

REZONE SYRACUSE

A Citywide Zoning Update



Onondaga County Planning Federation Presentation

March 2, 2017



CLARION ASSOCIATES, LLC

In association with:
Environmental Design & Research (EDR)

Presentation Agenda

1. Summary 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

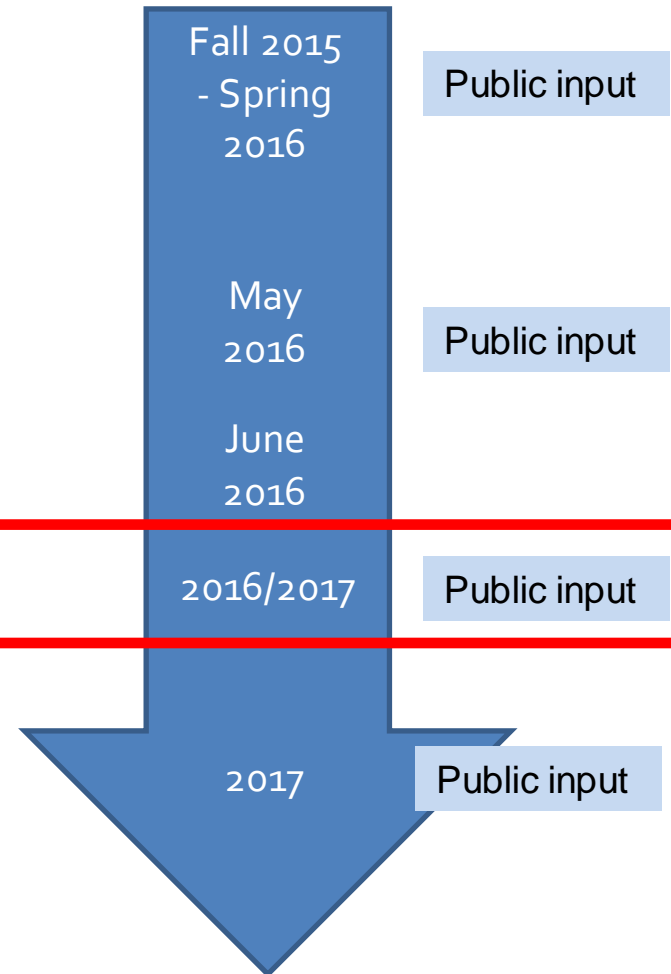
- Update and improve citywide land use policies

2. Zoning Map

- Clean up an outdated Syracuse map
- Align map with new zoning ordinance

Project Overview

- ✓ • Project Initiation
- ✓ • Research and Analysis
- ✓ • Technical Review and Assessment Report
- ✓ • Annotated Outline
- **Content Drafting (Modules)**
- **Final Review and Adoption of Z.O. and Map**



Research & Analysis

- Key stakeholder interviews
- Staff interviews
- Survey
- Project Advisory Committee
- Analysis of existing regulations, policies, and procedures, and applicable laws
- Research of regional, state, and national best practices

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:

