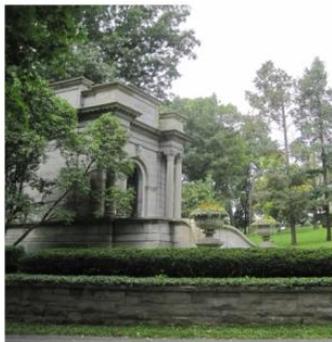


REZONE SYRACUSE

A Citywide Zoning Update



CONSOLIDATED DRAFT ZONING ORDINANCE MARCH 2018



NEW YORK
STATE OF
OPPORTUNITY.

NYSERDA
Supported

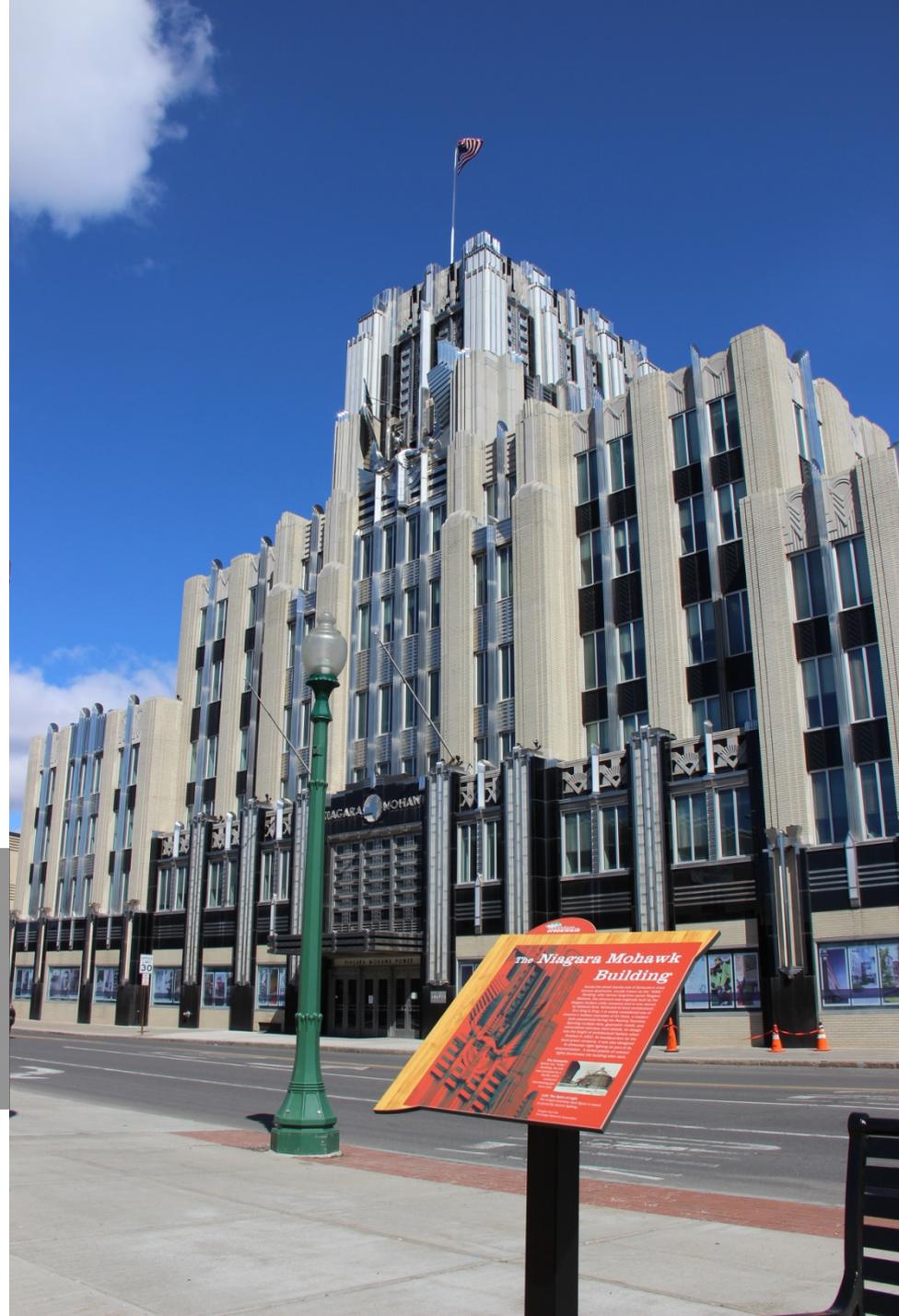
CLARION



Agenda

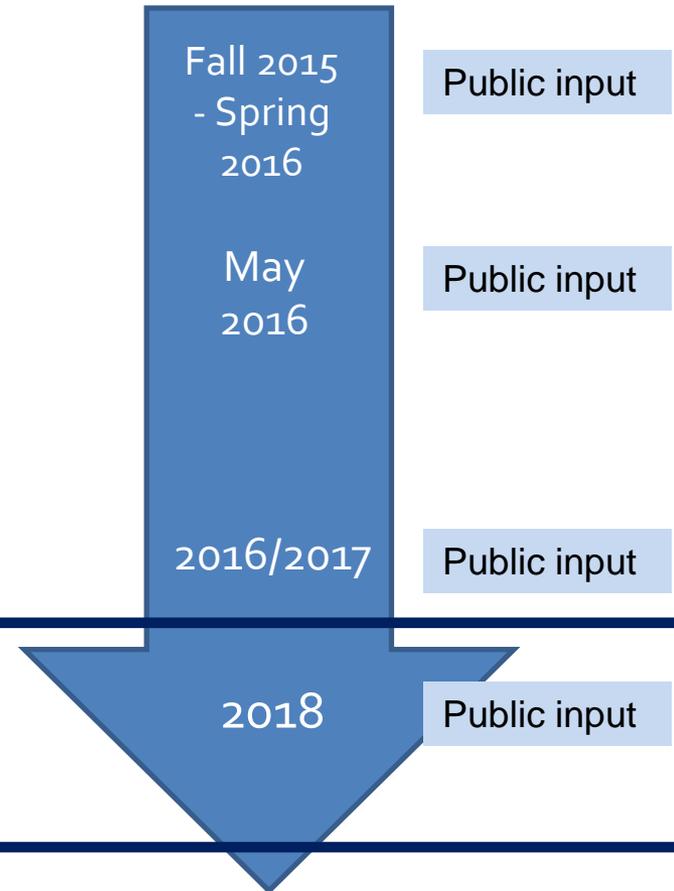
- **ReZone Syracuse Project Summary**
 - Why did the City initiate this project? How did we get to this point? What's next?
- **Zoning Ordinance Overview**
 - What are the most important new features for Syracuse?
 - What's changed in the consolidated draft?
- **Questions and Discussion**

PROJECT SUMMARY



Project Overview

- ✓ • Project Initiation
 - ✓ • Research and Analysis
 - ✓ • Technical Review and Assessment Report
 - ✓ • Annotated Outline
 - ✓ • Content Drafting
- **Final Review and Adoption of Ordinance & Map!**



Outreach and Review Process

- **Initial steps**
 - Stakeholder and staff interviews
 - Analysis of existing regulations, policies, and practices
 - Research of regional, state, and national best practices
 - Survey
- **Ongoing efforts**
 - Project Advisory Committee
 - Staff-led presentations and workshops
 - Public input
- **Adoption process presentations and hearings**

City of Syracuse - Zoning Ordinance and Map Revision

Questions for Discussion

As part of our initial outreach, the project team would love to hear from citizens and other stakeholders on the strengths and weaknesses of the current land use regulations. We have developed a short list of questions for your consideration, below. Please feel free to respond to all of the questions, or just those for which you have feedback. This survey is also available online at the city's website. We encourage you to pass this information along to others community members who may be interested in the future of Syracuse's land use regulations.



Generally

1. Do you use the land use regulations? If so, how?
2. What sections of the Syracuse land use regulations do you believe are working particularly well and should be retained with few, if any, changes?
3. Are there particular weaknesses of land use regulations? If so, what are they?
4. How could the way you access regulatory information be improved?

Land Uses and Zoning Districts

5. Are the regulations implementing the City's newly adopted Comprehensive Plan? If not, how could the regulations be improved to implement the Comprehensive Plan?
6. What types of land uses would you like to see in Syracuse?
7. Are there particular land uses in Syracuse that are problematic or otherwise difficult to manage?
8. Are there specific examples of development in Syracuse that you would like to see more of?

Development Standards

9. Do the current regulations result in high-quality development? If not, what are some areas where you believe the regulations could be improved? (e.g. Building design, parking, landscaping, signage, etc.)
10. Are there ways in which the development standards are too restrictive, or areas where the code should be relaxed?
11. Are there particular elements of the regulations that are challenging to enforce? (e.g. off-street parking and loading, landscaping, outdoor storage, fences and screening?)

