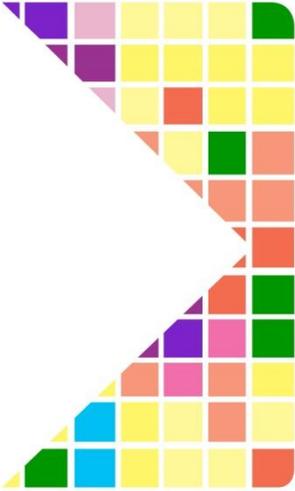


REZONE SYRACUSE

A Citywide Zoning Update



Zoning Ordinance Update

Module 2 (April 2017)

Article 4: Development Standards

Article 6: Definitions (partial)

CLARION

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Article 1: General Provisions

[TO BE DRAFTED WITH MODULE 3]

Article 2: Zoning Districts

[DRAFTED IN MODULE 1 – [Download Here](#)]

Article 3: Use Regulations

[DRAFTED IN MODULE 1 - [Download Here](#)]

Article 4: Development Standards

Commentary

This article contains standards that address development quality, such as parking requirements, landscaping, and signage. The current zoning ordinance contains few development quality standards, and often those standards only apply to limited areas in Syracuse (e.g., Lakefront or James Street). For many standards, we started with the current regulations and modified them to apply more broadly. This proposed draft also contains a substantial amount of new material based on the Assessment Report and Annotated Outline and follow-up discussions with staff and other community stakeholders.

One of the most significant changes is the introduction of new building and site design standards, intended to “raise the bar” for quality development and address specific Syracuse concerns related to multifamily and commercial building massing, architecture, and building disposition on the site, among other issues.

This draft does not include a separate section for operational or performance standards because many of those standards (such as noise control and air pollution) are included in the City’s Municipal Code of Ordinances. In some cases, such as landscaping and signs, we include maintenance standards to clearly state the long-term maintenance and replacement standards. Additional detailed commentary is provided throughout this article as a lead-in for each section.

4.1 Purpose

This article includes standards that regulate the physical layout and design of development within Syracuse to ensure the protection of the health, welfare, safety, and quality of life. These standards address the physical relationship between development and adjacent properties, public streets, neighborhoods, and the natural environment, in order to implement the comprehensive plan vision for a more attractive, efficient, and livable community.

4.2 Applicability

Commentary

This section sets forth general rules of applicability for the entire article. While the new standards clearly apply to new construction, the bigger policy decision for Syracuse is how many of the standards should apply to redevelopment projects. The draft includes a suggested new approach that uses a sliding scale for additions to existing structures to determine which parts of the article must apply. It is a starting point for discussion and could be further tailored. In determining which new standards should apply to redevelopment, the community should strike a balance between upgrading properties and overall community appearance, while at the same time not setting standards so high as to discourage redevelopment.

A. General Applicability

Except as provided in subsections B and C below, the requirements of this article shall apply to all development subject to this Code under Section ---, *Jurisdiction and Applicability*. Additional statements of applicability are provided in each of the subsections of this article.

B. Existing Structures

A modification to a structure existing as of the effective date of this Code shall require compliance with all or portions of the development standards in this article to the maximum extent practicable, based on the following scaled implementation approach.

(1) Exterior Renovation

Any exterior renovation of a building shall comply with the design and development standards of Section 4.6, *Site and Building Design*, for that renovation. If the renovation is proposed for only a portion of a building, the Zoning Administrator may waive compliance with the design and development standards if that renovation would be inconsistent with the overall design of the existing structure.

(2) External Additions

Any external additions to an existing structure as calculated based on the total floor area of that structure (and not total area of all structures per lot), shall comply with the following:

a. Addition Less than 10 Percent of Existing Structure

If the addition to a structure is less than 10 percent of the size of the entire structure, then the site shall comply with the following standards:

1. Section 4.4, *Off-Street Parking and Loading*, if the expansion triggers a recalculation of parking requirements (Subsection 4.4B, *Applicability*).
2. The following subsections of Section 4.5, *Landscaping, Buffering, and Screening*, for the entire site:
 - i. Subsection 4.5D, *Rear and Side Lot Buffers* (if applicable); and
 - ii. Subsection 4.5G, *Screening of Service Areas*.
3. Section 4.8, *Signs*, if applicable to that addition.

b. Addition Between 10 and 30 Percent of Existing Structure

If the addition to a structure is more than 10 percent and less than 30 percent of the size of the entire structure, then the site shall comply with all standards listed in subsection a above and also the following:

1. The following subsections of Section 4.5, *Landscaping, Buffering, and Screening*:
 - i. For nonresidential or mixed-use development, the street tree requirements of Section 4.5C, *Street Trees and Lot Frontage Landscaping*, as applicable, for the entire frontage along public or private streets.
 - ii. Subsection 4.5E, *Parking Area Landscaping*, for the entire site.
2. For nonresidential or mixed-use development, the following requirements of Section 4.6, *Site and Building Design*, as applicable:
 - i. Facade colors for new colors applied to the building exterior, and not just the tenant space; and
 - ii. Covered entryways for that tenant space.
3. Section 4.8, *Signs*, as pertinent to that tenant space and any site signs.

c. Addition More than 30 Percent of Existing Structure

If the addition to a structure is 30 percent or more of the size of the entire structure, then the addition and site shall comply with all of the standards in this article.

(3) External Damage

Structures damaged to the extent of 50 percent or more of their assessed value shall have all reconstruction or new construction fully comply with the design and development standards of this article.

(4) Timeframe for Expansions

Any application to expand buildings or structures following the effective date of this Code shall remain on record with the City. Any subsequent application to expand structures shall be cumulative to any previous request. The total square footage of expansions shall be used by the Zoning Administrator to determine the necessary level of compliance with this article.

(5) Removal of Square Footage

For purposes of determining the amount of building square footage added during a redevelopment project, square footage removed from a building shall not be counted toward the overall square footage of the site.

