

PART B

SECTION VIII INSTITUTIONAL DISTRICTS

Article 1 Planned Institutional District

1. Purpose and Intent:

It is the purpose and intent of this district to permit and encourage the orderly, cooperative and flexible development and expansion of institutional land uses. It is further the intent of this district:

- a. To insure compatible relationships between land use activities;
- b. To insure the compatible orientation of one (1) building to another in regard to building bulk, architectural and open space;
- c. To provide for visually pleasing and functional treatment of open areas;
- d. To provide for an efficient and safe circulation system for both pedestrians and vehicles;
- e. To provide adequate parking space for immediate and future needs;
- f. To insure that signs are adequate, but properly controlled to prevent them from detracting from the appearance of the development;
- g. To encourage cooperation among individual owners, and/or developers to achieve the above listed objectives.

2. Uses Permitted:

a. Institutional

Universities, colleges, public and private elementary, junior high, high schools, hospitals, clinics, care homes, sanitariums, religious institutions, eleemosynary institutions, civic uses, fraternities and sororities; day- care centers; business and commercial schools.

b. Accessory Uses

Such accessory uses are those either owned or operated by an institution, or an independent accessory use. Any such accessory use shall be found by the City Planning Commission to be compatible to, in furtherance of and not detrimental to the proposed use or uses of the Planned Institutional District. Such accessory uses are permitted but not limited to the following:

- (1) Residential - Dormitories; housing for married students; housing for nurses; housing for medical interns; rectories, convents and parsonages; provided such facilities are owned and maintained by the institution with which the residents are associated.

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- (2) Off-Street Parking - Off-street parking shall be permitted and required in accordance with the schedule provided in Section i (4) of this Article.
- (3) Retail and/or Service - Retail and/or service uses may be permitted to the extent that such uses are found by the City Planning Commission to be appropriate for such a district.

c. Nonconforming Uses

All nonconforming uses created by the applications of this Article will be subject to the control of area regulations contained in the zoning classification which previously applied to the property, until such time that the property is put to uses permitted by this Article, and in accordance with the approved District Plan.

3. Planned Development Review:

a. Initiation

A Planned Institutional Zone may be initiated by an institution, group of institutions, private individuals and/or by the City of Syracuse.

b. Sketch Plan

The initial step to gaining approval of a Planned Institutional District is to submit to the City Planning Commission a sketch plan indicating:

- (1) the boundaries of the proposed district;
- (2) the type and location of all principal land uses;
- (3) and any other information that the City Planning Commission may request.

The purpose of such sketch plan is to enable the City Planning Commission to determine if a Planned Institutional District is appropriate for the proposed location.

c. District Area

The minimum district area must be two (2) contiguous acres or one (1) entire city block. Smaller areas may be zoned Planned Institutional District if they are contiguous to an existing Planned Institutional District. Such smaller area must be treated as a subdistrict of the existing Planned Institutional District. Public rights-of-way shall not be considered as affecting the contiguity of areas.

d. District Plan

Prior to the establishment of a Planned Institutional Zone, a District Plan for the area to be included in the Zone must be presented to and approved by the City Planning Commission.

- (1) District Plan Content - The District Plan must include maps, tables and other materials that show the following:

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- (a) The area and boundaries of the proposed district and of all separate, principal ownerships within the District.
- (b) The location and width of all existing or proposed public roadways or public easements within or bordering the area.
- (c) The general location and maximum number of points of access to public streets.
- (d) Setbacks to be observed from streets and property lines.
- (e) Maximum lot coverage, by defined subdistrict of the District and for the District as a whole.
- (f) Maximum floor area ratios for defined subdivisions of the Zone and for the Zone as a whole. (Every area completely bounded by public streets should be designated as one (1) or more subdistricts of the District for purposes of designating coverage and floor area ratio limitations).
- (g) The general location and approximate number of parking spaces to be included in the District.
- (h) The locations and general types of uses or activities existing and to be placed in the District.