Administration and Procedures

12. Do the development approval procedures result in a fair, predictable, and timely process? If not, how could the procedures be improved?
13. How do you stay informed about City projects?

Other Comments or Suggestions?

Do you have recommendations for other topics that should be considered or addressed in this process? Are there groups or individuals that you would like to have contacted for briefings or comments on the current land use regulations?

We welcome and appreciate any other feedback you can provide. Please contact:

Owen Kerney
Assistant Director, City Planning
Syracuse – Onondaga County Planning Agency
OKerney@syr.gov (315) 448-8110

Drafting the New Ordinance

1



Module 1: Zoning Districts and Use Regulations

- What can I do on my property?
- Where can I do it?
- How much / how big?

2



Module 2: Development Standards

- What level of quality is required?
- What about redevelopment?

3



Module 3: Administration and Procedures

- How do I get a project approved?
- Are there exceptions?

Drafting the New Ordinance

1



- Staff Draft
- Public Draft

2



- Staff Draft
- Public Draft

3



- Staff Draft
- Public Draft

Winter 2017 –
Spring 2018

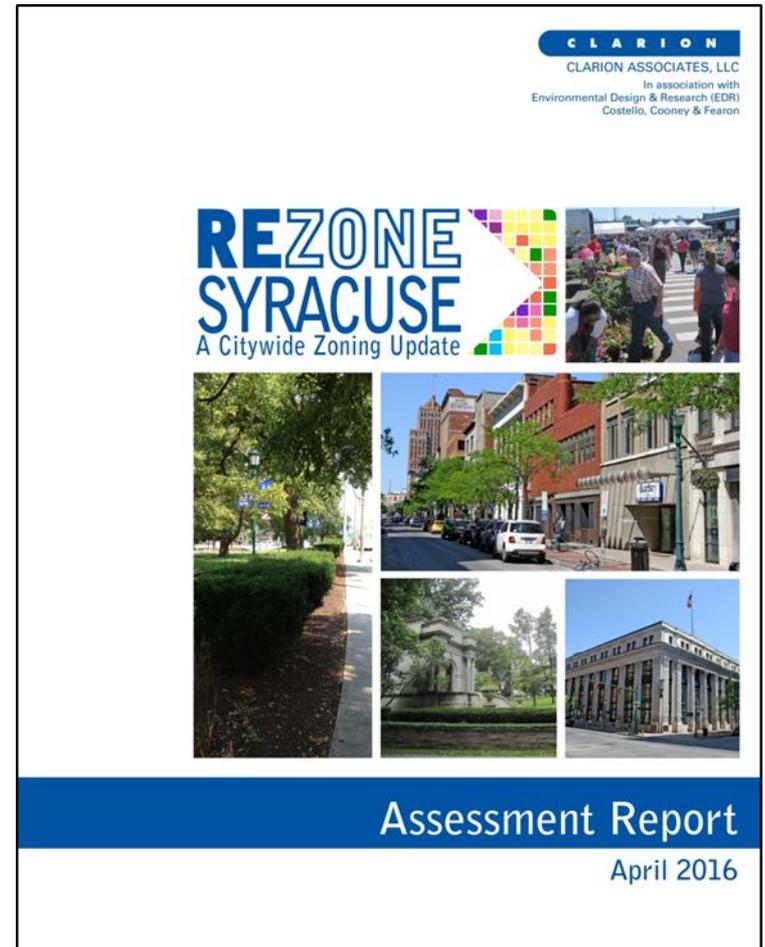
**Consolidated
Draft**

Adoption Draft

Staff Review
Additional Public
Meetings
Adoption
Final Ordinance

Assessment Report

1. Create a user-friendly ordinance.
2. Update the zoning districts to implement the LUDP.
3. Modernize the land uses.
4. Streamline the development review procedures.
5. Introduce uniform standards to improve the quality of development.





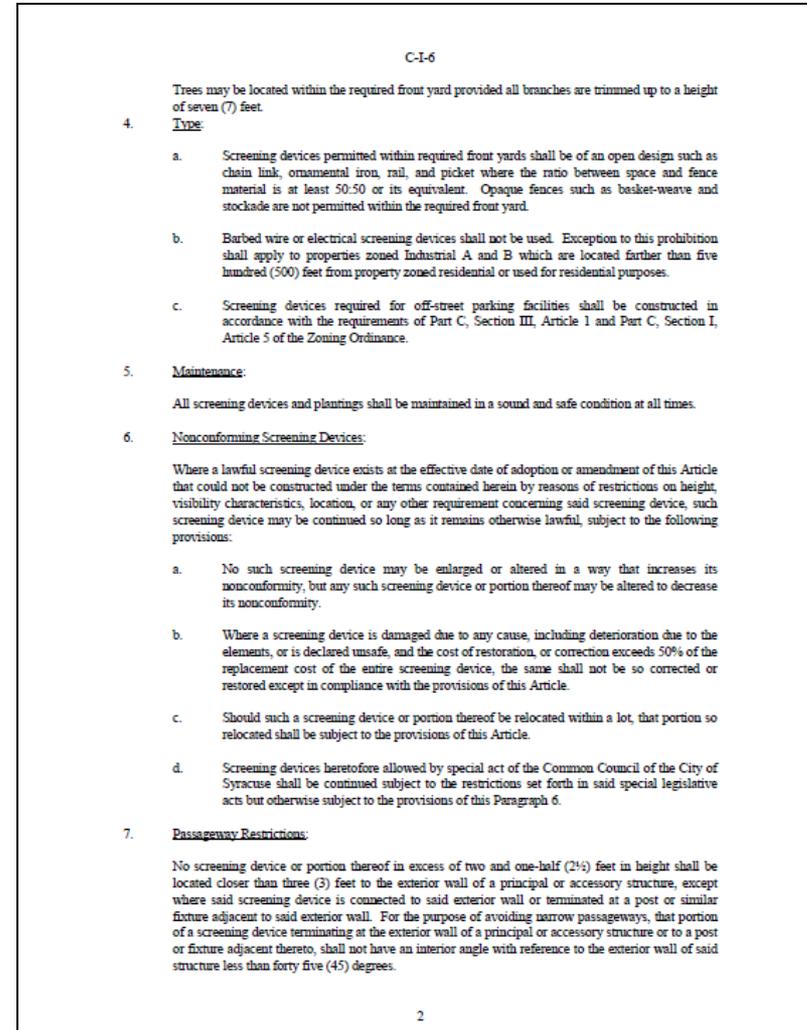
Project Goal:

**CREATE A USER-FRIENDLY
ORDINANCE**

Create a User-Friendly Ordinance

Assessment Report said...

- Challenging organization
- Regulations scattered throughout document (e.g., parking)
- Terms not well-defined
- A poorly formatted and organized document ultimately places extra burdens on staff and applicants.



Key Updates

- Simple, clear page layout
- Dynamic headers
- Consistent numbering
- New graphics, summary tables, flowcharts

D. Building Organization and Design

- (1) Multi-building developments shall be configured to locate the tallest and largest structures within the core of the site and provide a gradual decrease in building height and mass towards adjacent residential land uses, so that new structures have a comparable scale as adjacent residential structures along the shared lot line or street frontage.
- (2) Horizontally integrated mixed-use developments shall locate nonresidential uses away from adjacent lots zoned for residential land uses. (See Figure 4-1.)

Figure 4-1: Nonresidential Uses Oriented Away from Adjacent Residential Lots



Nonresidential structures taller or larger than adjacent residential uses shall be broken up into modules or wings with the smaller or shorter portions of the structure located adjacent to residential uses.

- (3) Multi-story structures with balconies, patios, or other public gathering spaces more than 24 feet above grade shall orient these features to avoid direct views into lots in low- and medium-density residential districts. (See Figure 4-2.)

