

REZONE SYRACUSE

A Citywide Zoning Update



ReZone Syracuse

PRESENTATION TO ONONDAGA COUNTY PLANNING BOARD

JUNE 21, 2017



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CLARION



Presentation Agenda

- Overview of *ReZone Syracuse* Project
- Module 1: Districts & Uses
- Module 2: Development Standards
- Mapping Overview
- Next Steps

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

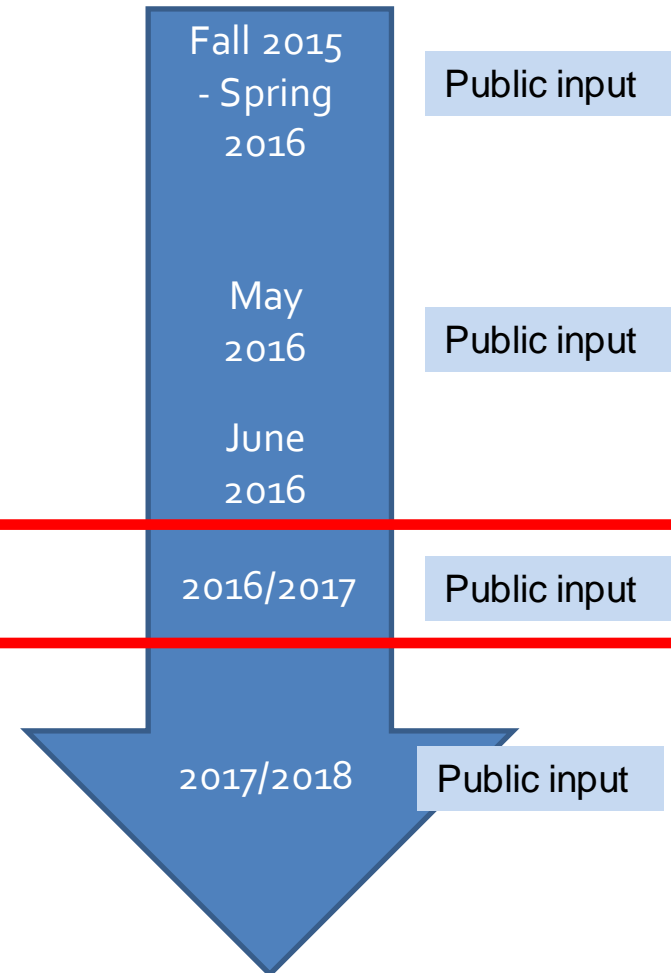
- Update and improve citywide land use policies

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- Clean up an outdated Syracuse map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 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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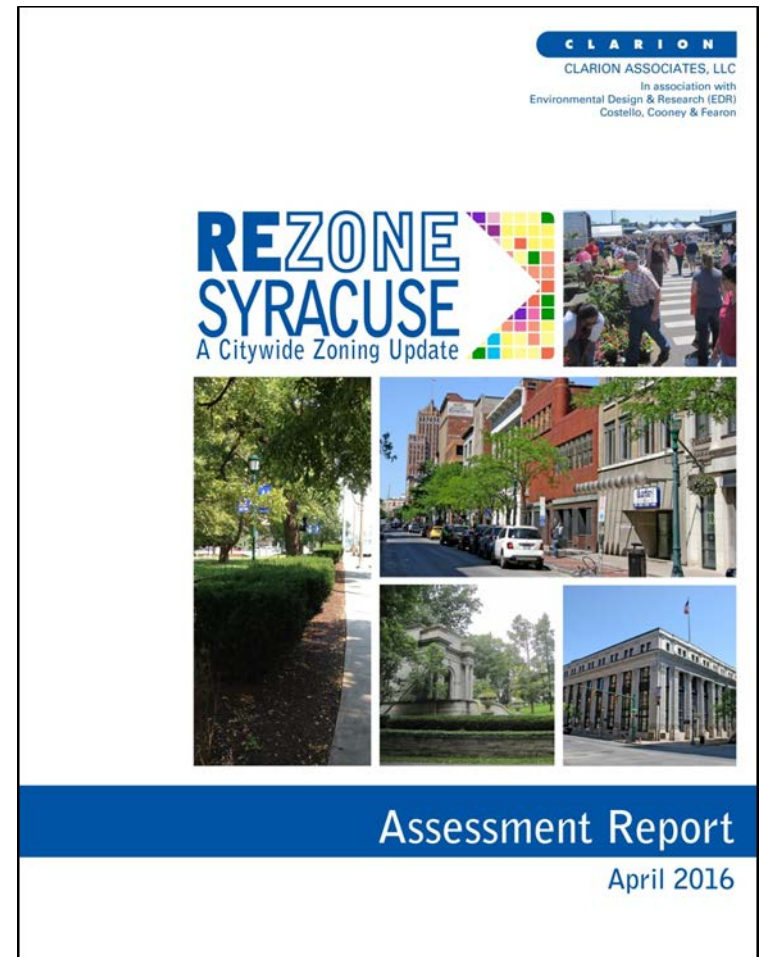
Technical Review & Assessment