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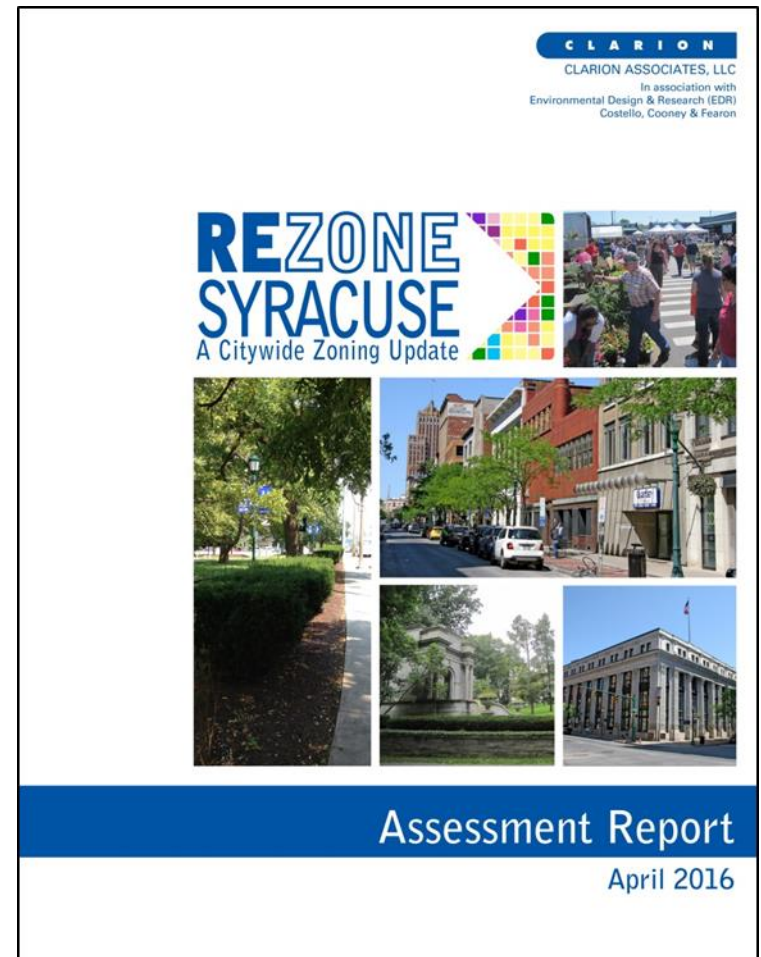
Technical Review & Assessment

Fall 2015 - review and analysis to determine:

- Ways in which current ordinance is working well
- Ways in which the current ordinance is ineffective or difficult to use
- Are of consistency or inconsistency between local policies and practices – adopted plans and existing regulations
- Changes necessary to comply with NYS laws

Assessment Report

- Create a **user-friendly** ordinance
- **Update** the zoning districts to implement the *Land Use Plan 2040*
- **Modernize** the land uses
- **Streamline** development review procedures
- Introduce uniform **design standards** to improve the quality of development



