

# REZONE SYRACUSE

A Citywide Zoning Update



## Onondaga County Planning Federation Presentation

March 1, 2018



# Presentation Agenda

1. Project Overview
2. Next Steps
3. Questions and Answers

# Project Goals

- Protect and enhance the character and "sense of place" of Syracuse's **neighborhoods**
- Ensure **high-quality, attractive design** throughout the City
- Promote **environmentally sustainable** land use patterns, transportation options, and site plans
- Ensure that development regulations and review processes are **efficient, predictable, and transparent**

# Project Focus Areas

## 1. Zoning Ordinance

- Update and improve citywide land use policies and processes

## 2. Zoning Map

- Update and improve an outdated Zoning map
- Align map with new Zoning ordinance

# Project Overview

- ✓ • Project Initiation
- ✓ • Research and Analysis
- ✓ • Assessment Report
- ✓ • Annotated Outline
- ✓ • Modules 1, 2, & 3
- **Consolidated Draft**
- **Adoption Draft, SEQR, & Map**

Fall 2015  
- Spring  
2016

Public input

May 2016

Public input

June 2016

2017

Public input

Mar. 2018

Public input

Summer-  
Fall 2018

Public input

# Drafting the New Ordinance

1



## Module 1: Zoning Districts and Use Regulations (Nov. 2016)

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

2



## Module 2: Development Standards (April 2017)

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

3



## Module 3: Administration and Procedures (July 2017)

- What is the approval process?
- Who do I work with?

# Drafting the New Ordinance

1



- Staff Draft
- Public Draft

March 2018

**Consolidated Draft**

Staff Review

Additional Public Meetings

2



- Staff Draft
- Public Draft

Summer 2018

**Adoption Draft**

Staff Review

Additional Public Meetings

SEQR/Adoption  
Final Ordinance

3



- Staff Draft
- Public Draft



# Module 1: Improved Organization

## 2.8 MX-2: Neighborhood Center

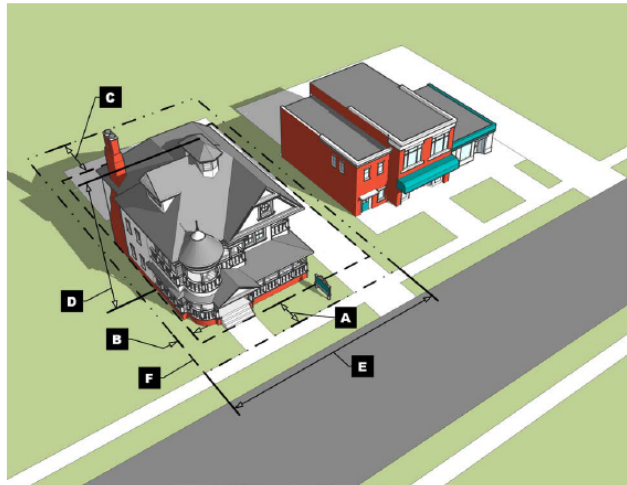
### Commentary

This new district is intended to implement the Neighborhood Center plan character area and also some of the Adapted Mansion plan character areas. Residential forms are preserved, but a greater mix and scale of uses is allowed than in MX-1. Sample areas where the district could be considered include Westcott, James, Wolf and South.

### A. Purpose

The MX-2 district is established to provide for a pedestrian-focused mix of low-density residential and nonresidential uses that offer limited goods and services to surrounding neighborhoods. Preserving the character of existing streetscapes in these areas is encouraged, though new small-scale nonresidential buildings may be maintained or introduced. This district is appropriate near activity centers, and development shall be on a scale that is compatible with the immediately surrounding neighborhoods.

Figure 2-7: MX-2 District Dimensional Standards



## B. Standards

Table 2.14  
MX-2 District: Dimensional Standards  
Labels correspond to illustration

Setbacks (minimum)	
A Front	10 feet
B Side	4 feet
Side, corner lot	
10 feet in width from secondary street	
C Rear	If residential only: 20 feet or 15% of lot depth, whichever is greater If mixed use: no minimum unless adjacent to residential (see Neighborhood Transition standards)
Height (maximum)	
D Building height	36 feet
Lot (minimum)	
E Width	Single- and two-family dwellings: 40 feet Other: 50 feet
F Area (if solely occupied by residential)	Single-family dwelling: 4,000 sq ft Two-family dwelling: 3,000 sq ft per dwelling unit Multi-family: 700 sq ft per dwelling unit
Impervious Coverage (maximum)	
Lots solely occupied by single- and two-family dwellings	
60%	
Lots solely occupied by multi-family dwellings	
70%	
Other lots	
100%	