Figure 4-2: Gathering Spaces Oriented Away from Adjacent Residential Lots



E. Off-Street Parking

- (1) Off-street parking shall be established in one or more of the locations listed below. The locations are listed in priority order from highest to lowest; the applicant shall select the highest feasible location from this list, and shall demonstrate why that application was selected over other alternative locations.
 - a. Adjacent to off-street parking lots serving nonresidential uses on abutting lots;
 - b. Adjacent to lot lines abutting nonresidential development;

Article 4: Development Standards

4.4: Off-Street Parking and Loading
C: Minimum Required Off-Street Parking Spaces

Table 4.1: Required Off-Street Parking Spaces

Use Category	Use Type	Spaces Required (Current) ¹²⁵	Spaces Required (per GFA unless noted) (Proposed New) ¹²⁶
PUBLIC, INSTITUTIONAL, AND CIVIC USES			
Community and Cultural Facilities	Assembly	1 space/100 sq ft floor area intended for assembly ¹²⁵ ; 1 space/5 seats in the main worship unit. ¹²⁵	1 space per 250 sq ft
	Civic building		1 space per 500 sq ft
	Correctional facility		1 space per 500 sq ft
	Cultural institution	1 space/2 staff members; and 1 space/10 auditorium seats. ¹³⁰	1 space per 500 sq ft
Educational Facilities	Public safety facility		No requirement
	College or university	1 space/10 classroom seats; and 1 space/2 staff member	1 space per 500 sq ft office, research, and library; plus 1 space per 300 sq ft assembly areas
	School, public or private ¹³¹	1 space/2 staff members; and 1 space/10 auditorium seats	15 spaces per classroom
Health Care	Vocational, arts, trade, or business	1 space/10 classroom seats; and 1 space/2 staff member	1 space per 300 sq ft
	Clinic	3 spaces/professional practitioner	1 space per 300 sq ft
Parks and Open Space	Hospital	1 space/4 beds	1 space per 4 beds, based on maximum capacity
	Cemetery		No requirement
Parks and Open Space	Golf course ¹³²		2 spaces per golf hole
	Park and recreation facility		Discretionary – see 4.4.C(2)
COMMERCIAL			
Agriculture-Related Uses	Community garden		No requirement
	Urban agriculture		Discretionary – see 4.4.C(2)
Animal-Related Uses	Animal grooming and day care		1 space per 500 sq ft
	Kennel		1 space per 1,000 sq ft
	Veterinary hospital		1 space per 500 sq ft
Day Care	Day care center		1 space per 250 sq ft plus 2 stacking spaces
	Family day care		No requirement
Entertainment	Entertainment, indoor		1 space per 500 sq ft
	Entertainment, outdoor		1 space per 250 sq ft building; plus 1 space per 10,000 sq ft site area
Food and Beverage	Recreation club, private	1 space/10 members. ¹³³	1 space per 500 sq ft
	Bar		1 space per 250 sq ft

¹²⁵ Current requirement for "dance halls, exhibition halls, and assembly halls without fixed seats."

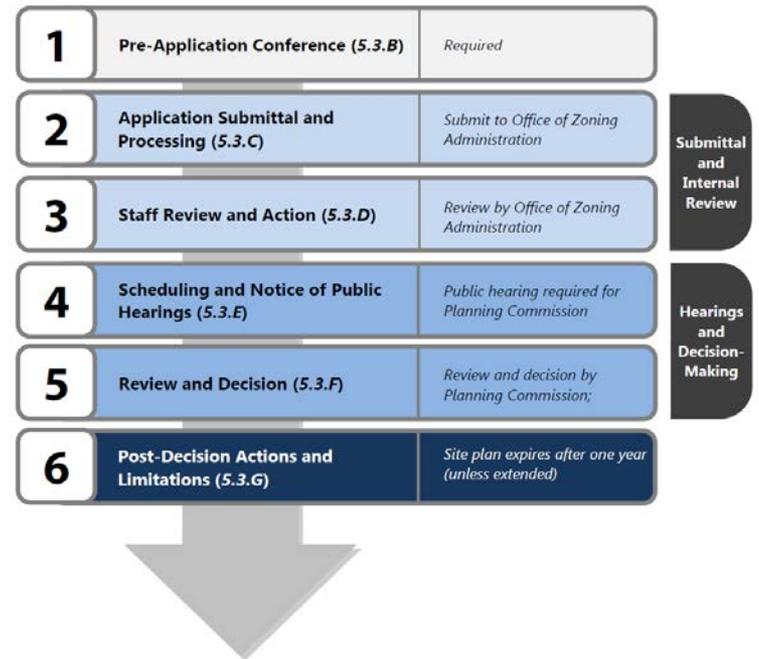
¹²⁶ Current requirement for "churches."

¹³⁰ Current requirement for "community centers, libraries, and museums."

¹³¹ Current requirement for "elementary and junior high schools." "Senior high schools" requirements are same as shown for college or university.

¹³² Consolidated draft: Parking requirement reduced from 4 to 2 spaces per golf hole.

¹³³ Current requirement for "private clubs or lodges."



Improved Organization

Article 1 – General Provisions

Article 2 – Zoning Districts

Article 3 – Use Regulations

Article 4 – Development Standards

Article 5 – Administration/ Procedures

Article 6 – Rules of Construction & Definitions



A photograph of a residential street featuring a row of diverse, multi-story houses. The houses vary in color, including shades of yellow, grey, and red. Some have prominent porches and gabled roofs. A utility pole stands on the right side of the street, and a silver car is parked on the right. The sky is clear and blue, and the overall scene is bright and sunny.

Project Goal:

**UPDATE THE ZONING DISTRICTS
TO IMPLEMENT THE LUDP**

Zoning Districts

Assessment Report said...

- Some zoning districts are obsolete, are overly detailed, or too restrictive
- District lineup doesn't reflect the Land Use & Development Plan (LUDP)
- A restrictive district lineup leads to more variances, waivers, special use permits, etc.

Existing Syracuse Zoning District Line-Up	
RA-1	Residential District, Class A-1
RA	Residential District, Class A
RAA	Residential District, Class AA
RA-2	Residential District, Class A-2
RB-1	Residential District, Class B-1
RB-1T	Residential District, Class B-1 Transitional
RB	Residential District, Class B
RB-T	Residential District, Class B Transitional
RC	Residential District, Class C
RS	Residential Services District
OA	Office District, Class A
OB	Office District, Class B
BA	Local Business District, Class A
CBD-R	CBD – Retail District
CBD-OS	CBD – Office and Service District
CBD-OSR	CBD – Office and Service District (Restricted)
CBD-GS	CBD – General Service District
CBD-GSA	CBD – General Service A District
CBD-LB	CBD – Local Business District
CBD-HDR	CBD – High Density Residential District
CBD-MDR	CBD – Medium Density Residential District
CA	Commercial District, Class A
CB	Commercial District, Class B
IA	Industrial District, Class A
IB	Industrial District, Class B
PID	Planned Institutional District
HSD	Highway Service District Class A
P	Preservation District
PDD	Planned Development District
PSD	Planned Shopping District

New Zoning Districts

- Builds on existing districts with updates
- Implements Land Use and Development Plan
- Reflects current market demands in Syracuse

Table 2.1
Zoning Districts Established

Base Zoning Districts	Section
Residential Districts	
R1: Single-Family Residential	2.2
R2: Two-Family Residential	2.3
R3: Two-Family Residential, Small-Lot	2.4
R4: Multi-Family Residential, Medium-Density	2.5
R5: Multi-Family Residential, High-Density	2.6
Mixed-Use Districts	
MX-1: Urban Neighborhood	2.7
MX-2: Neighborhood Center	2.8
MX-3: Residential/Office	2.9
MX-4: Urban Core	2.10
MX-5: Central Business District	2.11
Nonresidential Districts	
CM: Commercial	2.12
IN: Industrial	2.13
Special Purpose Districts	
OS: Open Space	2.14
Planned Development Districts	
PI: Planned Institutional	2.15B
PD: Planned Development	2.15C
Overlay Districts	
Preservation Districts	[reserved]

2.11 MX-5: Central Business District

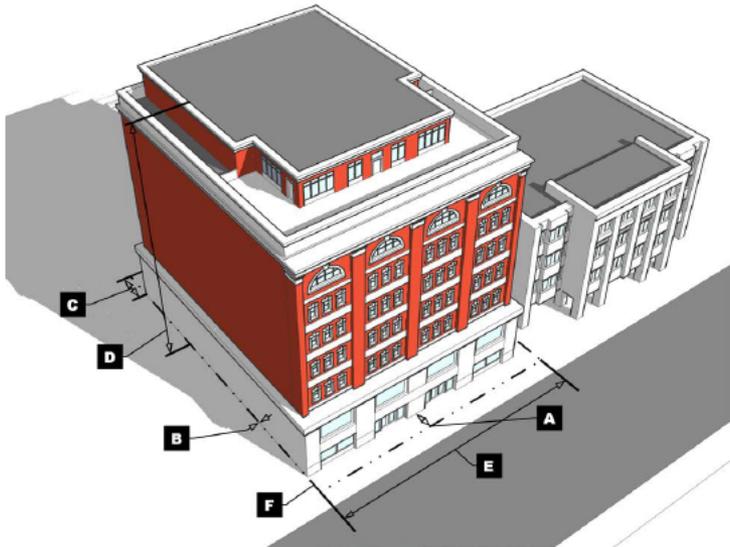
Commentary:

The proposed new MX-5, or Central Business, District consolidates the numerous existing Central Business District zones, which have a wide range of uses allowed and dimensional standards. It is intended to implement the Downtown Overlay character area. It allows the city's maximum heights and densities with minimal parking, no first-floor residential, and has greatest range of uses including retail, service, commercial, entertainment, and small-scale manufacturing.