C. Exemptions

(1) General Exemptions

The following are exempt from this article:

- a. Projects for which a complete [site plan] application has been submitted or approved prior to the effective date of this Ordinance are exempt from this article, provided that full improvement plans are submitted within one year from the approval date of the site plan; however, subsequent modifications shall comply with the applicable standards listed above in subsection 4.2B, *Existing Structures*.
- b. Development under an approved planned development, provided the existing planned development has specific development and design standards in each of the categories described in this article (e.g., landscaping, screening, building design), as determined by the Zoning Administrator. Where the existing planned development is missing development or design standards as provided in this article, this article shall apply pursuant to 4.2, *Applicability*. If a new planned development is established for a particular property following the effective date of this Code, this article shall serve as the baseline for the approval of any development or design standards to be incorporated into the plan.

(2) Historic Structures

Building design standards in Section 4.6, *Site and Building Design*, shall not apply to the restoration, repair, or expansion of structures that are identified by the City of Syracuse as Local Protected Sites or located within a Local Protected District, or properties listed on or eligible for the National Register of Historic Places.

4.3 Residential Compatibility¹

Commentary:

As suggested in the Assessment and Annotated Outline, these are new standards to ensure compatible transitions between residential and nonresidential districts and uses. The standards in this section are not the only standards that serve to protect neighborhoods in the new Syracuse ordinance. For example, the zoning map itself will ensure that appropriate transitions are being applied between more intense development and residential development. As another example, the building design standards in Section 4.6 also help to protect neighborhoods by setting the bar higher for development quality and aesthetics.

By locating the standards together and first in the article, they are given added emphasis. As an alternative to this dedicated section on residential buffering, these standards could be woven throughout the zoning ordinance.

Are there other important aspects of neighborhood protection that should be addressed in this section?

A. Purpose

The purpose of this Section is to promote compatible transitions between land use areas of differing intensities and to reduce potential negative impacts that may occur when nonresidential and multifamily districts abut lower-intensity residential districts.

B. Applicability

The residential compatibility standards in this Section apply when nonresidential or mixed-use development is proposed adjacent to lots used by or zoned for single-family or two-family dwellings in the R1, R2, and R3 districts and lots in a Planned Development district that contain single-family or two-family dwellings.

C. Use Limitations

- (1) Where these residential compatibility standards apply, the following uses or features shall be prohibited as principal or accessory uses:
 - a. Public address systems;
 - b. Outdoor storage; and
 - c. Uses providing delivery services via large tractor trailers (not including package delivery services such as Federal Express or UPS).
- (2) Service areas containing outdoor garbage or recycling containers or off-street loading areas shall not be located within 10 feet of a lot zoned for residential use.
- (3) Service and loading areas shall be screened from lots zoned for residential use pursuant to Subsection 4.5G, *Screening of Service Areas*.
- (4) Drive-through lanes shall not be located between a primary building and the boundary of any lot zoned for residential use.²

¹ The original proposed title of this section was "Neighborhood Protection," but following discussions with staff, "Residential Compatibility" seemed to better reflect the content. Additional names may be considered during the drafting process.

² The use-specific standards for drive-through uses as proposed in Module 1 prohibit drive-through restaurants within 200 feet of a residential zoning district or use. These residential compatibility standards would apply to all drive-through uses (including banks).

D. Building Organization and Design

- (1) Multi-building developments shall be configured to locate the tallest and largest structures within the core of the site and provide a gradual decrease in building height and mass towards adjacent residential land uses, so that new structures have a comparable scale as adjacent residential structures along the shared lot line or street frontage.
- (2) Horizontally integrated mixed-use developments shall locate nonresidential uses away from adjacent lots zoned for residential land uses.

Insert graphic

- (3) Nonresidential structures taller or larger than adjacent residential uses shall be broken up into modules or wings with the smaller or shorter portions of the structure located adjacent to residential uses.
- (4) Multi-story structures with balconies, patios, or other public gathering spaces more than 24 feet above grade shall orient these features to avoid direct views into lots in low- and medium-density residential districts.

Insert graphic

E. Off-Street Parking

- (1) Off-street parking shall be established in one or more of the locations listed below. The locations are listed in priority order from highest to lowest; the applicant shall select the highest feasible location from this list, and shall demonstrate why that application was selected over other alternative locations.
 - a. Adjacent to off-street parking lots serving nonresidential uses on abutting lots;
 - b. Adjacent to lot lines abutting nonresidential development;
 - c. Adjacent to lot lines abutting mixed-use development;
 - d. On a lot's corner side;
 - e. Behind the building;
 - f. In front of the building; or
 - g. Adjacent to lot lines abutting residential uses.
- (2) In cases where an off-street parking lot serving a nonresidential use is located on an abutting lot, connection between the two parking areas via a cross-accessway with a minimum width of 12 feet and a maximum width of 24 feet is strongly encouraged.

F. Buffering and Screening

Landscaped buffers shall be provided pursuant to Section 4.5D, *Rear and Side Lot Buffers*.

G. Exterior Lighting

Exterior lighting shall meet all standards in Section 4.7, *Exterior Lighting*³ and shall:

- (1) Have a maximum pole height of 15 feet within 50 feet of any residential zoning district, 25 feet in height within 50 to 150 feet of any residential zoning district, and 30 feet in all other locations;
- (2) Be fully-shielded;
- (3) Be configured so that the source of illumination is not visible;
- (4) Be directed away from adjacent lots in residential districts; and
- (5) Illumination shall not exceed 0.50 foot-candles at the property line if the subject property abuts a residential zoning district or a lot containing residential use.

H. Operation

- (1) Nonresidential uses with outdoor components (e.g., outdoor dining, performance venues) located adjacent to lots in a residential district shall curtail outdoor activities by 10:00 p.m.
- (2) Loading or unloading activities shall take place only between the hours of 7:00 a.m. and 11:00 p.m.
- (3) Alternate hours of activities may be approved through the Special Use Permit process.

³ Only if exterior lighting standards are to be included in this ordinance. We drafted minimal lighting standards as an option to consider.

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 ($200 \times 1.25 = 250$).