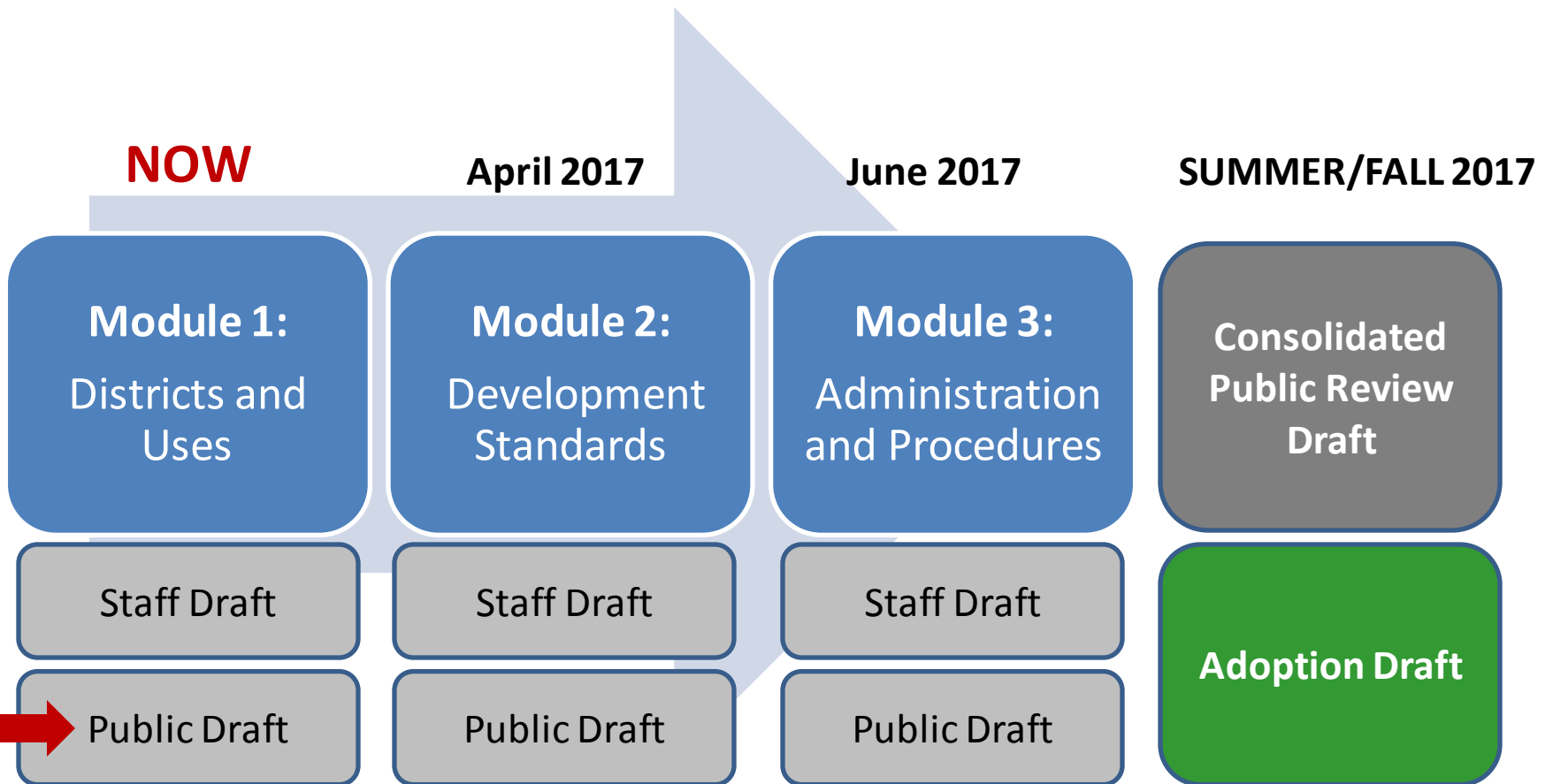
Annotated Outline

1. General Provisions
2. Zoning Districts
3. Use Regulations
4. Development Standards
5. Administration and Procedures
6. Rules of Construction and Definitions

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ReZone Syracuse Drafting Process



Module 1: Improved Organization

2.8 MX-2: Neighborhood Center

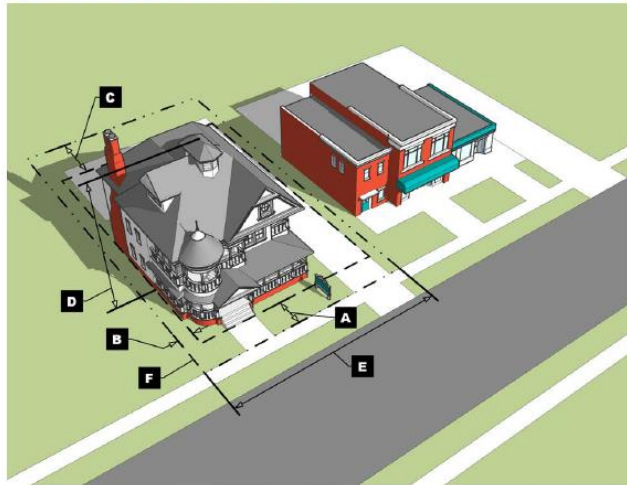
Commentary

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
C Rear	10 feet in width from secondary street 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