A. Purpose

The MX-5 district is established to provide for areas of highest-density, transit-supportive residential development, maximum building heights, minimal parking, and the greatest range and mix of uses. This district is intended to create an attractive, pedestrian-focused streetscape. This area of the City functions as the vibrant, central downtown core of Syracuse.

Figure 2-10: MX-5 District Dimensional Standards (reserved)



B. Standards

Commentary

The proposed new MX-5 district replaces the numerous existing Central Business District zones, which have a wide range of dimensional standards and FAR limits, which are not carried forward.

Table 2.20
MX-5 District: Dimensional Standards

Labels correspond to illustration

Setbacks (minimum)

A Front	No minimum setbacks. See Section 4.3, <i>Residential Compatibility</i>
B Side	Front maximum: 5 feet
Corner lot	A minimum of 80 percent of the building edge shall be located adjacent to the property line (i.e., zero setback).
C Rear	

Height (maximum)

D Building height	No maximum height; minimum 30 feet
--------------------------	------------------------------------

Lot (minimum)

E Width	No minimum lot width
F Area (if solely occupied by residential)	3200 sq ft

Coverage⁴⁰

Maximum impervious coverage	100%
Minimum building coverage	75%

Notes:

Table 2.21
MX-5 District: Other Key Standards

The following sections contain important additional information regarding uses allowed in the CB district and the general and specific standards applicable to all development. This list is illustrative only and does not identify all standards that may apply to a particular development.

Measurements and Exceptions	Section 2.17 (general measurement rules; encroachments and exceptions)
Use Regulations	Article 3:
Table of Allowed Uses	Section 3.2
Accessory Structures and Uses	Section 3.4
Development Standards	Article 4:
Residential Compatibility	Section 4.3
Off-Street Parking	Section 4.4
Commercial and Mixed-Use Site and Building Design	Section 4.6E

⁴⁰ Proposed for discussion. The intent is to obtain more density in the downtown. The new landscaping standards also require landscape buffers along street frontages and/or for stand-alone parking lots.

District Highlights

- **New, clearer district purpose statements**
- **Five new mixed-use districts**
- **Consolidation and simplification of downtown districts**
- **Clear rules for measurement of dimensional standards (with exceptions)**

New in the Consolidated Draft

- **Summary tables of dimensional standards**
- **Eliminated HI Heavy Industry, and renamed the one remaining industrial district from “Light Industrial” to “Industrial”**
- **New build-to requirement for all mixed-use districts except MX-1**
- **Updated text for Planned Institutional District**
- **Removed placeholder for University Area Special Neighborhood District (not being carried forward)**

Example: Near East Side

- **Area of potential growth and development**
 - I-81, vacant properties, adjacent to downtown and U Hill
- **Districts/uses: Changing zoning from Office B to MX-2/3 to allow greater density and mix of uses will help encourage and facilitate development**
 - Now: restaurants, drug stores, delis, banks if accessory to apt house only.
 - New: broader array of independent commercial uses



Project Goal:

MODERNIZE THE LAND USES

Modernize Land Uses

Assessment Report said...

- Each district has a disorganized and inconsistent list of highly specific uses
- Some key uses are not adequately defined or regulated

SECTION III LOCAL BUSINESS DISTRICTS

Article 2 Local Business District, Class A

1. Purpose and Intent:

The intent of this district is to provide areas within the City of Syracuse, but outside of the Central Business District, which permit the intensive development of land for mixed residential, retail, service and certain industrial uses. The specific purpose of this district is to create local and general business areas which provide goods and services to the public requiring both direct and frequent access; and to provide compatibility of residential and nonresidential land uses by permitting retail business and service uses that have operating characteristics of such a degree so as not to be considered hazardous, obnoxious, deleterious or a nuisance to the uses permitted in and adjacent to this district, or to the public that this district is intended to serve.

2. Uses Permitted:

- Local retail and service stores, including, but not limited to department stores, catering services, radio and television stations (but not to include transmitting facilities or accompanying antennae; provided however, that this prohibition shall not include transmitting facilities normally associated with mobile communication units).
- Office buildings, hotels, motels, banks, tourist lodging houses, but not so-called tourist camps or cabins.
- Studios, galleries, undertaking establishments and public buildings.
- Dry cleaning and dyeing, provided that not more than five (5) employees are engaged in said dry cleaning and dyeing business and that same is conducted without objectionable or dangerous machinery or processes, odors, fumes, vibration or noise.
- Restaurants (as limited by Part C, Section IV, Article 2), business and commercial schools, trade and vocational schools.
- Job printing plants.
- There may also be erected, altered or used so-called "frozen food locker plants" (but not including so-called cold storage warehouses), for storage of food and meat for individual consumers for their own immediate families' private consumption only, but not for resale either at retail or wholesale, provided further that no such plant shall be authorized or permitted which permits the slaughtering of any animals thereon or objectionable machinery, or processes or objectionable odors, fumes, dust, vibration or noises.
- Animal hospitals, clinics, and dog kennels are also permitted; provided, any structure or area used for such purpose, including pens and exercise yards shall be at least two hundred (200) feet from any residential district.

1

Use Regulations Highlights

- New summary table of allowed uses
- All uses defined
- Use categories versus specific use types
- Many new uses added

Table 3.1: Allowed Uses
P = Permitted Use S = Special Use Permit A = Accessory Use T = Temporary Use

USE CATEGORY	USE TYPE	Residential					Mixed-Use					Nonresidential/ Special Purpose			USE-SPECIFIC STANDARDS
		R1	R2	R3	R4	R5	MX-1	MX-2	MX-3	MX-4	MX-5	CM	IN	OS	
	Hotel or motel							S	P	P	P	P	P		
Office & Professional Service	Business services and supply					S	P	P	P	P	P	P	P		
	Financial institution							S	P	P	P	P	P		
	Office					S	P	P	P	P	P	P			
	Radio or television station						S	P	P	P	P	P	P		
Personal Services	Funeral home						S	S	S	S					
	Personal services, general ≤1,000 sq ft ⁵³						P	P	P	P	P	P	P		
	Personal services, general >1,000 sq ft						S	P	P	P	P	P	P		
Retail Sales	Food and beverage retail ⁵⁴							S	S	S	P	P	P		3.3C(8)
	Greenhouse or plant nursery, commercial							P				P	P		
	Liquor store							S	S	S	P	P	P		
	Retail, general <1,000 sq ft ⁵⁵						P	P	P	P	P	P	P		
	Retail, general 1,000 -15,000 sq ft							P	P	P	P	P	P		
	Retail, general >15,000 sq ft								P	P	P	P	P		
Vehicles and Equipment	Automobile rental							S	S	S	S	P	P		3.3C(2)
	Automobile repair														

New in the Consolidated Draft

- **New use types**
 - Urban agriculture (replaces “General Agriculture”)
 - Keeping of chickens and rabbits (accessory)
- **Various other use type changes**
 - Consolidated new/used auto sales
 - Consolidated attended/automatic car washes
- **Use-specific standards updates**
 - Multi-family: removed requirement for special use permit on first floor
 - New standards for multiple uses: community garden, parking structure, urban agriculture, artisan manufacturing

New in Consolidated Draft: Food and Beverage Uses

- **On-site consumption**

- Consolidated and simplified existing restaurant standards
- SUP only required for certain activities and in certain districts (e.g., entertainment)
- No separate MX-5 requirements

- **Off-site consumption**

- New use type: “Food and Beverage Retail” (replaces draft “High-impact Retail”)
- Special use permit required in MX-2, MX-3, MX-4 (neighborhood notification & public hearing)
- Permitted by right in MX-5, CM, IN
- Subject to site and building standards

A photograph of a street lined with trees and buildings. The trees are in full bloom, with white and light green flowers. The buildings are brick and have a classic architectural style. The street is paved and has a few cars parked on the right side. The overall scene is bright and sunny, with shadows cast on the road.

Project Goal:

**STREAMLINE THE
DEVELOPMENT REVIEW
PROCEDURES**

Development Review Procedures

Assessment Report said...