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.

expanded area, provided that in all cases the number of off-street parking and loading spaces provided for the entire use (preexisting plus expansion) shall equal at least 75 percent of the minimum required ratio as defined in Subsection 4.4C, *Minimum Required Off-Street Parking Spaces*.

(3) Exemptions

Minimum required off-street parking spaces indicated in Table 4.1 shall not apply to the following:

- a. All development in the MX-5 district;⁷
- b. Lots of 5,000 square feet or less, except for single- or two-family dwellings;⁸ and
- c. Retail and office uses of 1,500 square feet or less, except for uses that require Special Use Permit approval.

(4) Change in Use

Off-street parking and loading shall be provided for any change of use that would result in a requirement for more parking or loading spaces than the existing use as defined in this Section.

(5) Mixed-Use Development⁹

For new mixed-use development, the total requirement for off-street parking facilities shall be the sum of the requirements for the various uses computed separately, subject to the modifications set forth below.

- a. To reflect the reduced automobile use associated with mixed-use developments, all uses within the following MX districts shall be eligible for the following reductions from the minimum off-street parking amounts required in Table 4.1: Required Off-Street Parking Spaces:
 1. MX-2 district: 15 percent parking reduction;
 2. MX-3 district: 30 percent parking reduction; and
 3. MX-4 district: 50 percent parking reduction.
- b. The total number of parking spaces required of a use or uses in the MX district may be further reduced by the Director if the applicant prepares a parking evaluation that demonstrates a reduction is appropriate based on the expected parking needs of the development, availability of mass transit, and similar factors. The parking evaluation shall be prepared in a form and manner prescribed by the Director.

⁷ This MX-5 exemption replaces the current exemption for "the area bounded on the north by Highway I-690; on the east by Townsend Street; on the south by Adams Street; and on the west by the northeasterly line of the Delaware, Lackawanna and Western Railroad, and West Street," which is currently zoned multiple variations of CBD.

⁸ New standard to promote infill and redevelopment.

⁹ The MX districts generally are intended to have lower vehicle usage and thus have lower parking requirements. This draft exempts the downtown altogether and proposes automatic parking reductions for the other MX districts. To help ensure that parking in the MX-1 district does not create impacts on adjacent neighborhoods, it is not given a flat reduction. However, many uses in the MX-1 district will fall within the general exemptions provided for small retail/offices uses and small-lot development.

C. Minimum Required Off-Street Parking Spaces

(1) Minimum Required Parking, Generally

Unless otherwise provided in this Ordinance, off-street parking spaces shall be provided in accordance with Table 4.1 below.

Table 4.1: Required Off-Street Parking Spaces			
Use Category	Use Type	Spaces Required (Current)¹⁰	Spaces Required (per GFA unless noted) (Proposed New)¹¹
RESIDENTIAL USES			
Household Living	Dwelling, single-family	1 space/du	1 space per dwelling unit
	Dwelling, live/work		1 space per dwelling unit
	Dwelling, two-family	1 space/du	1 space per dwelling unit
	Dwelling, multi-family	1 space/du	1 space per dwelling unit
Group Living	Boarding or rooming house	1 space/roomer or boarder	1 space per bedroom
	Chapter house	1 space/5 beds ¹²	1.5 spaces per bedroom
	Dormitory	1 space/5 beds	1.5 spaces per bedroom
	Residential care facility	1 space/3 du	1 space per 400 sq ft
PUBLIC, INSTITUTIONAL, AND CIVIC USES			
Community and Cultural Facilities	Assembly	1 space/100 sq ft floor area intended for assembly ¹³ ; 1 space/5 seats in the main worship unit ¹⁴	1 space per 250 sq ft
	Civic building		1 space per 500 sq ft
	Correctional facility		1 space per 500 sq ft
	Cultural institution	1 space/2 staff members; and 1 space/10 auditorium seats ¹⁵	1 space per 500 sq ft
	Public safety facility		1 space per 500 sq ft
Educational Facilities	College or university	1 space/10 classroom seats; and 1 space/2 staff member	1 space per 500 sq ft office, research, and library; plus 1 space per 300 sq ft assembly areas
	School, public or private ¹⁶	1 space/2 staff members; and 1 space/10 auditorium seats	1.5 spaces per classroom
	Vocational, arts, trade, or business	1 space/10 classroom seats; and 1 space/2 staff member	1 space per 300 sq ft
Health Care	Clinic	3 spaces/professional practitioner	1 space per 300 sq ft
	Hospital	1 space/4 beds	1 space per 4 beds, based on maximum capacity
Parks and Open	Cemetery		No requirement

¹⁰ The current standards are included for reference only. This column will be removed prior to adoption.

¹¹ Proposed new parking requirements are based on national best practices and discussions with Syracuse stakeholders.

¹² Current requirement for "fraternities, sororities and dormitories."

¹³ Current requirement for "dance halls, exhibition halls, and assembly halls without fixed seats."

¹⁴ Current requirement for "churches."

¹⁵ Current requirement for "community centers, libraries, and museums."

¹⁶ Current requirement for "elementary and junior high schools." "Senior high schools" requirements are same as shown for college or university.