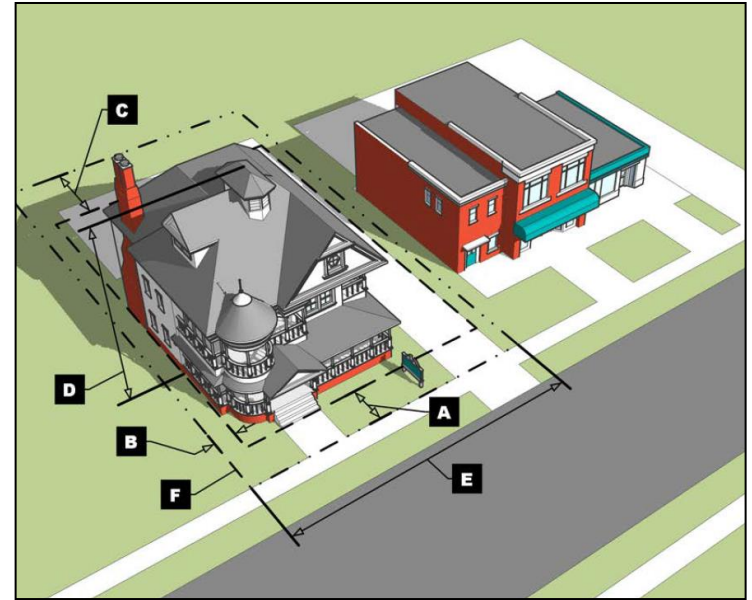
Overlay Districts

Preservation Districts

University Area Special Neighborhood District

Module 1: New Mixed-Use Districts

- **MX-1: Urban Neighborhood**
- **MX-2: Neighborhood Center**
- **MX-3: Office**
- **MX-4: Urban Core**
- **MX-5: Central Business District**



Examples of New Uses (sample below)

- Live/work dwelling
- Assembly
- Civic building
- Cultural institution
- Public safety facility
- Cemetery
- Community garden
- Animal daycare and grooming
- Beverage café (coffee)
- Microbrewery
- Artisan manufacturing
- Fleet terminal
- Mini-storage
- Solar and wind energy uses
- Farmers market
- Produce stand

New Use Table

- Developed a single table with all uses identified
- Includes new Districts and allowable uses
- Better organized and easier to use

REZONE SYRACUSE A Citywide Zoning Update

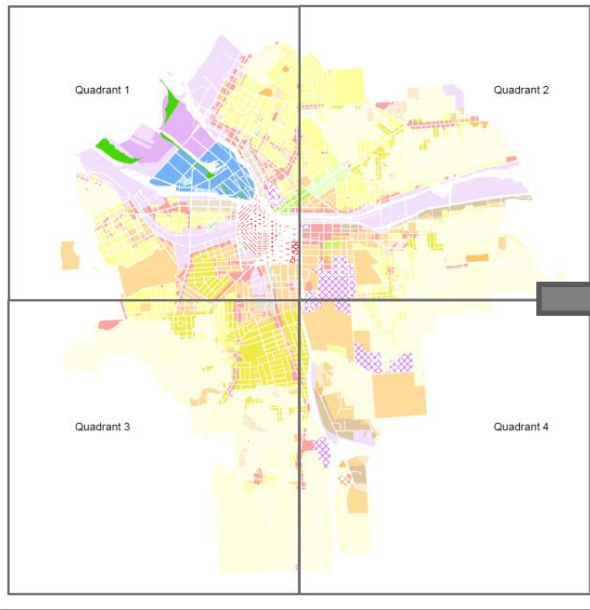
TABLE OF ALLOWED USES

P = Permitted Use S = Special Use Permit A = Accessory Use T = Temporary Use

USE CATEGORY	USE TYPE (Open - A/B/C)	Residential												General		Special District		USE SPECIFIC STANDARDS		
		U	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		16	
RESIDENTIAL USES																				
Household Living	Bedding, children																			
	Bedding, adult family																			
	Bedding, single-family	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
	Bedding, two-family	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
	Bedding on accessory house	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Group Living	Single house	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
	Dormitory																			
	Recreation center facility																			
	Recreation center facility	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	3.1A(3)	
PUBLIC, INSTITUTIONAL AND CIVIC USES																				
Community and Cultural Facilities																				
Community and Cultural Facilities	Art building	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
	Art building	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Educational Facilities	College or university	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
	School, public or private	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
	Recreational, athletic, trade, or business center																			
	Library																			
	Day care center	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Health Care	Hospital																			
	Day care center	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
COMMERCIAL USES																				
Professional Services																				
Professional Services	General office	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
	Professional office	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Retail and Beverage	General retail	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
	General retail	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
	General retail	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
	General retail	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
	General retail	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Food and Beverage	General retail	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
	General retail	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Food and Beverage	General retail	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
	General retail	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
	General retail	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
	General retail	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
	General retail	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Food and Beverage	General retail	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
	General retail	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
	General retail	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
	General retail	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
	General retail	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Food and Beverage	General retail	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
	General retail	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
	General retail	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
	General retail	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
	General retail	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
INDUSTRIAL USES																				
Industrial Services																				
Industrial Services	Industrial service	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
	Industrial service	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
MANUFACTURING AND PRODUCTION																				
Manufacturing and Production	Manufacturing, light	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
	Manufacturing, heavy	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
TRANSPORTATION																				
Transportation	Bus holding area	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
	Bus holding area	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
UTILITIES AND DISTRIBUTION																				
Utilities and Distribution	Utility, storage	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
	Utility, storage	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
WAREHOUSE AND FREIGHT																				
Warehouse and Freight	Warehouse, general	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
	Warehouse, general	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
WASTE AND SALVAGE																				
Waste and Salvage	Waste recycling center	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
	Waste recycling center	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
ACCESSORY USES AND STRUCTURES (See general standards in Section 3.4.C.)																				
Accessory Uses and Structures	Accessory structure	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		
	Accessory structure	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		
TEMPORARY USES AND STRUCTURES (See general standards in Section 3.4.D.)																				
Temporary Uses and Structures	Temporary structure	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T		
	Temporary structure	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T		