- **Important procedural steps are not clear**
- **All development proposals (big or small) subject to essentially the same procedures**
- **Heavy reliance on Project Site Review and Special Use Permits**
 - To address quality
 - Lack of predictability and consistency
- **General inflexibility results in many variance, waivers, or exceptions**

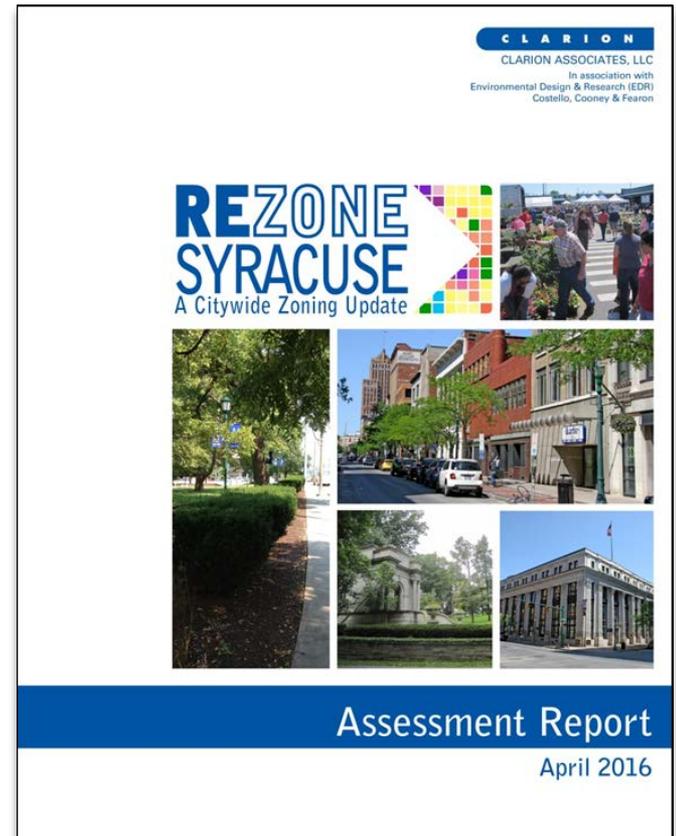


Table 5.1: Summary Table of Review Procedures²⁶⁴

R = review and comment D = review and decision A = appeal

< > = public hearing required ✓ = required

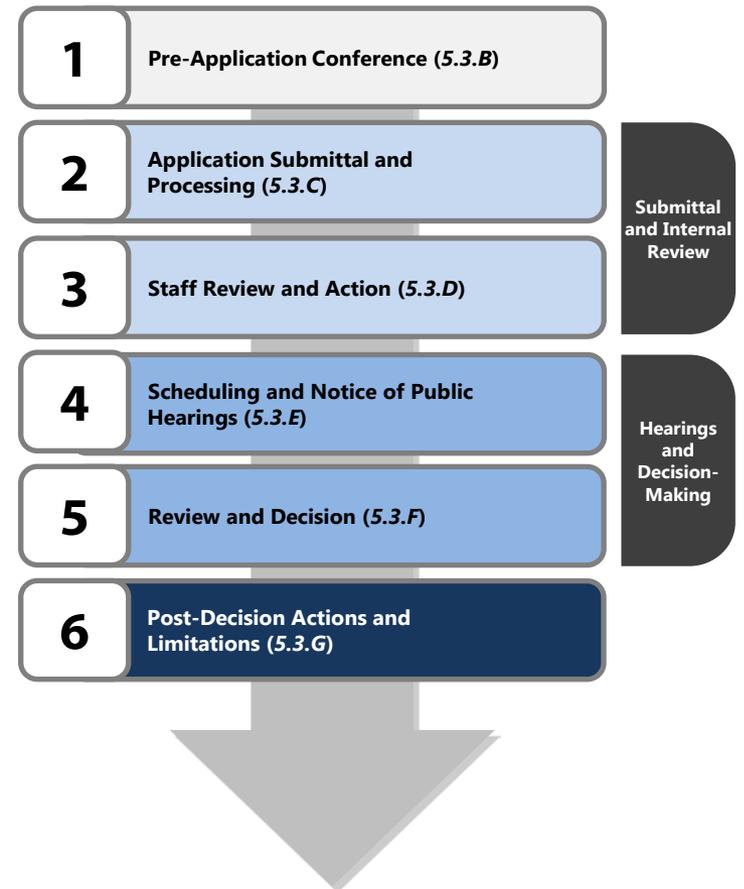
Procedure	Section	Notice			Pre-Application Conference	Staff	Syracuse Landmark Preservation Board	Board of Zoning Appeals	Planning Commission	Common Council
		Published	Written	Posted						
Development Permits										
Site Plan	Minor	5.4A(3)			Optional	D			<A>	
Review	Major	5.4A(4)	✓	✓	✓	R			<D>	
Special Use Permit		5.4B	✓	✓	✓	R			<D>	
Sign Review		5.4C			Optional	D			<A>	
Off-Premise Advertising		5.4C			✓	R			<D> [1]	
Temporary Use Permit		5.4D			Optional	D			<A>	
Flexibility and Relief										
Variance		5.5A	✓	✓	✓	R		<D>		
Administrative Adjustment		5.5B			Optional	Decision-maker is same as associated application.				
Appeal of Administrative Decision		5.5C	✓	✓	Optional	R		<D>		
Ordinance Amendments										
Rezoning		5.6A	✓	✓	✓	R			<R>	<D>
Rezoning to Planned Development (PD/PI)		5.6B	✓	✓	✓	R			<R>	<D>
Ordinance Amendment (text)		5.6C	✓	✓	✓	R			<R>	<D>
Resubdivision	See Ordinance ---									
Historic Preservation Procedures										
Certificate of Appropriateness		6.5			✓ ²⁶⁵	R	<D>		<A>	
Signs on Historic Properties not Locally Designated									<D>	

Notes:

[1] Except for signs in historic districts, which are acted upon by the Landmark Preservation Board.

Common Review Procedures

- Apply to multiple specific application types.
- Prevent repetition (and potential inconsistency) within specific application procedures.
- Specific application procedures refer back to common review procedures.
- Specifics (fees, submittals) will be in a separate administrative manual.



Procedures Highlights

- **New Site Plan Review procedure**
 - Replaces Project Site Review with new review (minor and major) of compliance with ordinance standards
 - Site plan review is common in NY and across the country

Table 5.2: Site Plan Review Thresholds

Type of Development	Minor Site Plan (Zoning Administrator decision)	Major or Site Plan (Planning Commission decision)
Residential	Establishment of 5 to 7 new dwelling units ³¹¹	Development of 8 or more new dwelling units
Nonresidential	Less than 10,000 square feet gross floor area	Development of at least 10,000 square feet gross floor area
Mixed-Use	Establishment of 5 to 7 dwelling units and less than 10,000 square feet gross floor area	Development of 8 or more dwelling units and/or at least 10,000 square feet gross floor area

Procedures Highlights

- **New Administrative Adjustment tool**
 - Allows modifications/deviations from dimensional and numeric standards in the Ordinance, *without* a formal rezoning or variance
 - Request submitted concurrently with another application (SUP, site plan); decided by decision-maker for that application
 - Does NOT allow:
 - Increases in density
 - Change in uses
 - Deviation from floodplain regulations
 - Modification of requirements for public improvements

Table 5.3: Allowable Administrative Adjustments³⁴⁹

Code Standard	Allowable Administrative Adjustment (maximum percentage)
Site Standards	
Lot coverage, maximum	5
Lot Dimensional Standards	
Front setback, minimum	10
Side setback, minimum	10
Rear setback, minimum	10
Encroachment into setback, maximum	10
Building Standards	
Building height, maximum	10
Accessory building height, maximum	10
Separation between buildings, minimum	10
Development Standards	
Number of required parking spaces, maximum or minimum	10
Lighting height, maximum	10
Sign height, maximum	10
Sign area, maximum ³⁵⁰	10
Fence or wall height, maximum ³⁵¹	10 (1 foot maximum)
Minimum landscaping requirements	10

New in the Consolidated Draft

- **Common Procedures**
 - Clarified public hearing approach (City prepares most notice, applicant pays fees)
- **Special Use Permits**
 - Clarified Planning Commission as decision-maker
- **Removed Construction Plans procedure**
 - Will be handled separately by Permit office
- **Administrative Adjustment**
 - Added language authorizing use of tool for FHA compliance

Example: Downtown Mixed-Use Project

- Infill on prominent downtown corner (MX-5)
- Less than 10,000 square feet nonresidential (example, restaurant and/or retail) uses on ground floor
- Three dwelling units proposed on second floor (with exterior changes)
- => Minor site plan



Example: Downtown Mixed-Use Project

- **OPTION 1:
Administrator Decision**
 - Administrator reviews and approves or denies application for minor site plan
- **OPTION 2: Administrator Refers to
Planning Commission**
 - Administrator prefers public review due to prominent location downtown
 - Refers site plan to Planning Commission
 - Planning Commission reviews and decides application at a public hearing



Example: Auto Dealership

- Use/location requires a special use permit (CM district)
- Proposed two-story building (new construction) with 18,000 square feet (major site plan)
- Applicant wants to exceed ordinance limits on rear setbacks and building height



Example: Auto Dealership

- **Special use permit**
 - Planning Commission reviews and decides application for special use permit
- **Major site plan**
 - Applicant elects to submit SUP and major site plan application concurrently
 - Planning Commission hearing and approval
- **Administrative adjustment**
 - Decided by Planning Commission as part of review
- **Construction plans**
 - Applicant submits following approval of SUP and major site plan to Permit Desk



A photograph of a multi-story red brick building. The building features several windows, a balcony with a black metal railing, and a classical portico with columns on the right side. The scene is set outdoors with green trees and a clear blue sky.