Article 4: Development Standards

4.4: Off-Street Parking and Loading

C: Minimum Required Off-Street Parking Spaces

Table 4.1: Required Off-Street Parking Spaces

Use Category	Use Type	Spaces Required (Current) ¹⁰	Spaces Required (per GFA unless noted) (Proposed New) ¹¹
Space	Golf course		4 spaces per golf hole
	Park and recreation facility		Discretionary – see 4.4.C.(2)
COMMERCIAL			
Agriculture-Related Uses	Community garden		No requirement
	General agriculture		Discretionary – see 4.4.C.(2)
Animal-Related Uses	Animal grooming and day care		1 space per 500 sq ft
	Kennel		1 space per 1,000 sq ft
	Veterinary hospital		1 space per 500 sq ft
Day Care	Day care center		1 space per 250 sq ft plus 2 stacking spaces
	Family day care		No requirement
Food and Beverage	Bar		1 space per 250 sq ft
	Beverage café		1 space per 250 sq ft
	Brewpub ¹⁷		1 space per 250 sq ft seating and/or tasting area
	Commercial food preparation establishment		1 space per 1,000 sq ft
	Microbrewery		1 space per 250 sq ft seating and/or tasting area
	Nightclub		1 space per 200 sq ft
	Restaurant less than or equal 1,500 sq ft	Establishments of > 1,000 sq ft of floor area: 1 space/200 sq ft for floor area in rooms intended for consumption of food or beverages. Where live or amplified entertainment is provided: 1 space/100 sq ft.	1 space per 200 sq ft
	Restaurant greater than 1,500 sq ft	For restaurants requiring special permits: 1 space/2 persons at maximum capacity as determined by the Fire Prevention Code.	1 space per 200 sq ft ¹⁸
Lodging	Bed and breakfast or inn	1 space/lodging bdrm; 1 space for owner-occupant	1 space per bedroom; plus 1 space for owner and/or manager
	Hotel or motel	1 space/guest room	1 space per guestroom
Office & Professional Service	Business services and supply		1 space per 250 sq ft
	Financial institution	1 space/500 sq ft ¹⁹	1 space per 500 sq ft
	Office	> 1,000 sq ft: 1 space/500 sq ft ²⁰	1 space per 500 sq ft

¹⁷ These uses are organized to match the public draft of the use table; however, additional consolidation here is being considered (especially combining brewpub and microbrewery).

¹⁸ The current ordinance has two parking requirements for restaurants that are not carried forward here – 1) restaurants with entertainment, the demand for which should be covered in the general parking requirement based on size of the establishment; and 2) restaurants that require special use permits (where the decision-maker has specific authority to set a separate parking requirement as part of that approval).

¹⁹ Current requirement for “banks.”

Article 4: Development Standards

4.4: Off-Street Parking and Loading

C: Minimum Required Off-Street Parking Spaces

Table 4.1: Required Off-Street Parking Spaces

Use Category	Use Type	Spaces Required (Current) ¹⁰	Spaces Required (per GFA unless noted) (Proposed New) ¹¹
	Radio or television station		1 space per 500 sq ft
Personal Services	Funeral home	1 space/5 seats; 1 space/funeral vehicle; 1 space/du	1 space per 250 sq ft
	Personal services, general less than or equal 1,500 sq ft		1 space per 250 sq ft
	Personal services, general greater than 1,500 sq ft		1 space per 250 sq ft
Recreation and Entertainment	Recreation club, private	1 space/10 members ²¹	1 space per 500 sq ft
	Recreation or entertainment, indoor		1 space per 500 sq ft
	Recreation or entertainment, outdoor		1 space per 250 sq ft building; plus 1 space per 10,000 sq ft site area
Retail Sales	Greenhouse or plant nursery, commercial		1 space per 1,000 sq ft; plus 1 space per 2,500 sq ft outdoor display and storage area
	Grocery store		1 space per 300 sq ft
	Liquor store ²²		1 space per 300 sq ft
	Retail, general less than or equal 1,500 sq ft	>1,000 sq ft: 1 space/300 sq ft floor area	1 space per 300 sq ft
	Retail, general 1,500 -15,000 sq ft	Shopping Center: 5.5	1 space per 300 sq ft
	Retail, general greater than 15,000 sq ft	spaces/1,000 sq ft floor area	1 space per 250 sq ft
	Retail, high-impact less than or equal 1,500 sq ft		1 space per 300 sq ft
Retail, high-impact greater than 1,500 sq ft		1 space per 300 sq ft	
Vehicles and Equipment	Automobile rental		1 space per 300 sq ft of building area + 1 space per 5,000 sq ft of outdoor display area
	Automobile repair, heavy		4 spaces per repair bay
	Automobile repair, light		2 spaces per repair bay
	Automobile sales, new		1 space per 300 sq ft of building area + 1 space per 5,000 sq ft of outdoor display area
	Automobile sales, used	>1,000 sq ft: 1 space/600 sq ft ²³	1 space per 300 sq ft of building area + 1 space per 5,000 sq ft of outdoor display area
	Automobile storage and impoundment		Discretionary – see 4.4.C.(2)
	Automobile wash, attended	1 space/2 employees; plus four times maximum capacity of	6 stacking spaces per service lane; plus 1 space per detailing

²⁰ Current requirement for “professional, religious, business and similar type office buildings having more than 1,000 square feet of floor area.”

²¹ Current requirement for “private clubs or lodges.”

²² Still under review as to whether this should be a separate land use, distinct from general retail.

²³ Current requirement for “furniture and appliance stores, motor vehicle sales rooms, wholesale stores, machinery sales, household equipment or furniture repair shops having more than one thousand (1000) square feet of floor area.” There is also a requirement for “open car-lot and trailer sales,” – “At least 10% of the minimum of two (2) parking spaces.”