Fall 2015 - review and analysis to determine:

- Ways 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



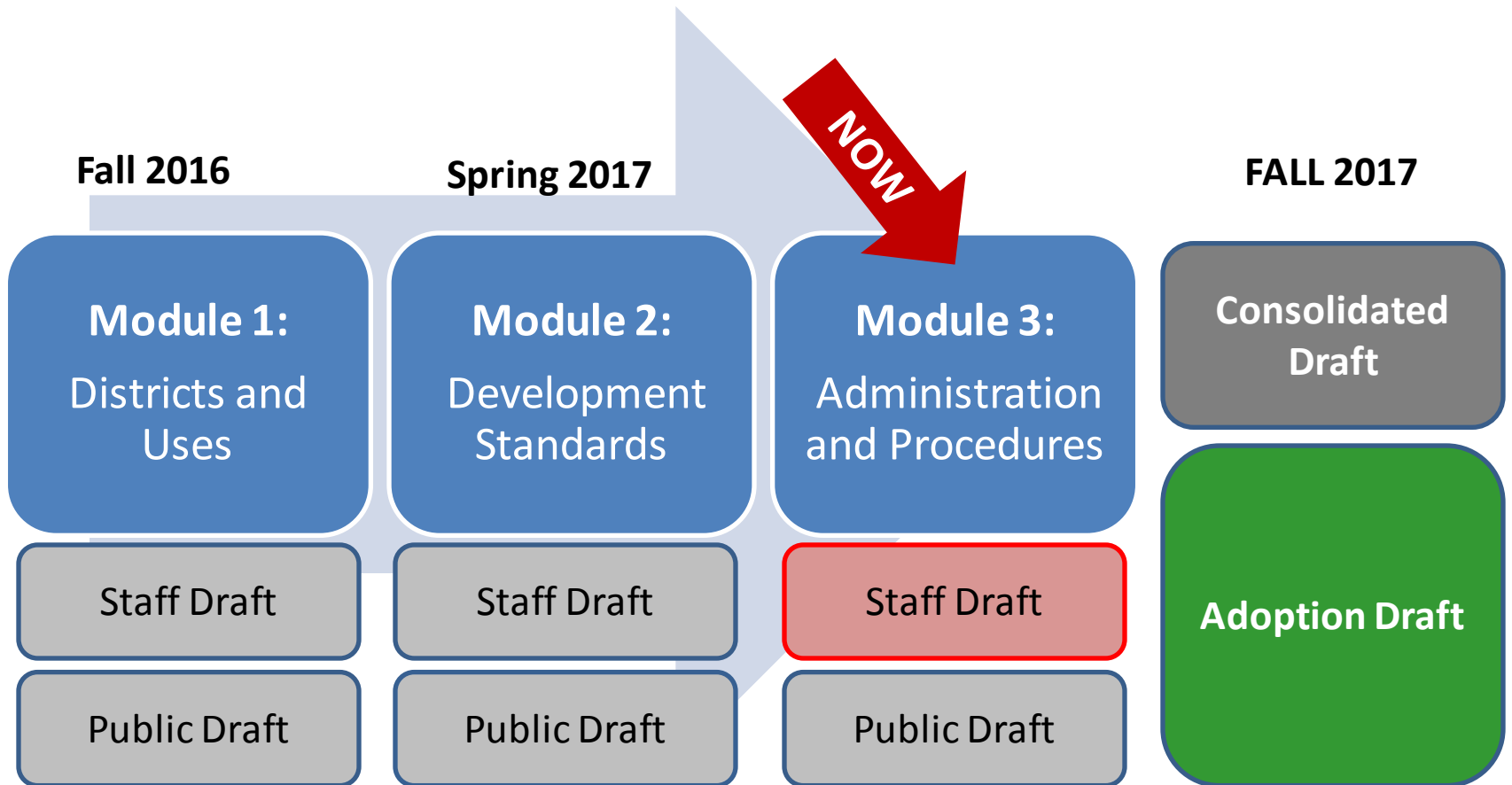
Annotated Outline

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

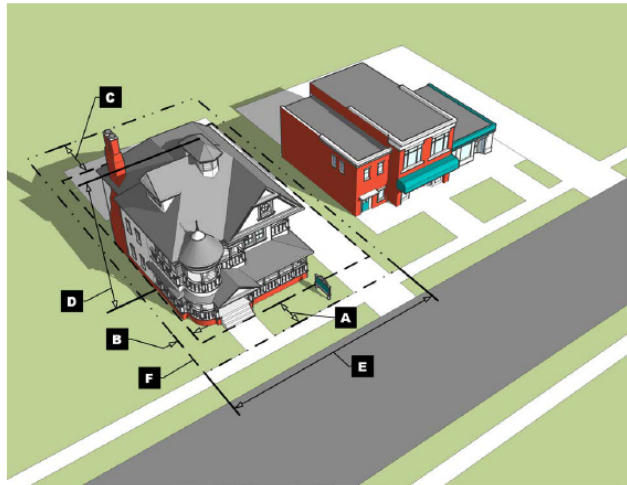
Commentary

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 2: Development Standards

- **Current Zoning Ordinance:**
 - Few development quality standards
 - 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

Module 2: 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

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. Purpose⁴

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. Applicability⁵

(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 Enlargements⁶

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

⁴ New.

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

⁶ 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.

4.3: Residential Compatibility

Why in Syracuse?

- Ensure respectful transitions from mixed-use and commercial corridors to residential districts
- Encourage infill and redevelopment but not at the expense of single- and two-family neighborhoods

4.3: Residential Compatibility



Single-Family Adjacent to Multi-Family

4.3: Residential Compatibility



Residential Adjacent to Service/Loading Areas

4.3: Residential Compatibility

Standards

- **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

Why in Syracuse?

- Ensure development has sufficient parking to meet demand
- Allow flexibility in how parking is provided
- Encourage multi-modal transportation
- Avoid expanses of unused parking
- Reduce stormwater runoff and improve water quality

4.4: Off-street Parking And Loading

SPEED
LIMIT
25



Parking Lot Landscaping/Design

4.4: Off-street Parking And Loading



Parking Area Buffering and Landscaping

4.4: Off-Street Parking and Loading

Standards

- **Parking maximum** – 125 percent of required parking
- **Parking alternatives**
 - Shared parking
 - On-street parking
 - Proximity to transit
- Minimum **bicycle parking** requirements

4.5: Landscaping, Buffering, and Screening

Why in Syracuse?

- Provide better transitions between uses
- Reduce runoff and stabilize soil
- Preserve visual quality

4.5: Landscaping, Buffering, And Screening



Rear and Side Landscape Buffers

4.5: Landscaping, Buffering, And Screening



Service Area Loading and Screening

4.5: Landscaping, Buffering, and Screening

Standards

- **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 reqs.**
- **Alternative landscape plans**
 - Offer added flexibility
 - Must be justified by site or development conditions

4.6: Site and Building Design

Why in Syracuse?

