



# City Council Workshop: **Zoning Update**

## March 27, 2018



# Agenda

- Introduction & Overview
- Downtown District
- Waterfront District
- Discussion

# Overview of Zoning Updates

- Undertaken through the NYS BOA Program (NT Momentum)
- Zoning Subcommittee formed and began working with the project team in April 2015
- 8 Zoning Subcommittee Meetings
- 8+ City Staff meetings
- 7 BOA Committee meetings



# Objectives of the Code Update

1. Align Zoning Code with the Comprehensive Plan and the NT Momentum Master Plan (Brownfield Opportunity Area)
2. Focus on Downtown and the Waterfront

§ 103-1.	Title.
§ 103-2.	Purpose and scope.
§ 103-3.	Districts and maps.
§ 103-4.	Application of regulations.
§ 103-5.	Classification of uses.
§ 103-6.	R1-1 Single-Family Residence District.
§ 103-7.	R1-2 Single-Family District.
§ 103-8.	R-2 General Residence District.
§ 103-9.	R-C Residence – Business District.
§ 103-10.	C-1 Neighborhood Business District.
§ 103-11.	C-2 General Commercial.
§ 103-12.	M-1 Light Manufacturing District.
§ 103-13.	M-2 General Industrial District.
§ 103-13.1.	M-3 Special Industrial District.
§ 103-13.2.	WD Waterfront District.
§ 103-13.3.	WD-1 Waterfront District.
§ 103-14.	Off-street parking.
§ 103-15.	Supplemental regulations.
§ 103-16.	Nonconforming uses.
§ 103-17.	Enforcement.
§ 103-18.	Board of Appeals.
§ 103-19.	Amendments.
§ 103-20.	Definitions and rules of construction.

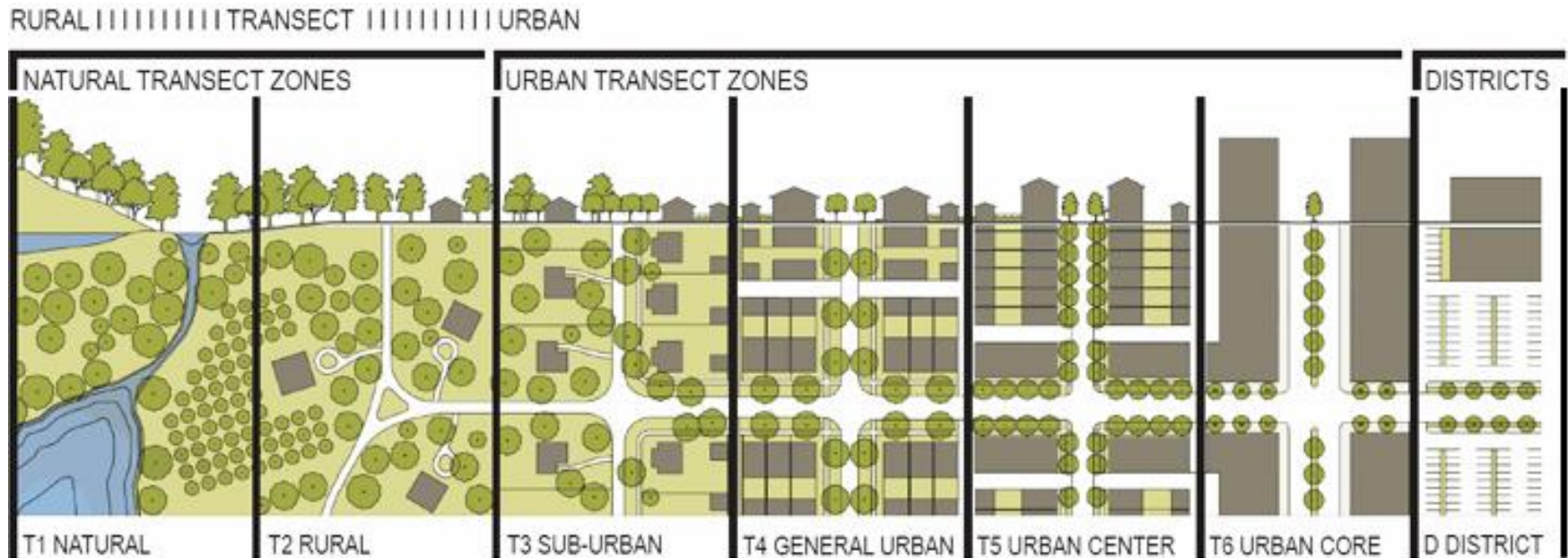


# Downtown District



# Form-based Code

- Regulates the form of different land uses, rather than the use itself
- Often used to preserve or promote a certain development pattern (i.e. downtown or historic area)

