, except as hereinafter provided for, shall contain a minimum area of twenty five thousand (25,000) square feet of land and shall have a minimum frontage of fifty (50) feet on either a public street or a private right-of-way, the latter having a minimum width at all points of fifty (50) feet, which right-of-way, may upon approval of the Commission, be situated in a more restricted district than the principal buildings. In Commercial District, Classes A and B, and Industrial Districts, Classes A and B, the minimum area of land shall be two (2) acres, and the minimum frontage on a public street shall be two hundred (200) feet.

b. Density and Land Coverage:

All multi-building and planned developments shall conform to the applicable density and land coverage regulations for the planned development as a whole.

c. Distance Between Principal Buildings:

- (1) Minimum distance between buildings on one (1) lot, one (1) of which is a residential building, shall be twice the height of the taller building at the point of closest proximity in all cases where any facing wall of the residential building contain windows opening into interior living areas.
- (2) Minimum distance between buildings on one (1) lot in all other cases shall be equal to the height of the taller building at the point of closest proximity, including cases where any facing wall does not contain any window except windows opening into interior common areas such as corridors, halls, stairways and stairwells and lobbies.

- (3) The above spacing criteria may be waived, altered, or modified by the City Planning Commission in any multi-building and planned developments proposed within the area bound by Almond Street, Adams Street, Oneida Street, Seymour Street, West Street, and the FAI-690 Highway, where such waivers, alterations, or modifications are in accord with the intent and objective of this Article.
- (4) A facing wall as used in this paragraph shall mean a wall parallel to or facing another wall at an angle of not more than ninety (90) degrees thereto, whereby straight line projection of any such wall, perpendicular to the other wall, covers more than one-fourth (1/4) of the lineal frontage of such other wall.
- (5) In no case shall any point on any building be less than ten (10) feet from any point on any other building.
- (6) In any case where a building faces the property line, the minimum distance between any point on that building and the property line shall not be less than the height of the building.
- (7) The City Planning Commission may waive, alter or modify any of the standards that apply to distance between principal buildings and between buildings and property lines with the view of obtaining the best utilization of the land, lot characteristics, preservation of topography and other natural features.

Except for any multi-building and planned developments in the area bounded in Subparagraph (3) above, before any such waiver, alteration or modification is approved, the City Planning Commission shall conduct a Public Hearing and thereafter find and determine that the proposal:

- (a) is not detrimental to the uses permitted in the proposed development or to adjoining zoning districts and permitted uses; and
- (b) is not detrimental to the orderly flow of pedestrian and vehicular traffic on-site and off-site; and
- (c) will not create hazardous or deleterious conditions; and
- (d) has been approved by any other municipal department having jurisdiction over the proposed use or uses; and
- (e) is solely for the purposes of promoting an integrated site plan for such development.

2. Conveyance or Sale of Dwelling Units:

Plans for the platting of portions of a cluster or condominium development for the conveyance or sale of dwelling units must be approved by the City Planning Commission. The Commission shall have the power to approve the platting of lots with less than the minimum required lot dimensions if provisions are made for an owners' association or such other permanent maintenance arrangement approved by the City Planning Commission for continued acceptable maintenance of common open space, streets, sidewalks and other common facilities as may be specified in the approved site plan.

3. Other Restrictions:

All structures and uses proposed under the provisions of this Article, except as otherwise provided herein, shall conform to all other regulations applicable in the district in which the development is proposed.

4. Applications:

All applications shall contain a dimensioned site plan drawn to scale and such other plans, documents and illustrations which shall indicate in detail the following items as well as any other items considered necessary by the Commission:

- a. Location, dimensions, and exterior treatment of all structures.
- b. Accurate, up-to-date survey by a licensed surveyor.
- c. Use and occupancy of all structures.
- d. Off-street parking facilities in conformance with Part C, Section II, Article 1 of this Ordinance, including curb cuts and driveways.
- e. Treatment of outdoor spaces, including fences, screening, planting, paving, pools, and retaining walls.
- f. Existing and proposed topography.
- g. All provisions of the Zoning Ordinance for which waivers are requested.
- h. All easements, whether or not on record.
- i. A vicinity sketch showing the location of the site in relation to the surrounding neighborhood.
- j. Preliminary plans for public utilities.