- Apply design standards citywide (not only James Street and Lakefront area)
- Promote high-quality design
- Prevent poor design
- Minimize impacts of large buildings
- Encourage pedestrian-friendly development

4.6: Site And Building Design



Mixed-Use Building Design (Articulation and Roof Form)

4.6: Site And Building Design



Multi-Family Building Design (Articulation)

4.6: Site and Building Design

Standards include

- Building placement and orientation
- Building entrances
- Materials
- Façade colors
- 360-degree architecture
- Roof form
- Transparency
- Vertical and horizontal articulation
- Mechanical equipment screening
- Design for security
- Underground utilities
- Mix of uses
- Protection of existing building form



4.8: Signs

Why in Syracuse?

- Reduce sign clutter
- Improve enforceability
- Address First Amendment protections
- Current format is not user friendly

4.8: SIGNS



Corner Store Signage (Windows, Wall, Awning)

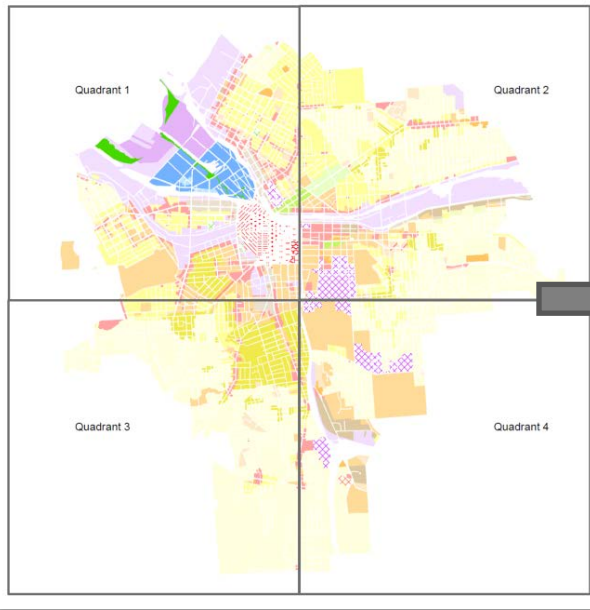
4.8: Signs

Standards

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

MAPPING OVERVIEW

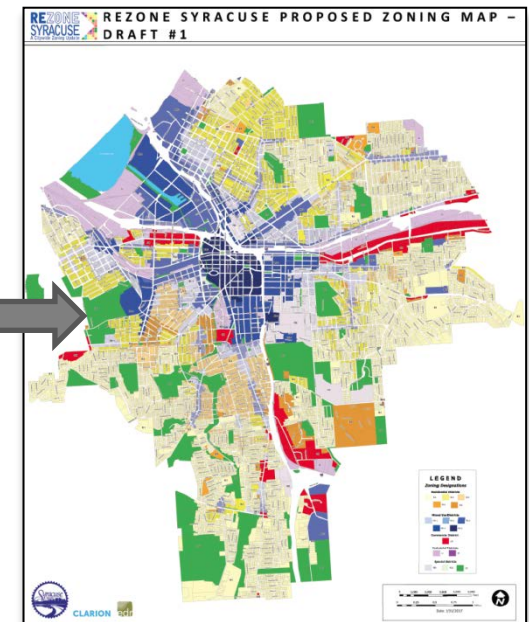
Building a New Zoning Map



Existing Zoning Map



Land Use & Development Plan (and Map) 2040



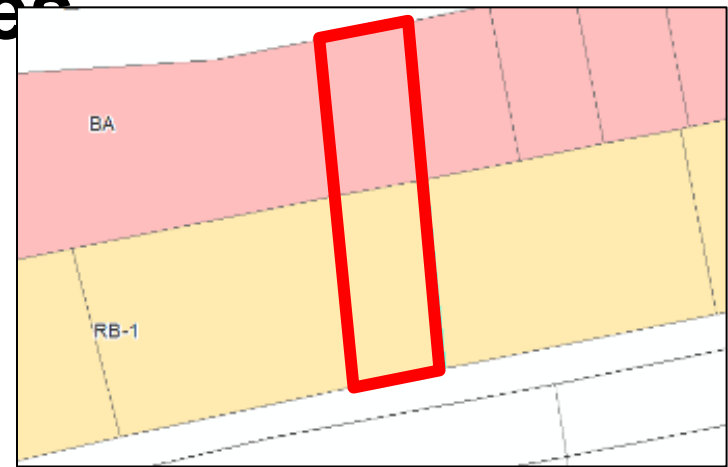
New Zoning Map Draft #1

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**
 - July: Module 3, administration and procedures
 - Fall: Full consolidated ordinance
- **Zoning Map**
 - Continue collaborating with staff
 - Site visits to collect additional data
 - Neighborhood discussions continue
 - Draft #2 (June)
- **Adoption Process (Winter 2017)**