(2) Supporting and Explanatory Material

The Commission may require the submission of additional material to explain and justify the District Plan, which could include but is not limited to the following:

- (a) Projections of employment, residents, attendance or enrollment, patient loads, or other measures of activity likely to be accommodated in the Zone.
- (b) Estimates of development scheduling and sequence.
- (c) Explanations of measures to be taken to accommodate parking, loading and circulation requirements.
- (d) Plan drawings illustrating possible locations and general dimensions of buildings, major pedestrian and vehicular circulation systems, parking facilities, major open spaces, and outdoor activity areas.
- (e) Explanation of general measures to be taken to assure the satisfactory accommodation of storm drainage and other public utility services.
- (f) Explanation of general measures to be taken to assure adequate access for police and fire protection.
- (g) The existing land use and facilities for a distance of two hundred (200) feet outside the boundaries of the district.

e. Public Hearing

After a Public Hearing and approval of Common Council, the Planned Institutional District will then be established.

f. Project Plan

Prior to the issuance of a building permit for the construction of any new structure or parking or access facilities in the Zone, a Project Plan for the facility to be constructed must be submitted to the City Planning Commission for its review and approval. The Commission must also find that the Project Plan is in substantial conformance with the District Plan, that it makes adequate provision for fire and police access, drainage, and utilities, and that it meets other applicable regulations within its jurisdiction. The Commission may call a Public Hearing on project plans at its discretion.

To facilitate review, Project Plans should be submitted in preliminary form for review, and then, for final approval, in the form required for issuance of building permits.

(1) Project Plan Submissions - Preliminary Project Plans must include maps, drawings and other materials that show:

- (a) Site plans for all construction for which building permits are being sought and all adjoining or adjacent structures, parking facilities or drives.
- (b) All landscaped open space, plazas, malls, courts, and pedestrian-ways within or immediately surrounding the proposed construction.
- (c) Existing and proposed topographic contours within and surrounding the proposed construction.
- (d) Existing and proposed drainage and utility patterns, facilities, and/or public easements within or affected by the proposed construction.
- (e) Permanent landscaping within and surrounding the proposed construction.
- (f) Off-street loading to serve any building or facilities proposed to be constructed.
- (g) Any signs to be included in the proposed construction.
- (h) Approximate floor elevations of all buildings to be constructed.

(2) Supporting and Explanatory Material - The City Planning Commission may require the submission of additional material to explain and justify the Project Plan, which could include but is not limited to the following:

- (a) General floor plans and elevations of proposed structures.
- (b) Information necessary to assure compatibility of the proposed project with adjoining existing uses.

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- (c) An explanation of the manner in which all requirements of the District Plan and of other applicable regulations are to be met and in which adequate access for public and fire protection is maintained.

g. Amendment of Plans

- (1) Amendment of District Plan - Any substantial differences between the District Plan and Project Plans, or any proposed changes or additions after original construction, which changes or additions will alter the character or intent of the District Plan must be submitted to all procedures pertaining to the approval of the District Plan. The City Planning Commission may approve an amendment to the District Plan only upon finding that such amendment does not jeopardize the intent of the Planned Institutional District.
- (2) Amendment of Project Plan - A Project Plan which has the approval of the City Planning Commission must be resubmitted to the City Planning Commission for approval, if there are any substantial changes thereto. The City Planning Commission must find that the amendment does not jeopardize the intent of the Planned Institutional District.

h. Resubdivision

Appropriate resubdivisions must be made where structures are to be built across existing property lines or where required by the City Planning Commission.

i. Development Requirements

The City Planning Commission, at its discretion, may waive any development requirements, up to but not exceeding 50% of the below-stated requirements, including but not limited to lot coverage, floor area ratio and setbacks, if such a waiver does not jeopardize any article of the intent for this zone and if the waiver is in no way detrimental to adjoining property or development.

- (1) Maximum District Coverage - 50% of any district may be covered by structures. Open parking areas and parking garages below grade are not considered structures for this purpose of maximum lot coverage. 20% of the total district must be in appropriately developed open space. Developed open space is defined as: plazas, malls, pedestrian-ways and other areas for active and/or passive recreation, but does not include parking areas. The roofs of structures may be considered for such open space when at grade or not more than one (1) story above grade.
- (2) Floor Area Ratio - The floor area to ground area ratio shall not exceed 2.0 for any Planned Institutional District or Subdistrict except where premiums are granted for the provision of amenities or improvements as listed below. The maximum floor area ratio for any District or Subdistrict shall not exceed 4.0. Premiums shall be granted according to the following schedule:

- (a) Plaza or Interior Open Space - 0.5

To qualify for the premium herein authorized, a plaza or interior open space shall be open to the sky, completely paved or paved and partially landscaped, open to the public for pedestrian movement, and have:

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- 1) An area of not less than one-sixth (1/6) of the lot, or six thousand (6000) square feet, whichever is greater, or
- 2) A frontage of fifty (50) feet on at least one (1) street and an area of not less than six thousand (6000) square feet. Weather protection admitting light and air shall not be considered as being in conflict with the requirement of being open to the sky.