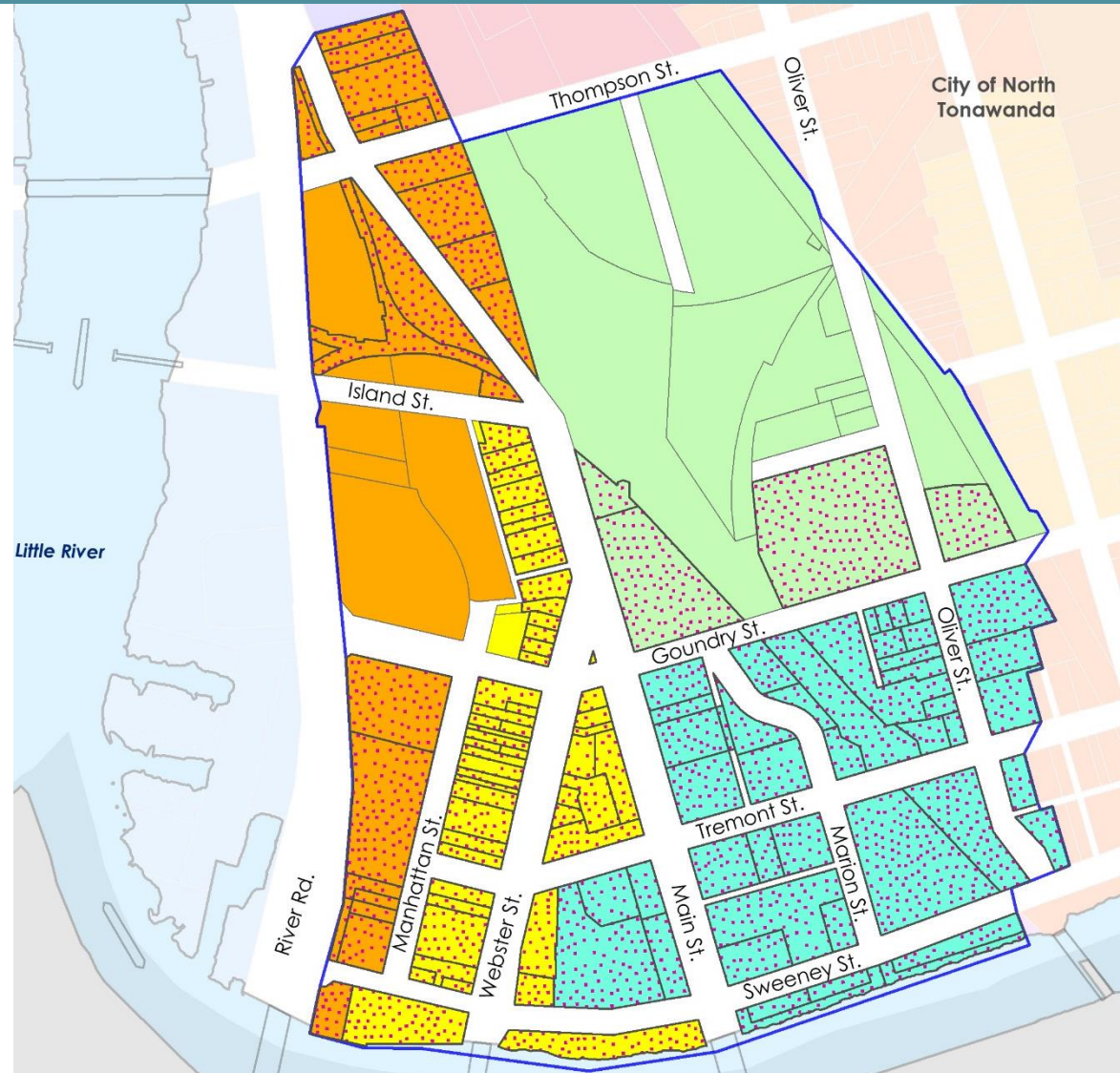


# Overview of Downtown District

The premise of the Form Based Code is that **ALL** uses permitted in other districts are allowed if they meet design requirements, unless they are expressly **PROHIBITED**.