Article 4: Development Standards

4.4: Off-Street Parking and Loading

C: Minimum Required Off-Street Parking Spaces

Table 4.1: Required Off-Street Parking Spaces

Use Category	Use Type	Spaces Required (Current) ¹⁰	Spaces Required (per GFA unless noted) (Proposed New) ¹¹
		each service aisle stacking; plus 2 beyond the exit of each service aisle.	bay ²⁴
	Automobile wash, automatic	1 space/2 employees; plus 4 spaces per bay or unit stacking; plus 2 beyond the exit of a service bay or unit.	1 stacking space per bay
	Gasoline fueling station	1 space/2 employees	1 space per fueling pump (separate from and additional to spaces at pumps)
	Gasoline fueling station with convenience retail		1 space per fueling pump; plus 1 space per 400 sq ft building area (retail, office, service, food service)
	Gasoline fueling station with restaurant		
	Parking lot		No requirement
	Parking garage		No requirement
INDUSTRIAL			
Industrial Services	Contractor yard	1 space/2 employees ²⁵	Discretionary – see 4.4.C.(2)
	Fuel distribution facility		Discretionary – see 4.4.C.(2)
	Industrial service, general		Discretionary – see 4.4.C.(2)
Manufacturing and Production	Manufacturing, artisan		1 space per 500 sq ft
	Manufacturing, heavy		Discretionary – see 4.4.C.(2)
	Manufacturing, light		1 space per 2,000 sq ft manufacturing area; plus 1 space per 500 sq ft office or administrative area
Transportation	Bus holding area		No requirement
	Motor freight terminal	1 space/4 employees ²⁶	Discretionary – see 4.4.C.(2)
	Fleet terminal		Discretionary – see 4.4.C.(2)
	Transportation terminal		Discretionary – see 4.4.C.(2)
Utilities and Infrastructure	Antenna or communication tower		No requirement
	Utility, major		No requirement
	Utility, minor		No requirement
Warehouse and Freight Movement	Oil storage tank		No requirement
	Mini-storage		4 spaces; plus 1 space per office/on-site manager
	Storage yard		Discretionary – see 4.4.C.(2)
	Warehouse	1 space/6 employees during greatest shift	1 space per 2,000 sq ft warehousing area; plus 1 space per 500 sq ft office area
	Wholesale establishment		1 space per 2,000 sq ft wholesaling area; plus 1 space per 500 sq ft office area

²⁴ Need to reconcile parking standards that were included with the use-specific standards for automobile washes as part of Module 1. The consolidated draft will remove parking standards from the use-specific standards.

²⁵ Current requirement for “junk, coal, lumber, contractors’ yard.”

²⁶ Current requirement for “motor freight and local cartage terminals.”

Table 4.1: Required Off-Street Parking Spaces

Use Category	Use Type	Spaces Required (Current) ¹⁰	Spaces Required (per GFA unless noted) (Proposed New) ¹¹
Waste and Salvage	Indoor dismantling facility		1 space per 2,000 sq ft
	Indoor recycling center		1 space per 2,000 sq ft
	Junk yard	1 space/2 employees ²⁷	Discretionary – see 4.4.C.(2)
	Scrap metal processing		1 space per 2,000 sq ft
ACCESSORY USES AND STRUCTURES			
	Accessory dwelling unit		1 space per unit
	Caretaker's quarters		1 space per unit
	Carport, garage, or utility shed		No requirement
	Drive-through/drop-off window uses		Five stacking spaces per stacking lane
	Home occupation		No additional parking requirements beyond principal dwelling requirements
	Outdoor display/sale		No requirement
	Outdoor storage, accessory		No requirement unless otherwise stated in this table
	Produce stand		No requirement
	Retail sale of products directly related to primary industrial use		1 space per 500 sq ft area intended for retail sales
	Satellite dish antenna		No requirement
	Solar energy collection system		No requirement
	Swimming pool		No requirement
	Wind energy conversion system		No requirement
TEMPORARY USES AND STRUCTURES			
	Special event		None required, unless specified in temporary use permit ²⁸
	Farmers' market		
	Expansion or replacement facilities		
	Mobile vendor cart		
	Office and equipment storage		
	Produce stand, seasonal		

(2) Calculations

a. Area Measurements

All square-footage based parking and loading requirements shall be computed on the basis of gross floor area of the subject use. Structured parking within a building shall not be counted in such computation.

b. Fractions²⁹

When measurements of the number of required spaces result in a fractional number, the fraction shall be rounded up to the nearest whole number.

²⁷ Current requirement for "junk, coal, lumber, contractors' yard."

²⁸ Procedures for temporary use permits will be developed in Module 3.

²⁹ New standard. Some communities alternatively round all fractions up instead of to the nearest whole number.

***For example:** If a computation results in a parking requirement of 5.74 spaces then the required parking shall be rounded up to six spaces. If a computation results in a parking requirement of 23.49 spaces then the required parking shall be rounded down to 23 spaces.*

(3) Discretionary Requirements Based on Demand Study³⁰

Uses that reference this paragraph in Table 4.1 have widely varying parking and loading demand characteristics, making it impossible to specify a single off-street parking or loading standard. Upon receiving an application for a use subject to this paragraph, the Zoning Administrator shall apply the off-street parking and loading standards on the basis of a parking and loading demand study prepared by the applicant. Such a study should estimate parking demand for the proposed use based on the recommendations of the Institute of Traffic Engineers (ITE) or other acceptable source of parking demand data, and relevant data collected for uses or combinations of uses that are the same or comparable to the proposed use in terms of density, scale, bulk, area, type of activity, and location.

(4) Required Off-Street Parking for Unlisted Uses³¹

For uses not expressly listed in Table 4.1, the Zoning Administrator is authorized to:

- a. Apply the minimum off-street parking space requirement specified in Table 4.1 for the listed use that is deemed most similar to the proposed use (based on operating characteristics, the most similar related Occupancy Classification of the New York State Uniform Code, or other factors determined by the Administrator); or
- b. Establish the minimum off-street parking space requirement by reference to parking resources published by the Institute of Traffic Engineers (ITE) or other acceptable source of parking demand data; or
- c. Establish the minimum off-street parking space requirement based on a parking and loading demand study prepared by the applicant according to 4.4.C.(2).

D. Maximum Parking Spaces³²

(1) Limitations and Exceptions

No commercial or industrial use shall include off-street parking spaces in an amount that is more than 125 percent of the minimum requirements established in Table 4.1 unless:

- a. The proposed development has unique or unusual characteristics, such as high sales volume per floor area or low turnover, that create a parking demand that exceeds the maximum ratio and that typically does not apply to comparable uses;
- b. Additional landscaping is provided in an amount and design deemed consistent with the intent and purposes of Section 4.4H by the Zoning Administrator; or
- c. Permeable pavers or other porous materials are used for any parking provided above the 125 percent maximum.

³⁰ New requirements give staff flexibility to determine appropriate parking rather than relying on a one-size-fits-all approach.

³¹ Current C.III.1.1.t, Unspecified Uses, specifies the determination for the "most nearly similar use which is so mentioned" be made by the "Division of Building and Property Rehabilitation where the permits are issued."

³² Alternatively, these maximum standards could apply only to certain zoning districts (e.g., mixed-use districts).