Project Goal:

**INTRODUCE UNIFORM
STANDARDS TO IMPROVE THE
QUALITY OF DEVELOPMENT**

Development Quality Standards

Assessment Report said...

- **Few citywide development quality standards**
 - So new development does not complement existing character or implement adopted policies
- **The few that do exist...**
 - Only applied to limited areas (lack of citywide standards)
 - Or are scattered throughout the zoning ordinance
- **Heavy reliance on Project Site Review and Special Use Permits to address quality**
 - Lack of predictability and consistency
- **Ordinance does not encourage infill or redevelopment**

Article 4: Development Standards

- 4.1 Purpose
- 4.2 Applicability
- 4.3 Residential Compatibility
- 4.4 Off-Street Parking and Loading
- 4.5 Landscaping, Buffering, and Screening
- 4.6 Site and Building Design
- 4.7 Exterior Lighting
- 4.8 Signs

Article 4: Development Standards
4.6: Site and Building Design
E: Commercial and Mixed-Use Site and Building Design

1. Projections or recesses with a minimum depth of three feet at an interval of every 50 feet and a total of at least 20 percent of the total length of the façade;
2. A horizontal wall offset of at least three feet for a minimum of at least 50 percent of the total length of the façade;
3. A change in materials, textures, patterns, or colors that extend the full height of the façade, excluding the ground level; or
4. A change in the fenestration pattern, with different window size, style, or placement.

Insert graphic

(5) **Transparency (Windows, Doors, and Openings)**¹⁹⁷

- a. The ground-floor level of each façade facing a public street or other public area such as a plaza, park, or pedestrian walkway shall contain a minimum of 30 percent windows or doorways.
- b. Upper floors of each façade facing a public street shall contain a minimum of 15 percent windows.
- c. For these transparency requirements, a lesser amount may be allowed if limited by state and/or local energy codes, up to the maximum percentage possible. (See Figure 4-9.)

Figure 4-9: Transparency (Multifamily Residential)



E. Commercial and Mixed-Use Site and Building Design

In addition to complying with the general standards in subsection 4.6C above, any commercial and/or mixed-use building shall comply with the standards in this subsection.

(1) **Block Pattern**¹⁹⁸

The layout of any development site 10 acres in size or larger shall be designed to reinforce a pattern of individual blocks.

- a. Blocks shall be designed as an extension of the surrounding neighborhood, aligning with and connecting to adjacent streets and mirroring the scale and orientation of adjacent blocks (for residential areas of the development).

¹⁹⁷ Consolidated draft: New language regarding the energy code. Note that there is no specific requirement for vertical versus horizontal orientation, which leaves flexibility in how the applicant responds.
¹⁹⁸ New.

Syracuse Zoning Ordinance
Consolidated Draft – March 2018

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Development Standards Highlights

- **New citywide standards based on Lakefront standards, past city policy, and national best practices**
- **Intended to help ensure more consistent decision-making**
- **Triggers for when nonconforming site features are required to be brought into compliance with new development standards**

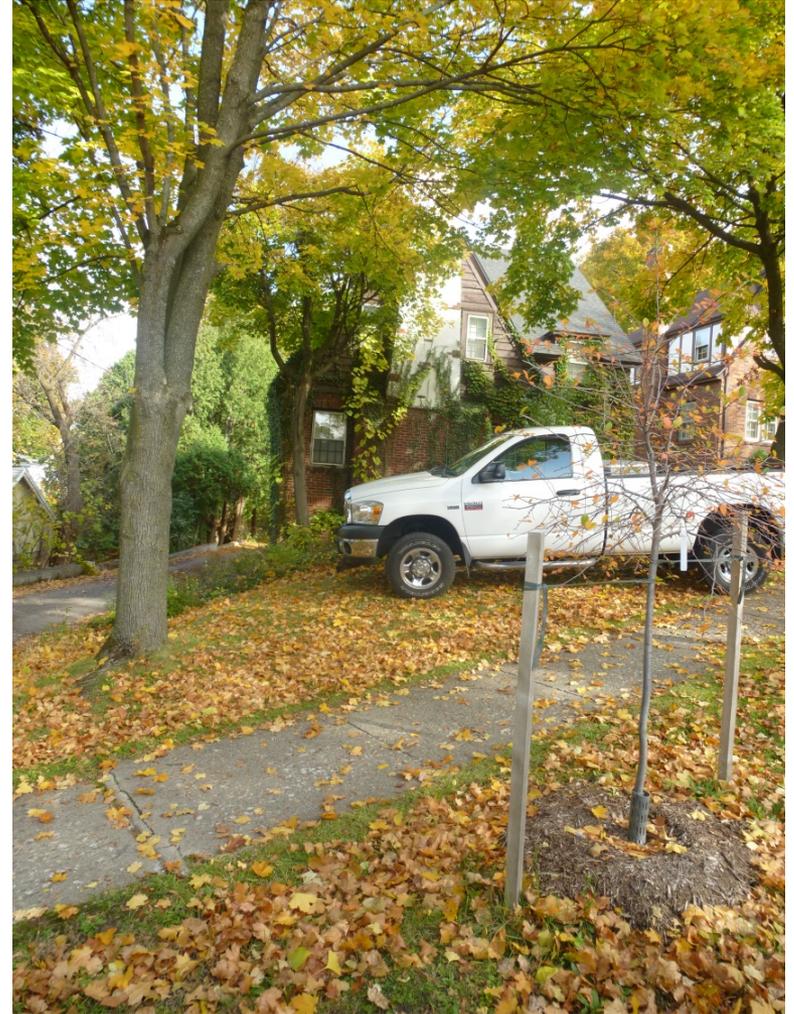
4.3: Residential Compatibility

- **Use limitations** (storage, service areas, drive-through uses)
- **Building organization and design** (multi-building development, massing, height)
- **Parking location** (priority list, connections)
- **Lighting** (maximum height, minimize glare)
- **Operation** (outdoor/loading hours)



4.4: Off-Street Parking and Loading

- **Update of all parking requirements**
- **Parking maximum** – 125 percent of required parking
- **Parking alternatives**
 - Shared parking
 - On-street parking
 - Proximity to transit
- Parking area **location and design** standards
- Minimum **bicycle parking** requirements



4.5: Landscaping, Buffering, and Screening

- **Side and rear lot buffers**
 - Multifamily or nonresidential / residential
 - Four stories or taller / two stories or residential
 - Multifamily or nonresidential / open space district
- **Administrative manual: specific requirements**
- **Alternative landscape plans**
 - Offer added flexibility
 - Must be justified by site or development conditions



4.6: Site and Building Design

Multifamily

- Primary entrance orientation
- Height step-backs
- Massing and horizontal articulation
- Transparency (windows/doors/openings)



4.6: Site and Building Design

Commercial and Mixed-Use

- Block pattern
- Building placement
- Massing and horizontal articulation
- Transparency (windows, doors, openings)
- Mix of uses (encouraged)
- MX-1: additional standards to protect existing building forms



4.8: Signs

- **New sign types** (to remove content-based regulations)
- **Additional prohibited signs**
- **Table of sign standards**
- **Electronic changeable message signs**



New in the Consolidated Draft

- **Parking**
 - New maximum cumulative parking reduction: 75%
- **Multifamily Design**
 - New standards for ground-floor residential units
- **Commercial and Mixed-use Design**
 - New minimum build-to requirements (all MX except MX-1)
 - MX-1: new standards to reflect diverse architectural character (both adaptive mansions and general urban neighborhoods)
- **Signs**
 - Reduction in allowed signage for non res. in MX-1, MX-2
 - Electronic changeable message signs: limited to fewer districts