(b) Street Arcade - 0.5

To qualify for the premium herein authorized, the first story at grade shall be setback from the lot line for the entire frontage of the lot. Such arcade area shall be completely paved or paved and partially landscaped and shall be unobstructed except for columns or piers required to support the building or roof.

Not less than six (6) feet of arcade depth shall be accessible to the public for pedestrian movement. The full premium shall be given for street arcades eighteen (18) feet in depth. Arcades providing less than six (6) feet of depth for pedestrian movement shall receive no premium.

Arcades providing between six (6) feet and eighteen (18) feet of depth shall receive 8.33% of the maximum premium for each foot over six (6) feet in depth. If a lot has a frontage on more than one (1) street, the premium shall apply to each separate frontage in the degree to which it qualifies.

(c) Public Open Space - 0.5

To qualify for the premium herein authorized, a building shall have a front, side or rear lot line adjoining a public open space of at least one (1) acre in area and of a depth perpendicular to such lot line of not less than two hundred (200) feet. The public open space may include streets adjacent to the public area.

(d) Parking Garage - 1.0

To qualify for the total premium herein authorized, 80% of the required off-street parking for the uses in each District or Subdistrict must be provided in a parking garage or garages. If less than 80% of parking is provided in a garage or garages, the premium granted will be equal to the percent of total required parking provided in parking garages taken as a percent of 1.0. For the purposes of this premium a parking garage is defined as a structure which encloses fifty (50) or more parking spaces, each space being an area nine (9) feet by twenty (20) feet and all spaces being screened by curtain walls or ornamental screening. This definition does not preclude parking on the roofs of such garages if the above-mentioned screening is provided.

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(e) Treatment of Open Parking Spaces - 0.5

To qualify for the premium herein authorized, open parking spaces shall include areas of landscaping, providing trees, shrubs, and/or other decorative material such as sculptures or fountains. Such landscaped areas shall be surrounded by non-mountable concrete curbs, and shall be adequately distributed throughout the entire parking area. Such areas of landscaping shall be not less than 10% of the total parking lot area.

(f) Additional Parking

The floor area ratio may be raised .1 for every .05 raise in the parking ratio. (See subsection (4) below for parking ratios).

- (3) Setback or Front Yard - The building setback line shall be not less than ten (10) feet from the street right-of-way line. Relationships of buildings to side or rear property line or of one (1) building or another shall be found to be appropriate by the City Planning Commission.
- (4) Off-Street Parking - Off-street parking facilities shall be provided in those locations specified on the District Plan for any Planned Institutional District.

The City Planning Commission must find the parking provisions on the Project Plan in conformity with the intent of this zone and provided as follows unless other arrangements satisfactory to the Commission are submitted which indicate the provision of adequate off-street parking.

- (a) Classrooms, Libraries, and Laboratories - one (1) space for each fifteen (15) seats or student stations, located within fifteen hundred (1500) feet of the buildings served.
- (b) Hospitals, Convalescent Facilities and Care Homes - one (1) space for each four (4) hospital beds and one (1) space more for each six (6) convalescent or nursing beds, located within six hundred (600) feet of the building served.
- (c) Churches - one (1) space for each five (5) seats in the main auditorium, located within six hundred (600) feet of the building served.
- (d) Dormitories or other Housing for Single Students - one (1) space for each five (5) beds, located within fifteen hundred (1500) feet of the building served.
- (e) Dormitories for Married Students - one (1) space for each dwelling unit.
- (f) Administrative or Other Offices - one (1) space for each four hundred (400) square feet of gross floor area; at least one-half (1/2) of total spaces required be located within eight hundred (800) feet of the buildings served and the balance within fifteen hundred (1500) feet of the buildings served.

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- (g) Retail or Service - one (1) space for each five hundred (500) square feet of gross floor area. All spaces should be located within two hundred (200) feet of the building served.
- (5) Off-Street Loading - The City Planning Commission must find the off-street loading provisions on the Project Plan in conformity with the intent of these regulations and provided as follows unless other arrangements satisfactory to the Commission are submitted which indicate the provision of adequate off-street loading.

  - (a) Adequate off-street loading must be provided for each building. Loading berths (12' x 45') must be provided for each building of one hundred thousand (100,000) square feet or more of gross space. Such berths shall be provided at the rate of one (1) berth for each one hundred thousand (100,000) square feet of gross space or portion thereof.