(2) Calculating Maximum Spaces

For the purpose of calculating parking requirements, the following types of parking spaces shall not count against the maximum parking requirement:

- a. Accessible parking;
- b. Vanpool and carpool parking;
- c. Fleet vehicle parking;
- d. On-street parking adjacent to the lot or lots on which the parking is located; and
- e. Structured parking, underground parking, and parking within, above, or beneath the building(s) it serves.

E. Parking Alternatives³³

The Zoning Administrator may adjust or approve alternatives to the off-street parking spaces required by Table 4.1 pursuant to the following standards.

(1) Shared Parking and/or Off-Site Parking³⁴

The Zoning Administrator may approve shared parking and/or off-site parking for developments and/or uses with different operating hours or different peak business periods if the shared parking complies with the following:

a. Location³⁵

Every shared and/or off-site parking space shall be located within 500 feet (measured along the shortest legal pedestrian route) of the entrance to each building for which the shared parking is provided.

b. Zoning Classification

- 1. Shared and/or off-site parking areas shall be located on a site with the same or more intensive zoning classification than required for the primary uses served.³⁶
- 2. Off-site parking areas for residential uses shall only be permitted in nonresidential districts and shall be within 200 feet of the subject residential use.³⁷

c. Ineligible Activities

Required parking spaces for persons with disabilities (ADA parking) shall not be permitted off-site from the use that they are required to serve.

d. Parking Demand Study Required

Shared and/or off-site parking shall only be approved if the applicant clearly demonstrates the feasibility of shared and/or off-site parking through a parking demand study. Such study shall be prepared pursuant to 4.4.C.(2).

³³ Mostly new standards intended to provide greater flexibility.

³⁴ Replaces C.III.1.1.u.(8), Cooperative Establishment and Operation of Off-Street Parking Facilities.

³⁵ Current standard requires location within 500 feet for many nonresidential uses. We could increase this standard to 600 feet for additional flexibility.

³⁶ Clarifies C.III.1.1.u.(4).a.

³⁷ From current C.III.1.1.u.(4)(b)1.

e. Shared Parking Agreement Required

The parties involved in the joint use of shared parking facilities and/or the use of off-site parking facilities shall submit a written agreement in a form and including content as deemed acceptable to the Zoning Administrator. Such agreement shall be recorded prior to issuance of a certificate of occupancy for any use to be served by the shared and/or off-site parking facility. Subsequent revocation of such agreement may render any parking facilities that do not comply with this Ordinance nonconforming.

(2) On-Street Parking³⁸

On-street parking spaces along the property line may be counted to satisfy the minimum off-street parking requirements, if approved by the Zoning Administrator.

(3) Public Parking Facilities³⁹

Spaces in public parking facilities within 1,000 feet of the subject use may be counted toward the total amount of required off-street parking, up to a maximum of 50 percent of the required parking spaces.

(4) Proximity to Transit⁴⁰

Proposed uses within one-quarter mile from a station served by transit shall be eligible for a reduction in the required parking spaces up to 30 percent.

(5) Other Eligible Alternatives

The Zoning Administrator may approve other alternatives to providing required parking spaces if the applicant demonstrates that such proposed alternative:

- a. Does not negatively impact surrounding neighborhoods; and
- b. Maintains traffic circulation patterns; and
- c. Results in a similar site layout and design quality as would otherwise result from strict compliance with this Ordinance.

F. Off-Street Parking Area Use and Design

(1) Use of Parking and Loading Areas⁴¹

Except for single- and two-family dwellings, no required off-street parking or loading space shall be used for any purpose other than the parking of vehicles. Off-street parking spaces provided in excess of the number required may be used for any legal purpose within the respective zoning district. If a mandatory required off-street parking space is converted to another use or can no longer be used for off-street parking, it shall be deemed a violation of this Ordinance.

³⁸ Note that the Zoning Administrator is only able to approve the counting of off-street spaces toward the minimum parking requirements; any usage of the public right-of-way may require other city approvals outside the zoning office.

³⁹ Replaces current C.III.1.1.u.(5), Control of Parking Area, which allows off-site parking with certification from the City Traffic Engineer that such spaces are readily available to serve the use.

⁴⁰ Staff can request information about transit station proximity on the application. As drafted, this is a broad standard including any type of bus stop, regardless of service level. Alternatively, we could propose a standard by which parking is reduced only along certain corridors or in certain districts.

⁴¹ New.

(2) Dimensions of Parking Spaces and Drive Aisles⁴²

- a. Parking spaces and drive aisles shall be designed as follows:

Table 4.2: Required Parking Space Dimensions			
Type of Parking/Angle	Length, min.	Width, min.	Aisle width, min.
Parallel	22 feet	8 feet	n/a
90°	18 feet	8.5 feet	24 feet
60°	21 feet	9 feet	18 feet
45°	19 feet	9 feet	13 feet
30°	20 feet	9 feet	12 feet
Compact	16 feet	8 feet	18 feet

Insert graphic

- b. Up to 20 percent of required parking spaces may be designed as compact parking spaces, designed as head-in (90-degree) with dimensions pursuant to Table 4.2.
- c. Dimensions and design of individual parking spaces shall comply with the New York State Building Code, ADA requirements, and other applicable City ordinances and codes.

(3) Surface Materials⁴³

All parking and vehicular circulation areas shall be surfaced with asphalt, concrete, permeable pavers, or other similar materials unless otherwise approved by the Zoning Administrator.

(4) Location of Parking Areas

- a. For single-family and two-family dwellings in all districts, off-street parking areas may be located only in a garage or on a paved driveway and may not be located elsewhere within a required front setback.
- b. For all other uses in all residential and MX districts, off-street parking areas shall not be located between the front building façade and the adjacent street frontage.⁴⁴

(5) Access and Circulation⁴⁵

a. Access

1. To the maximum extent practicable, parking lots shall share access lanes.
2. No parking facility shall have access on South Salina Street between Erie Boulevard and Onondaga Street.⁴⁶

⁴² Current C.III.2.1.a.(3) requires that all spaces be designed to 8.5' x 18', with aisles wide enough to sufficiently permit free movement of cars during the process of parking. These are new standards, based on APA's Planning and Urban Design Standards, other national standards, and are fairly consistent with Rochester, NY dimensional standards. We will check with DPW to confirm these are satisfactory for Syracuse.