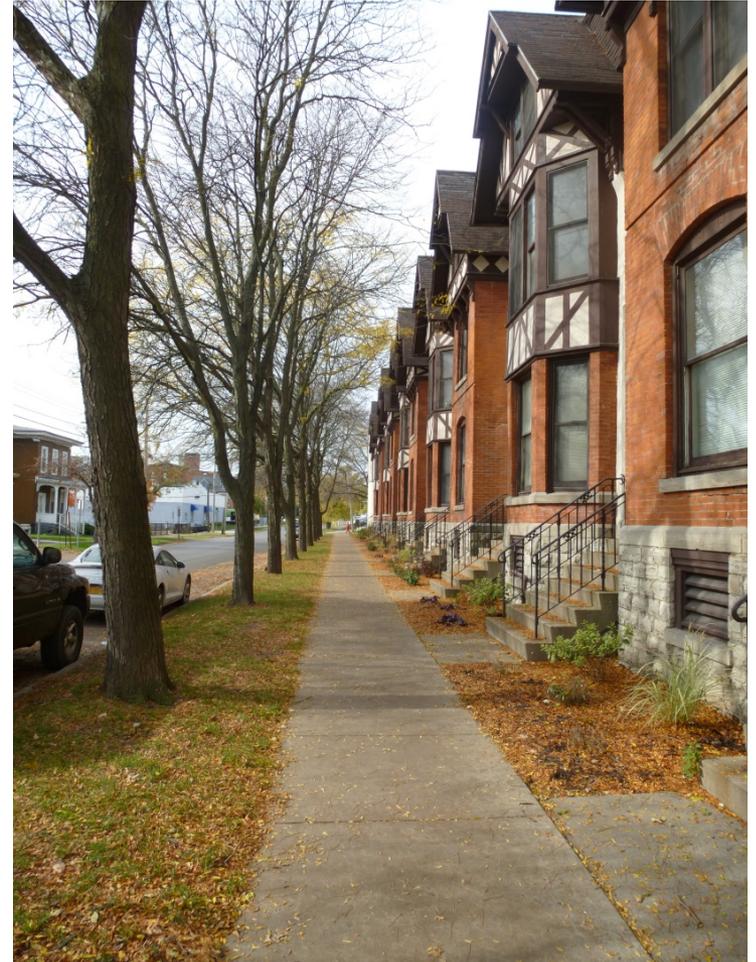


Article 6

HISTORIC PRESERVATION

Article 6: Historic Preservation

- **6.1 Legislative Intent**
- **6.2 Regulated Conduct**
- **6.3 Landmark Preservation Board**
- **6.4 Designation of Protected Sites and Preservation Districts**
- **6.5 Certificates of Appropriateness**
- **6.6 Alteration Hardship Appeals**
- **6.7 Demolition, Removal, or Relocation of Protected Sites**
- **6.8 Demolition of Non-Landmarked Structures**
- **6.9 Affirmative Maintenance and Repair**
- **6.10 Enforcement**



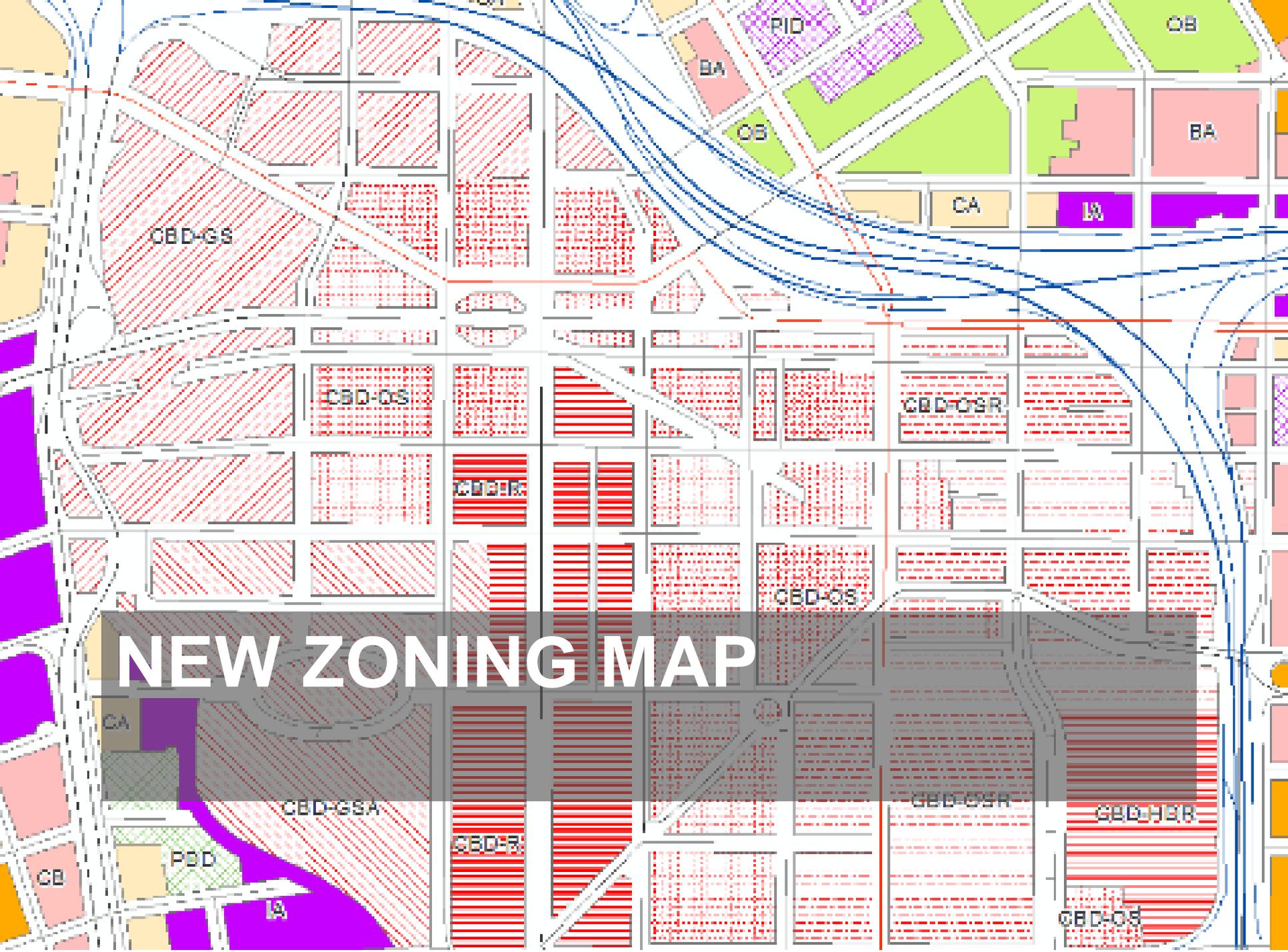
Preservation: Discussion Issues

- **Discussion topics:**

- Better integration with zoning office?
- How much of Article 6 should be threaded into the rest of zoning ordinance? Could help with:
 - Signage on historic buildings
 - Fencing
- Integration helps ensure preservation values are not separate, but considered in all zoning decisions
- Minimize duplicative reviews (SLPB versus Planning Commission)

- **For now:**

- Ensure better visual and process integration.
- Clarify referrals that go to LPB.



