

PART B

SECTION X DEVELOPMENT DISTRICTS

Article 1 Planned Development District

1. Purpose and Intent:

This District is intended to be a flexible but controlled alternative to conventional commercial and industrial zoning districts for development and expansion of beneficial, unobtrusive commercial and light manufacturing land uses. It is intended for establishment within neighborhoods not primarily characterized by commercial or industrial uses where conventional districts accommodating such uses would be inappropriate. Provision for this District is intended:

- a. To insure the compatible relationship between the land uses being developed or expanded and other land uses in proximity;
- b. To insure the compatible orientation of new and existing buildings to each other;
- c. To accommodate efficient and safe circulation for both pedestrians and motor vehicles;
- d. To provide for adequate parking space for the intended development;
- e. To insure that signs necessary for premises identification are appropriate to the aesthetics of the development and the bordering neighborhood;

2. Uses Eligible for Inclusion in a District Plan for a Planned Development District:

a. Commercial

Office, retail, wholesale, and warehouse uses with light to moderate traffic generation characteristics, specifically excluding uses involving the sales, rental, or repair of motor vehicles and excluding uses where a principal function is the storage or impoundment of motor vehicles.

b. Light Manufacturing

Manufacturing, fabrication, or assembly operations which are neighborhood compatible, which generate minimally disruptive vehicular traffic, and which produce little or no noise, adverse lighting, bad odors, particulate emissions, or uncontained waste discharges.

3. Non-Conforming Uses

Any property with a non-conforming use created by application of this Article will, to the extent the non-conforming use is involved, be controlled by the area regulations of the zoning classification which affected the property immediately prior to the Planned Development District. Such regulations shall hold until such time that the property is put to a use consistent with the currently applicable Planned Development District Plan.

4. Planned Development Review:

a. Initiation

A Planned Development District may be initiated by private individuals and/or by the City of Syracuse.

b. Sketch Plan

The initial step toward approval of a Planned Development District is submission of a sketch plan to the City Planning Commission for the purpose of determining whether a Planned Development District is appropriate for the proposed location. Such sketch plan should indicate:

- (1) The boundaries of the proposed District;
- (2) The type and location of all existing and intended principal land uses;

Supplemental information may be required by the City Planning Commission in order to clarify the intended development.

c. District Area

The minimum initial District area must be at least one contiguous acre. Contiguity shall be within a block. Land on opposite sides of a public right-of-way shall not be considered contiguous. Additions to an existing Planned Development District may be smaller than one acre but must be contiguous to the District and in the same block.

d. District Plan

Prior to the establishment of a Planned Development District, a District Plan for the area to be included in the District 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:
  - (a) The boundaries and areas of the proposed District.
  - (b) The boundaries and areas of all separate, principal ownerships within the District.
  - (c) The location and width of all existing or proposed public roadways or public easements within or bordering the District.
  - (d) The general location and maximum number of points of access to public streets.
  - (e) Setbacks to be observed from streets and property lines.
  - (f) Maximum lot coverage for the District as a whole and by blocks, as bounded by public rights-of-way, if more than one block is involved.

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- (g) Maximum floor area ratios for the District as a whole and by blocks, as bounded by public rights-of-way, if more than one block is involved.
- (h) The general location and approximate number of parking spaces to be included throughout the District.
- (i) 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, customers, goods produced, or other measures of activity likely to be accommodated in the District.
- (b) Identification of properties within the district initially to contain non-conforming uses.
- (c) Estimates of development scheduling and sequence.
- (d) Explanations of measures to be taken to accommodate parking, loading and circulation requirements.
- (e) 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.
- (f) Explanation of general measures to be taken to assure the satisfactory accommodation of storm drainage and other public utility services.
- (g) Explanation of general measures to be taken to assure adequate access for police and fire protection.
- (h) Indication of the existing land uses for a distance of 200 feet outside the boundaries of the District.

e. Public Hearing and Approval

The City Planning Commission shall conduct a Public Hearing for each proposed Planned Development District. All Planned Development Districts shall require the approval of the City Planning Commission and the Common Council.

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 District, a Project Plan for the facility to be constructed must be submitted to the City Planning Commission for its review and approval.

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The Commission must 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.

(1) Project Plan Submissions - 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 immediately adjoining or adjacent structures, parking facilities or drives.
- (b) Existing and proposed drainage and utility patterns, facilities, and/or public easements within or affected by the proposed construction.
- (c) Intended landscaping within and surrounding the proposed construction.
- (d) Off-street loading facilities as required for proposed buildings.
- (e) Any signs to be installed.

(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) Existing and proposed topographic contours within and surrounding the proposed construction for sites which are not flat.
- (c) Information necessary to assure compatibility of the proposed project with adjoining existing uses.
- (d) 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 differences between the District Plan and Project Plans, or any proposed changes or additions after original construction, which materially alter the character or intent of the District Plan shall be considered changes to the District Plan and shall be subject to all procedures pertaining to the approval of the District Plan. District Plans may be amended only upon finding that the amendment will not conflict with the purpose and intent of this Article. District Plans may not be amended unilaterally by the City Planning Commission but must also have the consent and approval of the Common Council.

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- (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 reapproval, if there are any substantial changes thereto. The City Planning Commission must find that the amendment does not conflict with the District Plan.

h. Resubdivision

Appropriate resubdivisions must be made where structures are to be built across existing property lines.

i. Development Requirements and Waivers

The City Planning Commission and Common Council shall not adopt District Plans which are less restrictive than the requirements enumerated below but may adopt District Plans which are more restrictive. The City Planning Commission, in its review of Project Plans may in specific instances waive up to, but no more than, 50% of the requirements stated below, if such waivers do not jeopardize to any extent the intent of this District and if the waivers are in no way detrimental to adjoining property or development.

- (1) Maximum District Coverage - No more than seventy-five percent of any District or block bounded by public rights-of-way within a District may be covered by structures. Open parking areas and parking garages below grade shall not be considered structures for the purpose of maximum lot coverage.
- (2) Floor Area Ratio - The ratio of floor area to ground area shall not exceed 2.0 for any Planned Development District or block bounded by public rights-of-way within a District.
- (3) Setbacks - Building setback lines from public rights-of-way shall be established so as to be compatible with surrounding existing uses.
- (4) Yards - Where the District abuts other districts the immediately abutting portions of the District shall have the same side or rear yard requirements respectively as the contiguous properties on the other side of the District boundaries. No side or rear yard restrictions need otherwise be adopted.
- (5) Off-Street Parking - Off-street parking facilities shall be provided in accordance with Part C, Section III, Article 1 of these Zoning Rules and Regulations (Parking and Loading Requirements). Satisfactory alternative numbers of parking spaces less than the required spaces specified in that Article must be justified and must be approved as part of the District Plan.
- (6) Off-Street Loading - Adequate off-street loading must be provided for each building. Loading berths (12' x 45') must be provided for each building of 100,000 square feet or more of gross space. Such berths shall be provided at the rate of one berth for each 100,000 square feet of gross space or portion thereof.