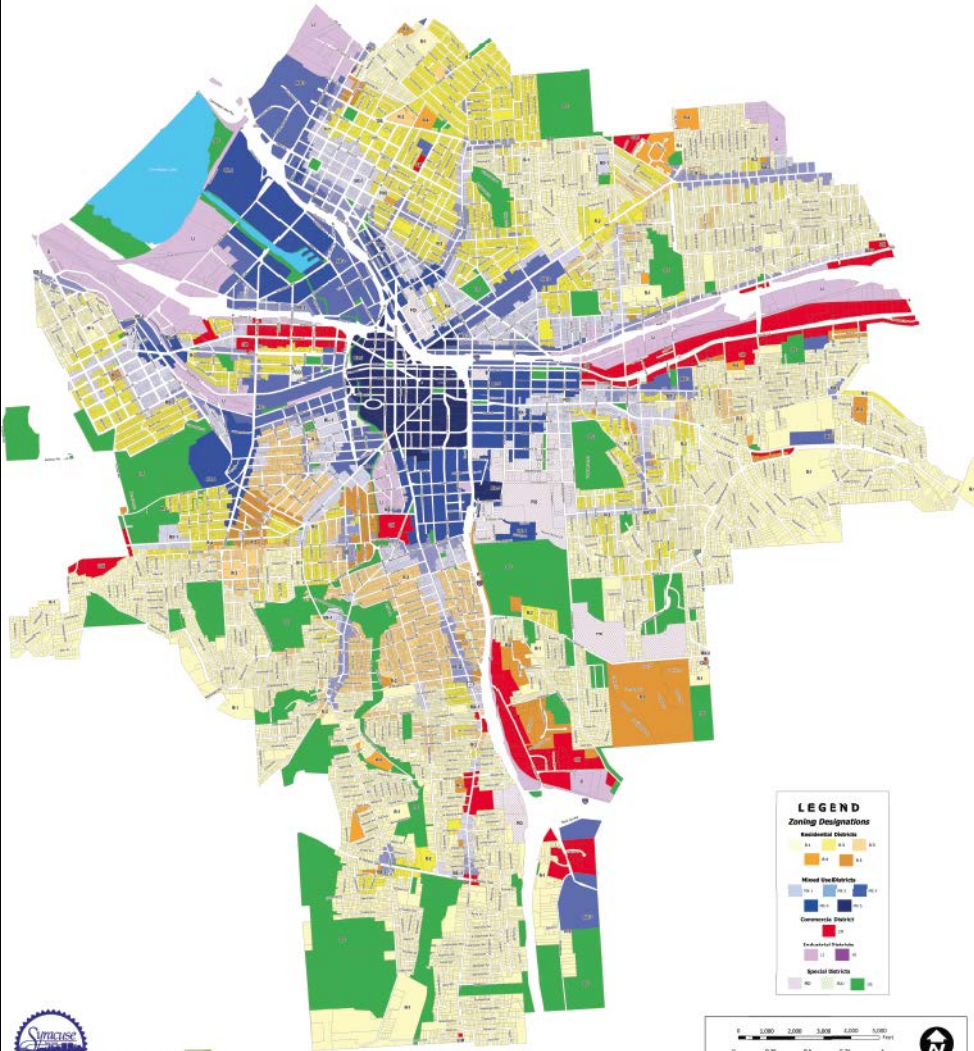
Feedback and Discussion

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



REZONE SYRACUSE PROPOSED ZONING MAP - DRAFT #1



THANK YOU



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