Notes:

Table 2.15  
MX-2 District: Other Key Standards

The following sections contain important additional information regarding uses allowed in the MC 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 2.18 (includes general measurement rules and allowed encroachments and exceptions)
Use Regulations	Article 3
Table of Allowed Uses	Section 3.2
Accessory Structures and Uses	Section 3.4
Development Standards	Article 5
Neighborhood Transition Standards	Section ---
Off-Street Parking	Section ---
Building Design	Section ---



# Module 1: New Zoning Districts

## Base Zoning Districts

### Residential Districts

R1: Single-Family Residential

R2: Two-Family Residential

R3: Two-Family Residential, Small-Lot

R4: Multi-Family Residential, Low-Density

R5: Multi-Family Residential, Medium-Density

### Mixed-Use Districts

MX-1: Urban Neighborhood

MX-2: Neighborhood Center

MX-3: Office

MX-4: Urban Core

MX-5: Central Business District

## Nonresidential Districts

CM: Commercial

LI: Light Industrial

~~HI: Heavy Industrial~~

## Special Purpose Districts

OS: Open Space

## Planned Development Districts

PD: Planned Development

PI: Planned Institutional

## Overlay Districts

Preservation Districts

### Notes:

1. Industrial Districts are being combined into a single district.
2. Removed multiple Overlay Districts



# Module 2: Development Standards

Identifies *Community's expectations* for new devel. and redevelopment regarding:

1. Residential Compatibility
2. Off-Street Parking and Loading
3. Landscaping & Buffering
4. Site and Building Design
5. Exterior Lighting
6. Signs

## 4.4 Off-Street Parking and Loading

### Commentary:

This section replaces the current Part C – Section III – Parking and Loading Requirements. As proposed in the Annotated Outline, this draft includes a table of required parking spaces that corresponds to the table of allowed uses presented in Module 1 (ensuring that each proposed land use type has an associated off-street parking requirement). The current parking requirement for each use is listed (if one exists) in the third column for comparison against the new proposed requirement. That column will be removed prior to the adoption draft.

This draft also includes new parking maximum standards, limiting parking spaces to within 125 percent of the minimum requirement with some exceptions as noted in this section. For example, if the minimum required parking for a proposed retail store was calculated at 200 parking spaces, the maximum allowed would be 250 parking spaces (200 x 1.25 = 250).

Several other new and revised sections are included in this section, including alternative parking standards, parking lot design standards, bicycle parking requirements, and loading requirements.

### A. Purpose<sup>4</sup>

This section is intended to provide off-street parking and loading facilities in proportion to the generalized parking, loading, and transportation demands of different land uses. This section is also intended to help protect the public health, safety, and general welfare by:

- (1) Avoiding and mitigating traffic congestion;
- (2) Encouraging multi-modal transportation options and enhanced pedestrian safety;
- (3) Providing methods to help reduce stormwater runoff and the heat island effect of large paved parking areas; and
- (4) Providing flexible methods of responding to the transportation and access demands of various land uses in different areas of the City.

### B. Applicability<sup>5</sup>

#### (1) New Development

Except when specifically exempted, every building or land use established, every existing building enlarged, and every existing use expanded shall provide off-street parking and loading areas in accordance with the minimum parking requirements set forth in this Section 4.3H. Existing parking and loading spaces may not be reduced below the minimums required by Subsection 4.4C, *Minimum Required Off-Street Parking Spaces*.

#### (2) Expansions and Enlargements<sup>6</sup>

The off-street parking and loading standards of this section apply when the floor area of an existing structure or use is expanded or enlarged by 20 percent or more, or for any expansion or enlargement that requires a Special Use Permit. In the case of such expansions or enlargements, additional off-street parking and loading spaces are required to serve only the enlarged or

<sup>4</sup> New.

<sup>5</sup> Adapted from current C.III.1.1 (opening statement for parking and loading requirements).

<sup>6</sup> Revised from current C.III.1.u standard to allow greater flexibility for redeveloping properties. The current standard requires compliance with parking standards whenever a change to the building or use results in an increase in required parking by more than 15 percent.