⁴³ New.

⁴⁴ New.

⁴⁵ Mostly new standards unless otherwise noted.

3. No parking facility in a mixed-use or nonresidential district shall have access on James Street from Shotwell Park east to Ridgewood Drive unless access from a side street or from a rear alley is not possible.⁴⁷

b. Circulation

1. Vehicular circulation areas shall be designed to facilitate safe movement of vehicles while maintaining safe circulation of pedestrians, bicycles, and other modes of transportation for persons of all ages and abilities.
2. Parking areas containing 20 or more parking spaces shall be broken up into bays containing not more than 10 parking spaces separated by landscaped islands, pedestrian ways, or drive aisles.
3. Pedestrian crossings and walkways shall be designed using a variation of materials that distinguish them from vehicular circulation areas.

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(6) Snow Storage and Handling⁴⁸

All nonresidential and multifamily uses shall comply with the following:

- a. A minimum of 10 percent of any unheated or uncovered parking area shall be devoted as snow storage area and shall not be credited toward required parking spaces.
- b. Snow shall not be stored in required landscaping areas or on pedestrian walkways or sidewalks.
- c. Snow piles shall not be taller than 15 feet, unless such pile is within a designated snow disposal site pursuant to Section 24-51 of the Municipal Code of Ordinances.⁴⁹

(7) Parking Area Landscaping

See Section 4.5E, *Parking Area Landscaping*.

(8) Parking Area Lighting⁵⁰

- a. Parking area lighting shall comply with Section 4.7, *Exterior Lighting*.
- b. Parking area lighting shall be designed to provide adequate lighting for safety if such parking area is intended to be occupied at night.

⁴⁶ Is there interest in restricting curb cuts in other areas/streets downtown? This provision is from C.III.1.1.u.(4)(f), but did not carry forward provision for waiving this standard with Planning Commission approval. Variances (and other adjustment procedures) will be addressed in Module 3.

⁴⁷ From current C.X.1.3.f.(5), revised to reference the boundary of the current James Street overlay district.

⁴⁸ Some uses currently have snow storage and maintenance requirements (e.g., gasoline service stations in C.IV.2.1.I). These new standards are more objective and apply more broadly. Snow storage standards presented in Module 1 will be reconciled with these new standards in the consolidated draft.

⁴⁹ The 15-foot pile height is new. The cross-reference is to the "regulations relative to the dumping and/or depositing of snow and/or ice." Staff has commented that this may not be enforceable and thus has suggested potentially removing this standard.

⁵⁰ Replaces current C.III.2.1.e, Artificial Lighting.

- c. Parking area lighting shall not produce glare beyond the property boundaries.

G. Loading and Stacking Areas

(1) Loading Areas

a. Applicability

1. Except in the MX-4 and MX-5 districts, construction of commercial and industrial uses consisting of 25,000 square feet or more and that require regular shipping and/or deliveries by means of a heavy duty truck tractor with a gross trailer weight rating of over 26,000 pounds⁵¹ shall provide adequate off-street loading areas pursuant to this section.⁵²
2. Expansions or enlargements that increase the square footage of an existing structure or use by less than 50 percent shall not be subject to off-street loading requirements.
3. The Zoning Administrator may exempt a project from the off-street loading requirements if the applicant clearly demonstrates that no off-street loading berths are necessary.⁵³

b. Number of Off-Street Loading Berths

Required loading berths shall be provided at the following rates and sizes:

Table 4.3: Required Off-Street Loading Berths		
Gross Floor Area	Number of Loading Berths	Size of Each Loading Berth
25,000 to 49,999 sf	1	10 feet x 25 feet
50,000 to 99,999 sf	2	10 feet x 25 feet
100,000 sf or more	2, plus 1 additional berth per 100,000 sf over the first 100,000 sf	10 x 50 feet

c. Location of Off-Street Loading Areas

1. Loading areas shall not be permitted in a front yard, except in the LI and HI districts.⁵⁴
2. Loading areas shall be separated from pedestrian facilities.

(2) Vehicle Stacking Areas⁵⁵

- a. Where traffic flow is controlled by an entry gate or drive-through facility, a stacking lane outside the public right-of-way shall be provided separate from required parking spaces, vehicle maneuvering areas, and pedestrian or biking paths.

⁵¹ The federal government classifies “heavy duty vehicles” in three categories: (1) heavy duty pickup trucks and vans; (2) heavy duty vocational vehicles; and (3) truck tractors within a GVWR above 26,000 pounds.

⁵² Revised standards replace C.III.3.1. Current ordinance requires loading berths for developments as small as 5,000 sf for retail, 10,000 sf for office uses, and 35,000 sf for manufacturing and warehousing. The trend, especially for small retail and office establishments, is increased frequency of deliveries in smaller vehicles – mostly sufficiently addressed by on-street or alley loading.

⁵³ New.

⁵⁴ New.

⁵⁵ New standards. Current requirements for stacking at automobile wash facilities were integrated into Table 4.1, Required Off-Street Parking Spaces.

- b. Stacking space requirements for specific uses such as automobile wash and drive-through are listed in Table 4.1, *Required Off-Street Parking Spaces*.
- c. Required stacking spaces are subject to the following design and layout standards.
 - 1. Stacking spaces shall be a minimum of eight feet by 20 feet in size.
 - 2. Stacking spaces may not impede onsite or offsite traffic movements or movements into or out of off-street parking spaces.
 - 3. Stacking spaces shall be separated from other internal driveways by raised medians if deemed necessary by the Zoning Administrator for traffic movement and safety.