- Adult Entertainment uses
- Automotive graveyard
- Campground
- Contractor's Yard
- Private, commercial surface parking lots as the primary use on any property
- Drive-through establishments
- Dwelling, single-family
- Golf courses
- Industry, heavy
- Junkyard
- Motor Vehicle Repair/Service Station
- Scrap metal processing
- Self-storage

# Downtown Form Based Code



## Zoning Districts

-  Historic Preservation District
-  Downtown Mixed Use District

## Downtown District Sub-Area

-  D1- Traditional Downtown
-  D2- High Density Downtown
-  OS- Oliver Street
-  RR- River Road



# Traditional Downtown (D1)



- Strengthen Main Street character
- Mixed-use, retail on ground floor is preferable
- Create continuous building fabric
- No minimum parking requirements

# High Density Downtown (D2)



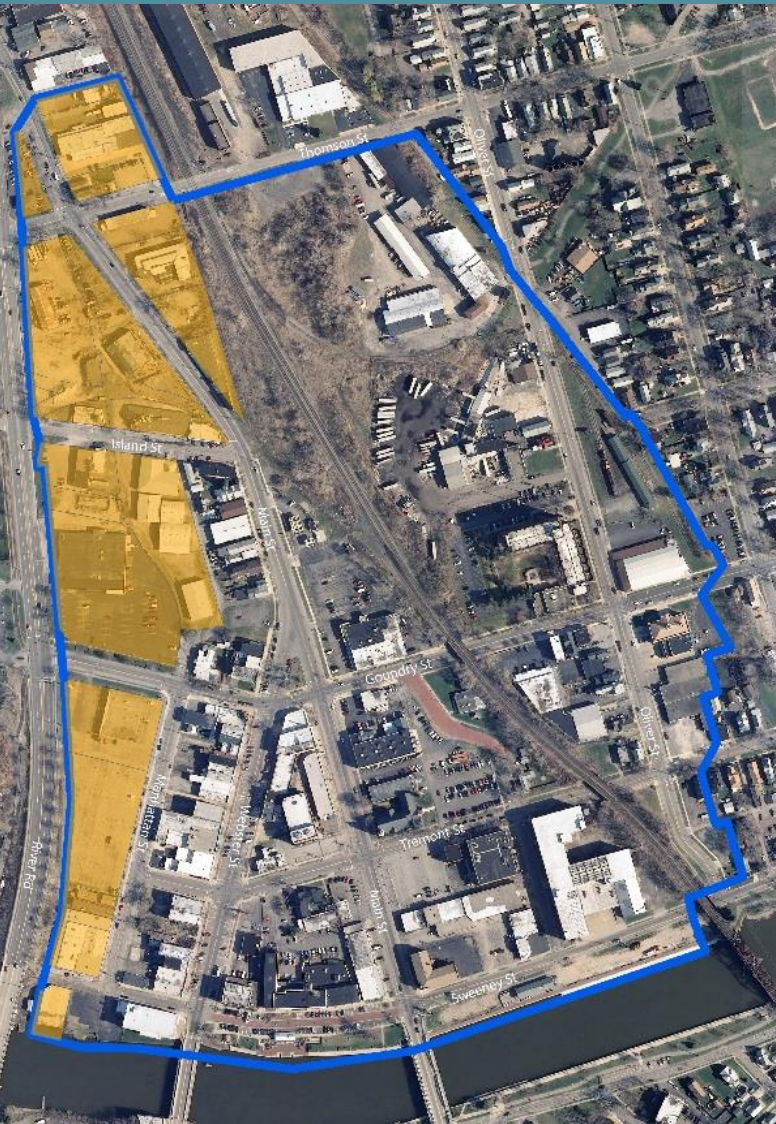
- Provide a mixed-use environment, with infusion of residential uses
- Vehicle parking located behind the building or provided on-street
- Active uses (retail, restaurant, service) on ground floor is preferable
- Light manufacturing opportunities