Parking Lot Landscaping/Design





**Parking Area Buffering and Landscaping**





Signage (Windows, Wall, Awning)





**Multi-Family Building Design (Articulation)**





**Mixed-Use Building Design (Articulation and Roof Form)**



**Multi-Family Building Design (Compatibility with Adjacent Buildings)**





**Residential Adjacent to Service/Loading Areas**





**Residential Adjacent to Drive-Through Restaurant**





**Nonresidential Infill in a Residential Neighborhood**

# Module 3: Administration & Procedures

*Standardizes and organizes*  
Procedures by into the following:

1. Summary Table of Procedures
2. Common Review Procedures
3. Development Permits Procedures
4. Flexibility and Relief Procedures
5. Ordinance Amendment Procedures
6. Review & Decision-Making Bodies

## Article 5: Administration and Procedures

### Commentary:

This article describes the process for reviewing and approving development applications in Syracuse. The article begins with a **summary table** that provides a snapshot of the review procedures, the review and decision-making authorities, and public notice requirements.

The next section includes the **common review procedures** that apply to most development application types. Common review procedures (as recommended in the Assessment Report) will help Syracuse avoid repetition throughout the Ordinance and eliminate conflicting information among development applications. The remaining sections describe the **application-specific** development procedures, linking back to applicable common review procedures, and noting any modifications or additions. Each specific procedure includes a flowchart depicting the steps for review and approval. The final section of this article describes the **decision-making authorities** in Syracuse as they relate to this Ordinance.

The term "**Zoning Administrator**" is used throughout this article as the chief administrative officer in charge of administering and enforcing the Ordinance, and is defined as the Zoning Administrator or his or her designee.

In this article, we refer to an "**administrative manual**," which is proposed to include the requirements for application submittal materials, fees, time periods for review, and other administrative information that does not need to be included in this Ordinance. Keeping such material outside the Ordinance allows it to be updated more regularly without formal Ordinance amendments. Syracuse already hosts a lot of development information on the City's website, so the "manual" could simply expand on that framework. This draft also refers to the "Technical and Engineering Specifications Manual," which is intended as a separate document.

### 5.1 Purpose and Organization of this Article<sup>29</sup>

- A. The purpose of this Article is to provide consistent, equitable procedures for the review of development proposals and to ensure that proposed development will be in accordance with the purposes and standards of this Ordinance.
- B. This Article describes the review and approval procedures for application for land use and development in the City, and is divided into the following sections:
  - (1) Section 5.2, *Summary Table of Review Procedures*, contains a summary of all development application types authorized in this Article.
  - (2) Section 5.3, *Common Review Procedures*, describes the standard procedures that apply to most development application types.
  - (3) Sections 5.4 through 5.6 contain specific information on each application type within three categories (development permits, flexibility and relief procedures, and ordinance amendments), including approval criteria and any additions or modifications to the common review procedures.
  - (4) Section 5.7, *Review and Decision-Making Bodies*, describes the review and decision-making authorities, including the Syracuse Common Council, City Planning Commission, Board of Zoning Appeals, Syracuse Landmark Preservation Board, Zoning Administrator, and other City officials.

<sup>29</sup> New.

# Summary Table of Review Procedures

- *Clarifies* review and approval process
- New Reviews include:
  1. Site Plan Review
    - Minor
    - Major
  2. Administrative Adjustments
  3. Temporary Uses
  4. Rezoning process