Source: Module 1 Public Draft November 2016

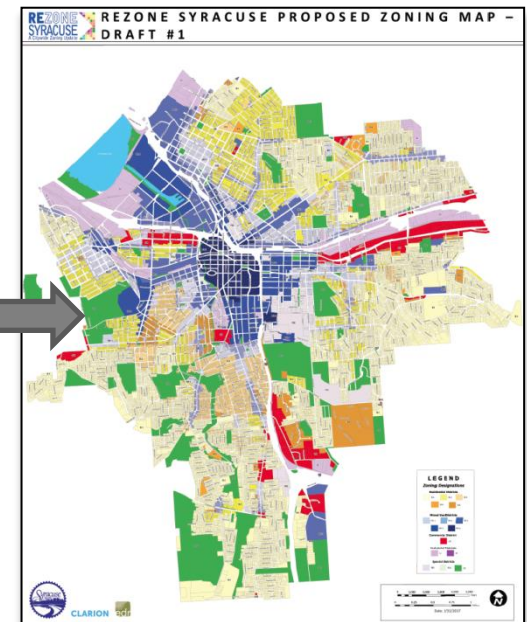
Building a New Zoning Map



Existing Zoning Map



Land Use & Development Plan (and Map) 2040



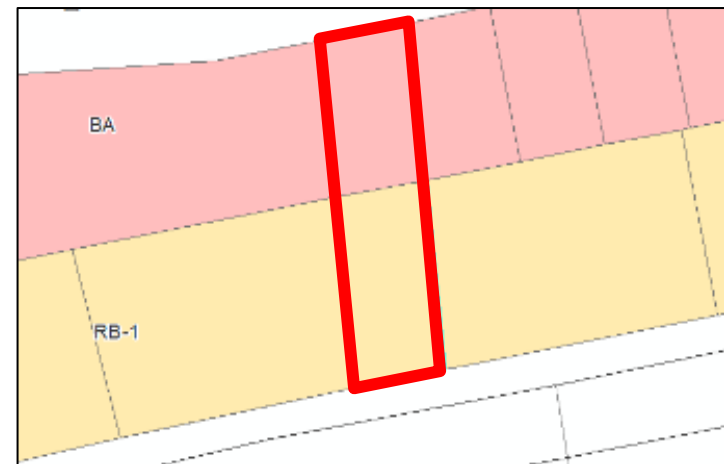
New Zoning Map Draft #1

Mapping New Districts: Methodology

- Reviewed Future Land Use Map from *Land Use & Development Plan 2040*
- Aligned new Zoning Districts to Character Area descriptions
- Reviewed existing Zoning designations
- Resolved legacy issues
- Assigned the new Zoning Districts on new Zoning Map Draft #1

Mapping New Districts: Methodology

- Ensured that all parcels are assigned a new Zoning designation on Map
- Large majority of parcels were direct conversions (ex. RA-1 to R1)
- Resolved legacy issues
 - Split zoned parcels



Next Steps

- **Zoning Ordinance**

- April: Module 2, development standards
- June: Module 3, administration and procedures