# Oliver Street (OS)



- Allow redevelopment of entire blocks
- Higher open space requirements
- Full mix of uses
- Residential mix facilitated by design parameters

# River Road (RR)



- **Allow redevelopment of entire blocks**
- **Mixed use – retail, job creation, service oriented**
- **Gradual transition from River Road into higher density downtown**
- **Public realm improvements**

# Building Form Standards



Building Height

Materials

Signage

Setbacks

# Building Form Standards



Awnings

Transparency

Entrance Location

Outdoor Seating

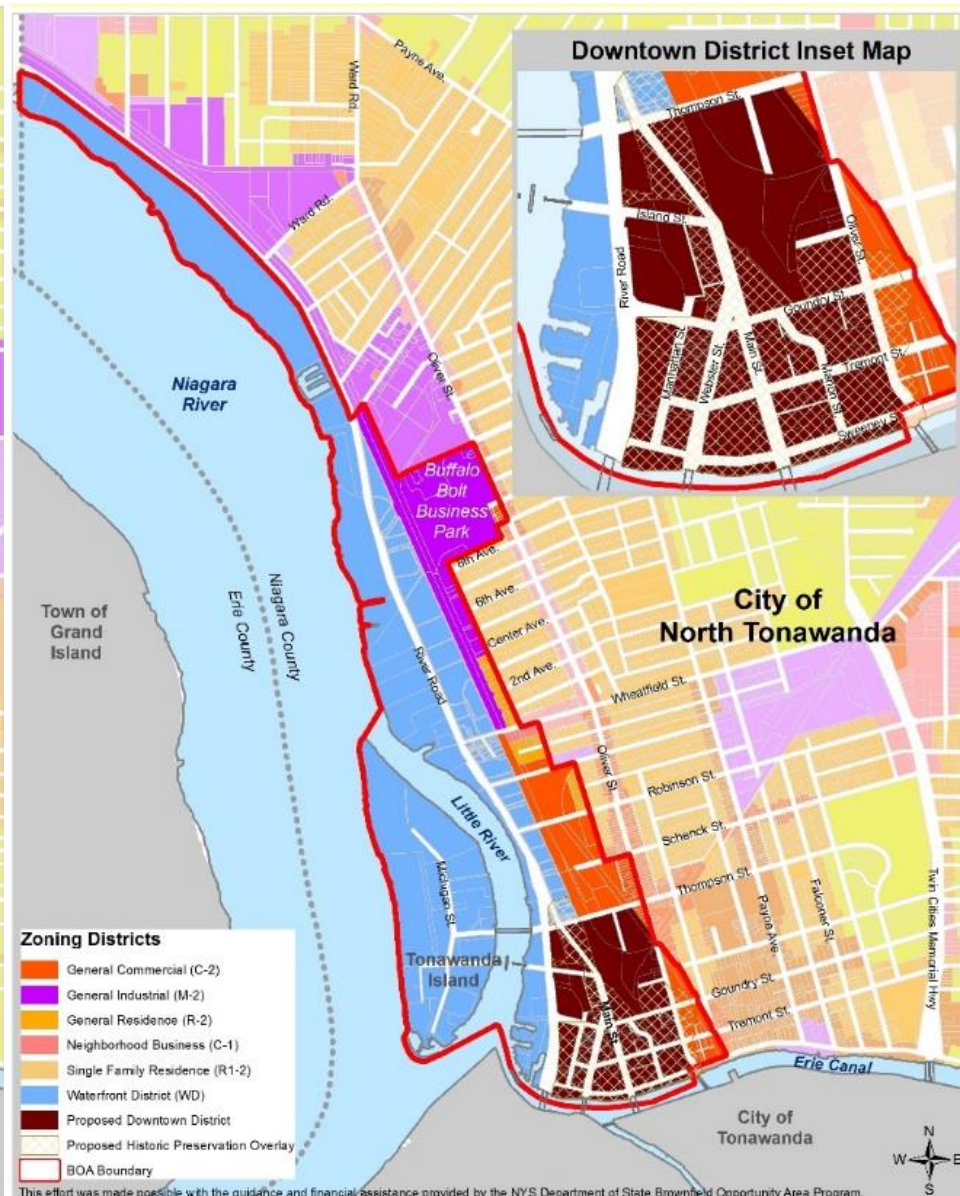
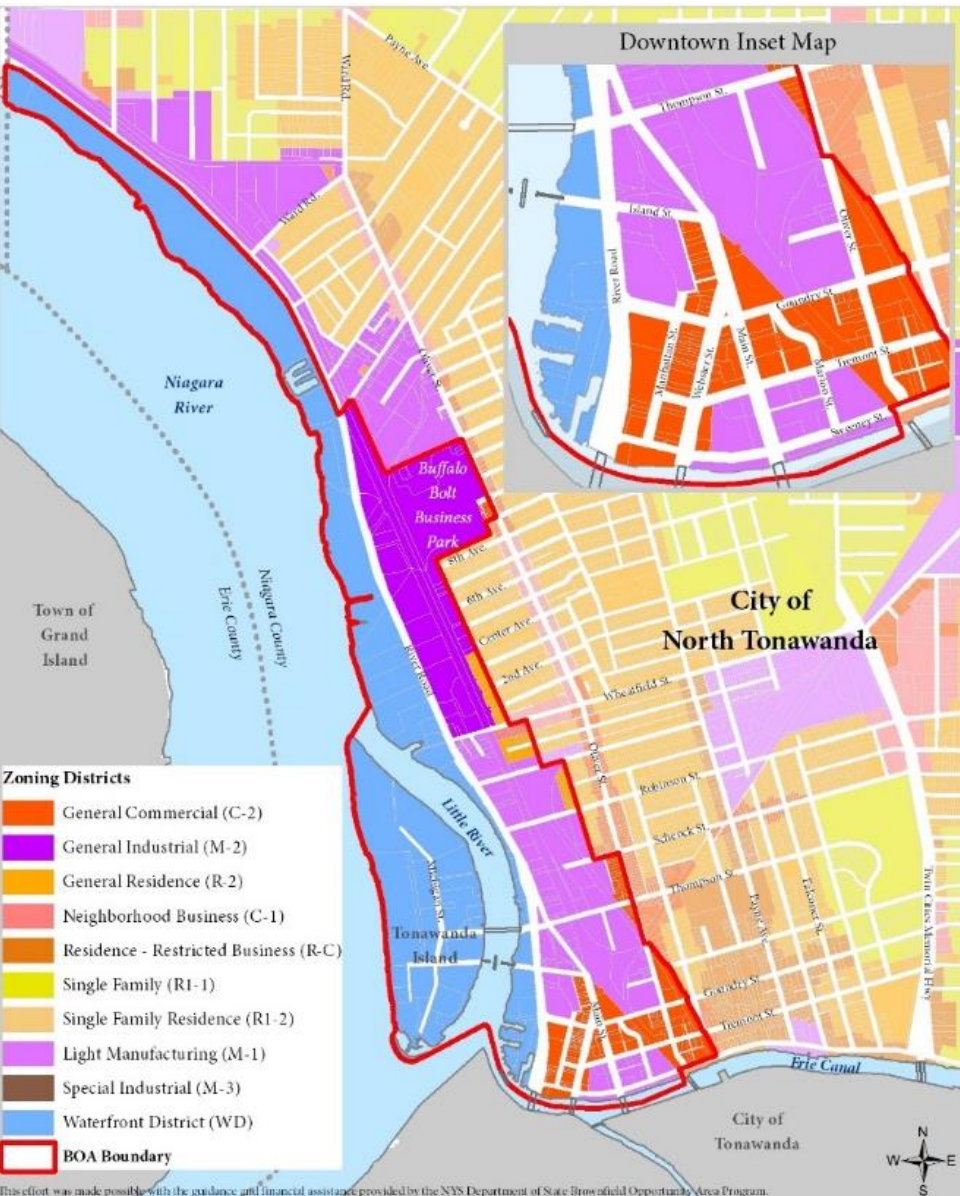
Parking



# Waterfront District



# Waterfront Zoning District



This effort was made possible with the guidance and financial assistance provided by the NYS Department of State Brownfield Opportunity Area Program.