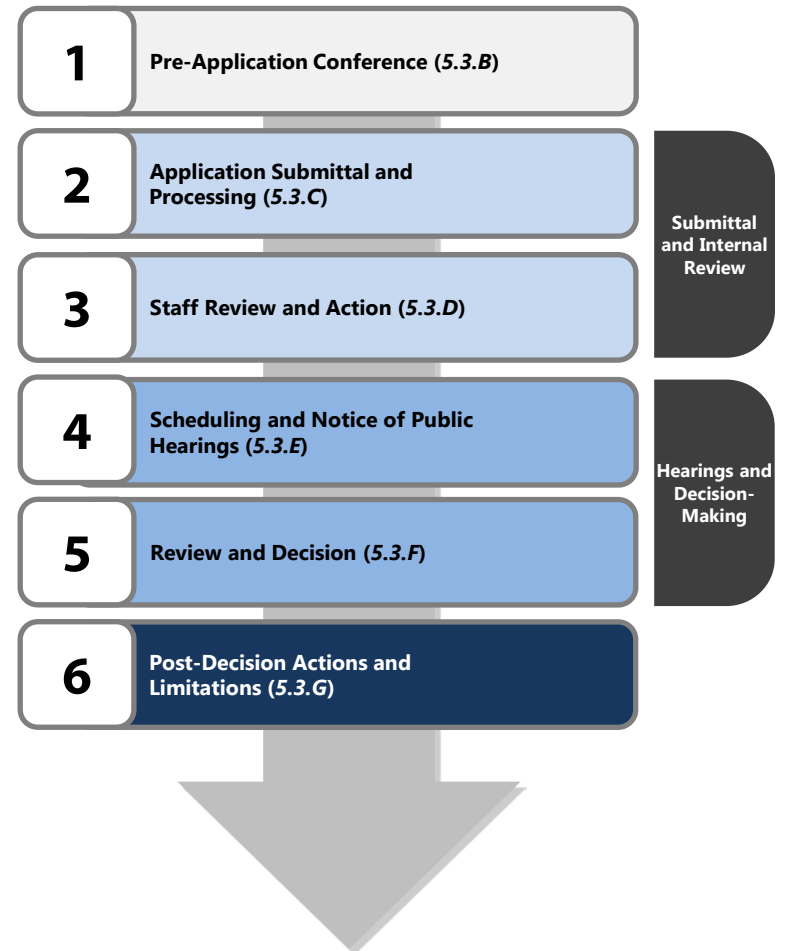
Table 5.1: Summary Table of Review Procedures										
R = review and recommendation D = review and decision A = appeal < > = public hearing required ✓ = required										
Procedure	Section	Notice			Pre-Application Conference	Staff	Syracuse Landmark Preservation Board	Board of Zoning Appeals	Planning Commission	Common Council
		Published	Written	Posted						
<b>Development Permits</b>										
Site Plan Review	Minor	5.4A(3)				Optional	D		<A>	
	Major	5.4A(4)	✓	✓	✓	✓	R		<D>	
Special Use Permit	5.4B	✓	✓	✓	✓	R			<D>	
Sign Review	5.4C			✓		Optional	D		<A>	
Off-Premise Advertising										
Temporary Use Permit	5.4D			✓		Optional	D		<A>	
Construction Plans	5.4E(3)					Optional	D		<A>	
<b>Flexibility and Relief</b>										
Variance	5.5A	✓	✓	✓	✓	R		<D>		
Administrative Adjustment	5.5B					Optional	<i>Decision-maker is same as associated application.</i>			
Appeal of Administrative Decision	5.5C	✓	✓	✓		Optional	R	<D>	<D>	
<b>Ordinance Amendments</b>										
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	<i>See Ordinance ---</i>									
<b>Historic Preservation Procedures</b>										
Certificate of Appropriateness	---					Optional	R	<D>	<A>	
[RESERVED]										



# Common Review Procedures

***Standardizes* procedures and creates *predictability* for applicants that will:**

- **Apply to multiple, application types**
- **Prevent repetition and provide clarity during application process**



# Flexibility and Relief

## Administrative Adjustments - NEW

<b>Table 5.3: Allowable Administrative Adjustments<sup>110</sup></b>	
<b>Code Standard</b>	<b>Allowable Administrative Adjustment (maximum percentage)</b>
<b>Site Standards</b>	
Lot coverage, maximum	5
<b>Lot Dimensional Standards</b>	
Front setback, minimum	10
Side setback, minimum	10
Rear setback, minimum	10
Encroachment into setback, maximum	10
<b>Building Standards</b>	
Building height, maximum	10
Accessory building height, maximum	10
Separation between buildings, minimum	10
<b>Development Standards</b>	
Number of required parking spaces, maximum or minimum	10
Lighting height, maximum	10
Sign height, maximum <sup>111</sup>	10
Fence or wall height, maximum <sup>112</sup>	10 (1 foot maximum)
Minimum landscaping requirements	10

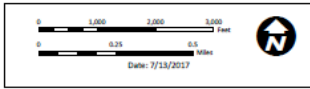
# Mapping

New Zoning Map will be adopted with Ordinance

- ✓ • Draft #1 February 2017
- ✓ • Draft #2 June 2017
- Draft #3 March 2018
  - Changes to Map #3 include:
    - *Additional* MX on South Ave, Midland Ave,
    - *Reduced* MX in Washington Sq., Hawley-Green,