- **Mapping**

- February: new Citywide Zoning Map Draft #1
- May/June: Refined map and neighborhood discussions

- **Consolidated Ordinance/Map (May/June)**

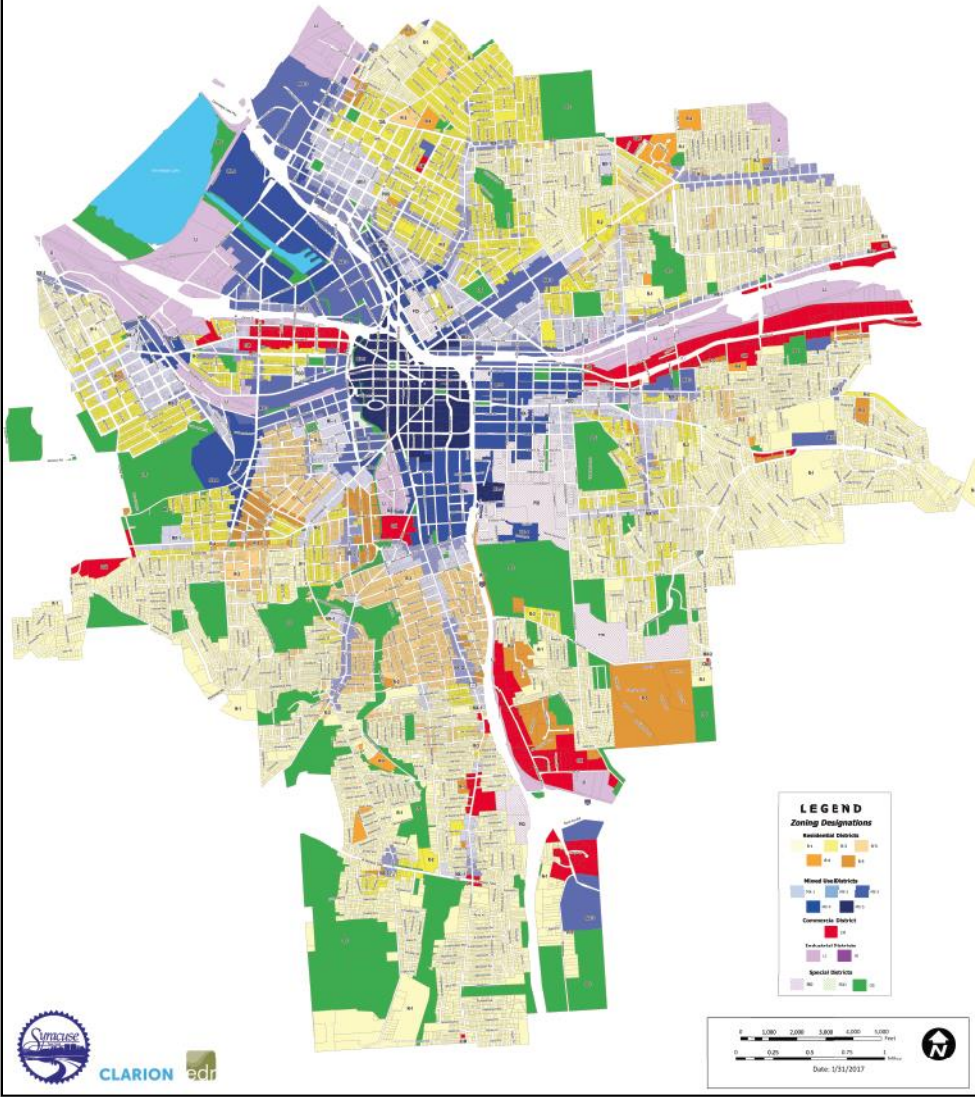
- Full consolidated ordinance
- Neighborhood discussions continue

- **Adoption Process (early Fall 2017)**

Feedback and Discussion

Ways to provide feedback:

- Project email: [ReZoneSyracuse@syr.gov.net](mailto:ReZoneSyracuse@syr.gov)
- Project website: <http://www.syr.gov.net/ReZone>
- Contact City Planning Division: (315) 448-8160



Thank you!



NYSERDA

CLARION ASSOCIATES, LLC

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