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# Permitted Uses Facilitate Vision



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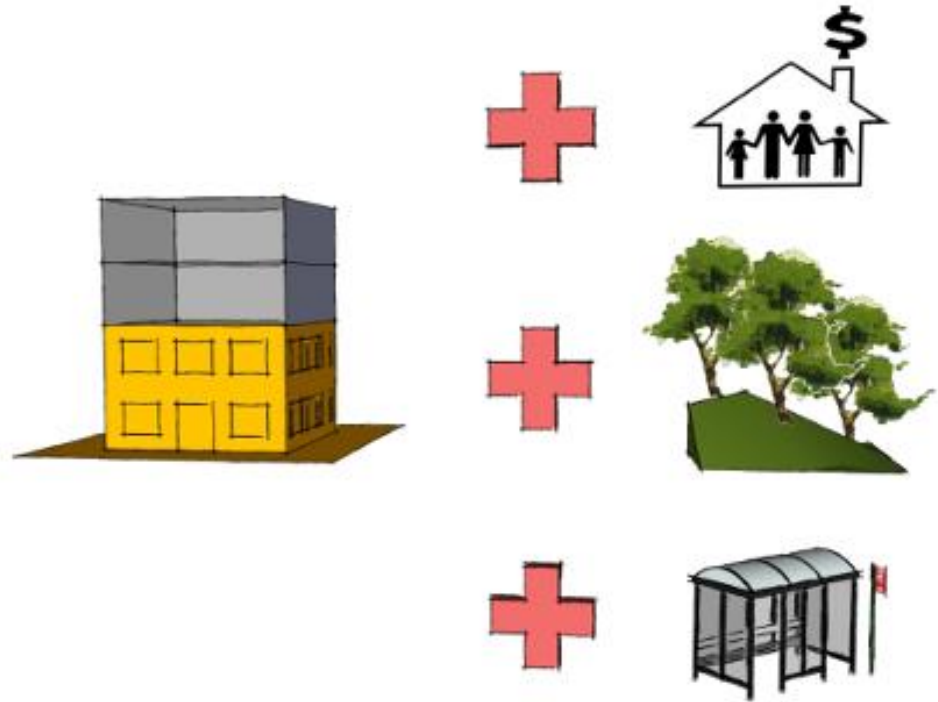


# Codified Through B & U Tables

Uses	Min. Lot Size (square feet)	Min. Lot Width (feet)	Min. Setback (feet)					Max. Allowable Impervious Surface Coverage (%)	Max. Building Height Range (feet)
			Front Street	Front Waterfront	Side	Rear on Street or adjacent Property	Rear Waterfront		
Apartment Building	8,000	50	15	30	10	20	30	80	45
Apartment Complex	20,000	75	15	30	10	20	30	80	45
Bar	6,000	50	15	25	10	20	25	80	35
Bed-and-Breakfast	8,000	50	15	25	10	20	25	80	35
Brewery	20,000	50	15	25	15	20	25	80	35
Building, Mixed-use	8,000	50	15	25	10	20	25	80	45
Club, Private	8,000	50	15	25	10	20	25	80	35
Cultural Use Facility/Museum	N/A	N/A	N/A	25	N/A	20	25	N/A	N/A
Daycare Center/Daycare Facility	6,000	60	15	25	15	20	25	80	35
Distillery	20,000	100	15	25	15	20	25	80	35
Dry Storage, Boats	10,000	100	20	25	15	20	25	80	35
Dry-cleaning Outlet	10,000	50	20	25	15	20	25	80	35
Dwelling, Multifamily	8,000	50	20	40	20	20	40	80	35
Dwelling, Townhouse	5,000	40	10	25	10	20	25	80	35
Farmers Market	5,000	50	15	30	15	20	30	80	20
Health Club	15,000	100	15	30	15	20	30	80	35
Hotel/Motel	30,000	150	20	35	20	20	35	80	55

# Unique Tools: Incentive Zoning

- Reward-based system
- Gives developers flexibility in exchange for amenities such as green space, trails, infrastructure enhancements, affordable housing, or other public spaces.



# Allowable Incentives

- Increases in density
- Increase in lot coverage
- Increase in building height
- Changes in setback
- Others as approved by Council



# Amenities Provided

- May be on, or off site
- Open space preservation
- Preservation of unique attributes
- Waterfront easements for public access
- Road improvements
- Public trails
- Cash in lieu



Thank you

DISCUSSION