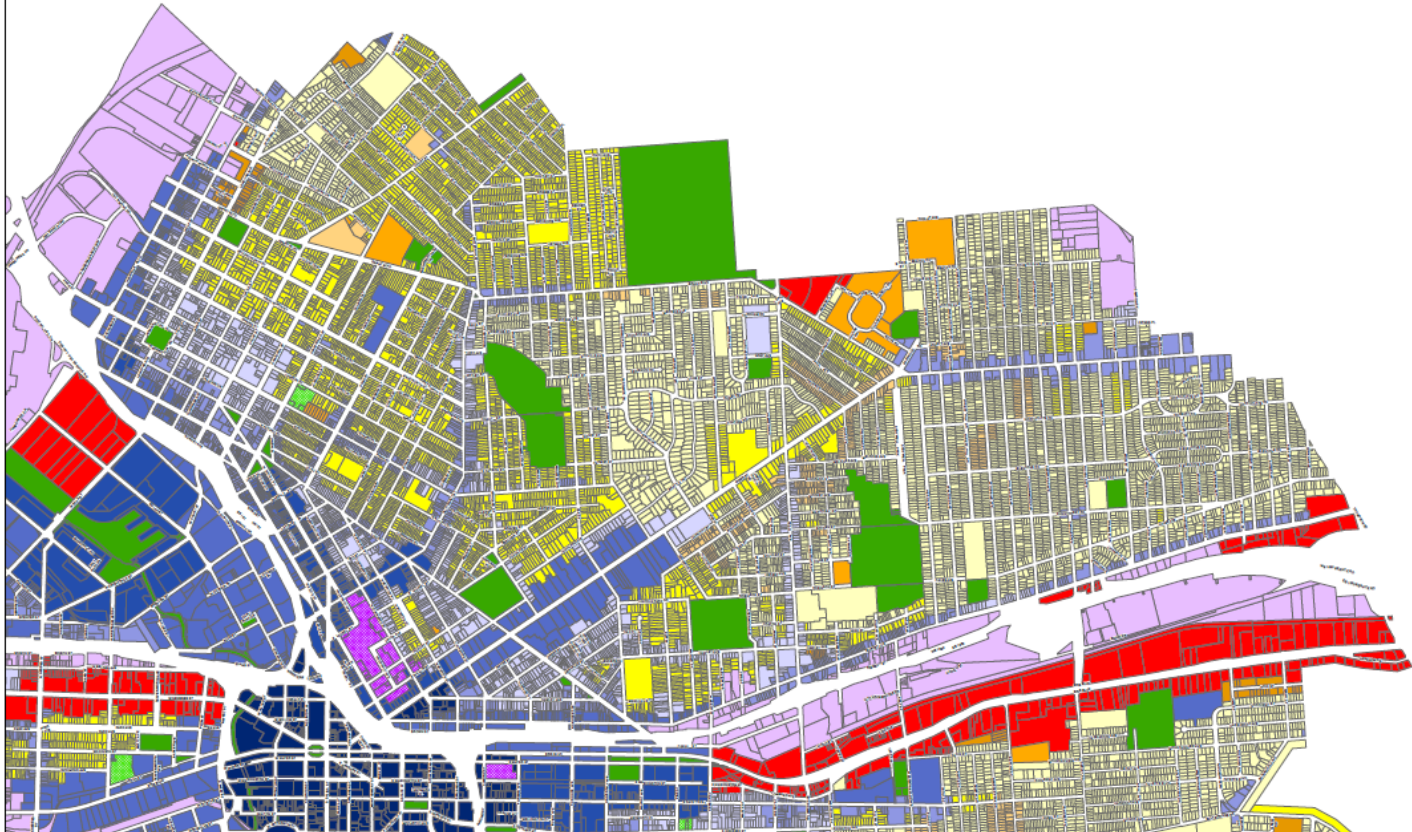
# Next Steps

- **Zoning Ordinance**
  - Full Consolidated Draft release in March 2018
  - Final Draft in Summer 2018
- **Zoning Map**
  - Draft #3 Release in March 2018
- **Adoption Process, including SEQR**
  - Begin process in Summer 2018
  - Adoption by Common Council by late 2018



**LEGEND**  
Zoning Designations

Residential Districts		
RM	RS	RS-1
RM-2	RM-3	RM-4
Mixed Use Districts		
MU-1	MU-2	MU-3
MU-4	MU-5	MU-6
Commercial District		
CD		
Industrial Districts		
I-1	I-2	I-3
Special Districts		
SD	SD-1	SD-2



Thank  
you!