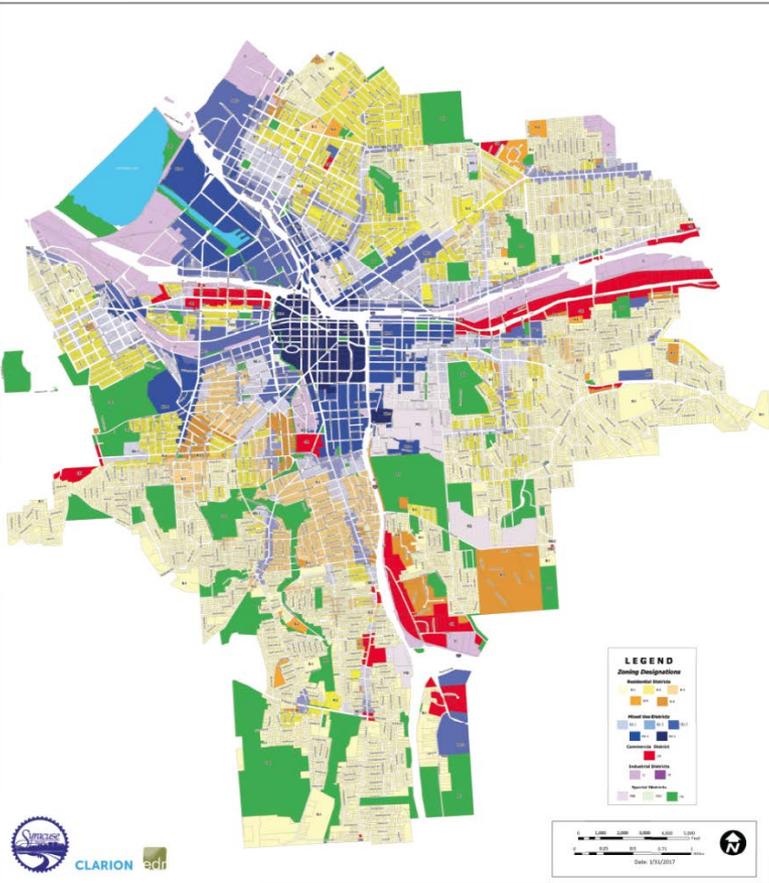
NEW ZONING MAP

Mapping New Districts: Process

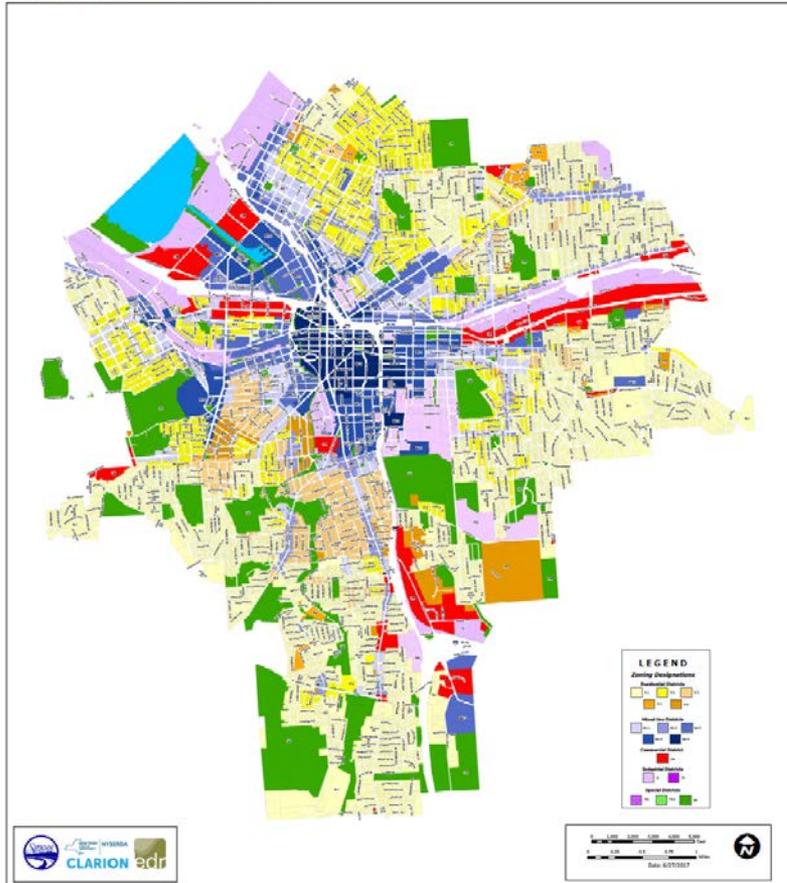
- Reviewed Land Use Plan character areas
- Review existing zoning designations
- Overlaid character areas and existing zoning districts to assign preliminary zoning districts on map
- Refined proposed zoning districts
- Release of Zoning Map Draft 1 (February 2017)
- Release of Zoning Map Draft 2 (June 2017)

New Zoning Maps

REZONE SYRACUSE PROPOSED ZONING MAP - DRAFT #1

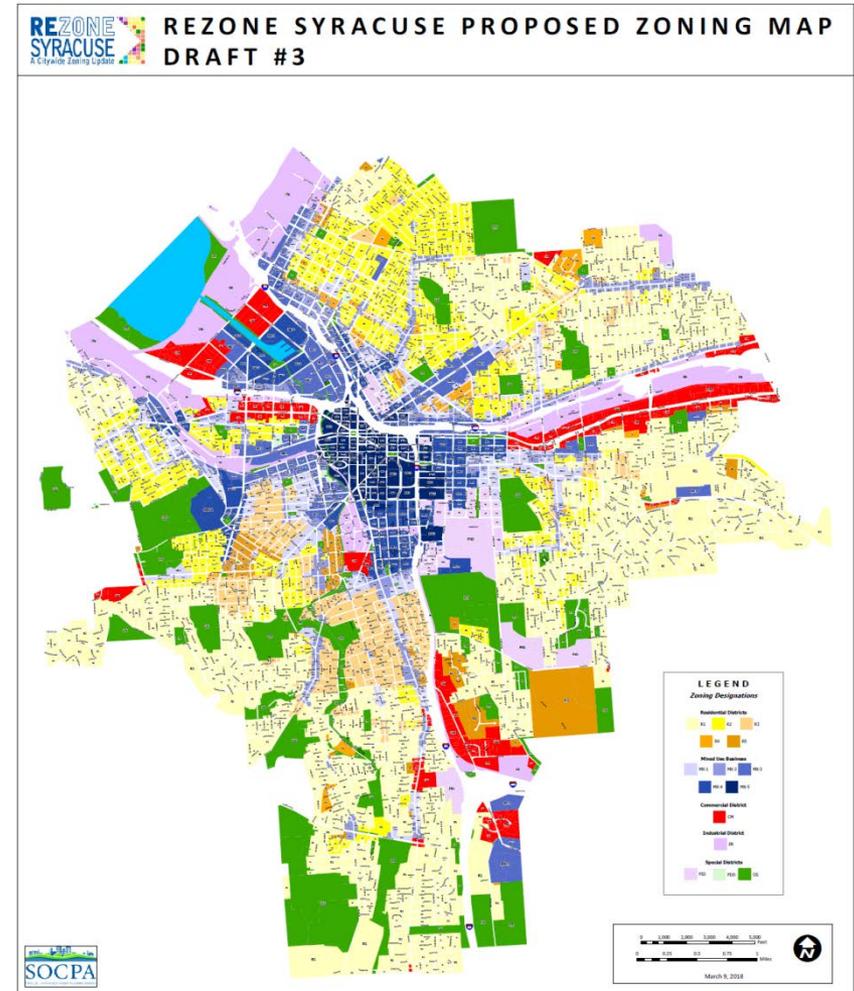


REZONE SYRACUSE PROPOSED ZONING MAP - DRAFT #2



Mapping Changes

- Changed approximately 800 parcels between Map #1 and Map #2
- Changed an additional 787 parcels between Map #2 and Map #3 based on:
 - Neighborhood meetings
 - Stakeholder input
 - Research
- Improved legibility w/ additional labels



Rationales for Proposed Changes

1. Mixed Use (MX) District Adjustments

- Mixed Use districts reduced in area to minimize non-residential uses in existing residential areas. Most adjustments occurred at boundary of MX-1 and Residential Districts
- Example: Washington Square and Hawley-Green

2. Street Line Boundary Adjustments

- Ensure both sides of corridors have same uses and design standards.
- Example: Almond Street

3. District Uniformity

- Make application of ordinance more consistent along corridors or throughout neighborhoods. This will reduce small areas of zoning that are inconsistent with the surrounding area.
- Example: South Salina Street

Rationales for Proposed Changes

4. Open Space (OS) Adjustments

- Properties were assigned Open Space zoning district. These publicly-owned properties were not originally designated as Open Space in Map #1.
- Example: Eastwood Heights

5. Consistency Adjustments

- Adjustments made to reflect changes in land use and resolve inconsistencies between development patterns, Character Area designations, and existing zoning designations.
- Example: Areas along Park Avenue, Hiawatha Boulevard, Railroad properties

Next Steps

- **Zoning Ordinance/Map**
 - Consolidated Draft ordinance and draft 3 map posted online for public comment
 - Upcoming neighborhood meetings (March & April)
 - Additional internal City review
- **Adoption Process**
 - Next: Adoption draft/map by early summer 2018

Feedback and Discussion

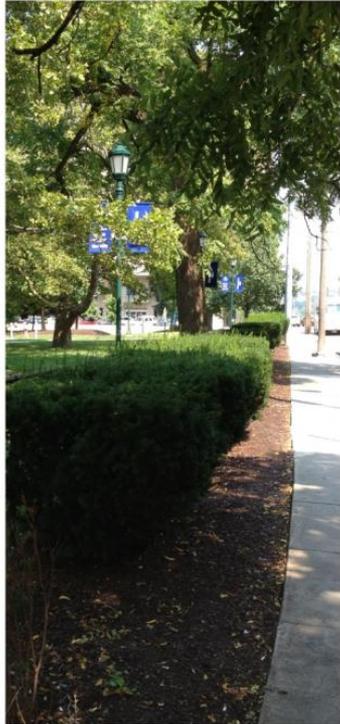
Please provide feedback on the Consolidated Draft by:
APRIL 27, 2018

Ways to provide feedback:

- Project email: [ReZoneSyracuse@syr.gov.net](mailto:ReZoneSyracuse@syr.gov)
- Project website: <http://www.syr.gov.net/ReZoneSyracuse.aspx>
- Email: Owen Kerney Okerney@syr.gov.net
Heather Lamendola Hlamendola@syr.gov.net

REZONE SYRACUSE

A Citywide Zoning Update



CONSOLIDATED DRAFT ZONING ORDINANCE MARCH 2018



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CLARION