H. Off-Street Bicycle Parking⁵⁶

(1) Applicability

All public/institutional and commercial uses shall provide off-street bicycle parking spaces at a minimum ratio of one bicycle parking space per three vehicle parking spaces, and not less than two bicycle parking spaces per 25,000 square feet of gross building floor area. Accessory occupancy areas shall be included in the calculation of primary occupancy area.

a. Change in Occupancy

Where a change in occupancy results in an increase in the occupant load of the building, bicycle parking shall be provided to support the new occupancy.

b. Exemptions

- 1. No long-term bicycle parking is required on a site where there is less than 2,500 square feet of gross building floor area.
- 2. No bicycle parking is required for a commercial parking facility on a surface parking lot in the MX-5 district.

c. Additional Reductions

Subject to the approval of the Zoning Administrator, the number of bicycle parking spaces may be reduced because of building site characteristics including, but not limited to, isolation from other development.

(2) Arrangement and Design

Required off-street bicycle parking spaces shall be provided with bike racks, bike lockers, or similar parking facilities that comply with the following standards:

- a. The parking facility shall be located in a visible, well-lit ground-level area that:
 - 1. Is conveniently accessible to the primary entrances of a development principal building(s);
 - 2. Does not interfere with pedestrian traffic; and
 - 3. Is protected from conflicts with vehicular traffic.
- b. The parking facility shall provide a space at least 18 inches by 60 inches for each bicycle.

⁵⁶ New.

- c. The parking facility shall have an overhead clearance of at least seven feet and at least six feet of clearance around its perimeter.
- d. The parking facility shall be anchored and designed to support parked bicycles securely and enable them to be locked.

4.5 Landscaping, Buffering, and Screening

Commentary:

As mentioned in the Assessment Report and Annotated Outline, the current Syracuse zoning ordinance has only minimal landscaping standards. This draft expands on the existing regulations and applies them more broadly across the City. The proposed standards would apply to a wider range of sites, and would allow for flexibility through a proposed alternative process, allowance of deferred installation, and other means. Specific information related to appropriate tree and plant species and spacing requirements are not included in this draft and should be relocated to an Administrative Manual, or referenced to standards maintained and enforced within the general ordinances.

A. Purpose⁵⁷

The purpose of this section is to promote the public health and enhance the City of Syracuse's environmental and visual character. This section is intended to:

- (1) Provide a better transition between land uses;
- (2) Provide for the natural visual screening of parking and loading areas;
- (3) Preserve the visual quality of the community;
- (4) Enhance, conserve, and stabilize property values;
- (5) Reduce surface runoff and minimize soil erosion; and
- (6) Create a safe and pleasant environment for pedestrians.

B. Applicability⁵⁸

- (1) This section shall apply to all properties in any district, except those with a single-family or two-family residential primary structure, unless these residential uses include ancillary parking areas for four or more vehicles.
- (2) Compliance with this section is required when:
 - a. A new primary structure is constructed; or
 - b. An existing primary structure is relocated on the lot or parcel; or
 - c. The primary structure is renovated or redeveloped (including but not limited to reconstruction after fire, flood, or other damage) in a manner that requires a building permit.
 - d. A new parking lot containing four or more spaces is constructed; or

⁵⁷ New. The current ordinance does not contain an overall landscaping purpose or intent statement.

⁵⁸ New.

- e. An existing parking lot containing four or more spaces is redesigned or reconstructed to include relocations of, or additions or subtractions to, parking spaces, driving aisles, and access drives.
- (3) In case of any conflict between the various landscaping standards in this section, the stricter standard shall apply. Wherever the requirement for two or more landscaping standards overlap, the same plant material may be counted toward meeting the requirements of both standards.
- (4) A landscape plan shall be included as part of any application for a site plan approval for development subject to the standards described in the Administrative Manual, and subject to applicable standards as noted in Chapter 22 of the Revised General Ordinances.⁵⁹
- (5) Deviations from the landscaping standards in this section may be authorized in Section ---, *Administrative Adjustment*⁶⁰, or Section 4.5H, *Alternative Landscaping Plan*.

C. Street Trees and Lot Frontage Landscaping⁶¹

Street trees and lot frontage landscaping shall comply with requirements as set forth in the Administrative Manual.

D. Rear and Side Lot Buffers⁶²

(1) Where Required

Landscaped buffers shall be provided along rear and side lot lines where the following conditions occur and where abutting properties are not separated by a street or waterway:

- a. Where a multifamily dwelling or any non-residential structure abuts a residential zoning district or a property containing a residential use; or
- b. Where new or redeveloped primary structures will contain four or more stories and the abutting property contains an occupied residential primary structure containing two or fewer stories; or
- c. Where a new or redeveloped multifamily dwelling or any non-residential structure abuts an Open Space district.

(2) Buffer and Screening Options

Required side or rear buffers shall conform to one of the following options:

- a. A landscape buffer, containing shade trees and large shrubs. At least 60 percent of the ground surface shall be comprised of living materials. Spacing of trees and shrubs should be designed to minimize light or noise impacts. In any case where the abutting property is a single-family or two-family dwelling, and a fence separates the two properties, the required landscaping shall be installed on the side of the fence facing away from the applicant's property.

⁵⁹ Administrative Manual, as previously discussed, would contain specific technical requirements (such as plant materials, application requirements, fees, etc.) that are not best suited for the zoning ordinance because they are frequently updated.

⁶⁰ Such procedure will be drafted with Module 3 for consideration.

⁶¹ For street line treatment of parking areas, see Section 4.3.F.

⁶² New standards to address adjacency issues between potentially incompatible developments.

- b. An opaque wall, fence, or vegetative screen six feet in height in areas behind the front setback of the primary building, and four feet in height with at least 50 percent opacity in areas forward of the front setback of the primary building. If a wall or fence is used to meet this requirement, the side facing away from the applicant's property shall be at least as finished in appearance as the side facing the applicant's property; the wall or fence shall be placed at least three feet inside the property line; and three small shrubs per 25 linear feet of lot line shall be provided between the wall or fence and the property line. If a dense vegetative screen is proposed behind the front setback, it shall be at least four feet in height at the time of planting.

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(3) Parking Area Buffers

See Section 4.5E, *Parking Area Landscaping*, for required buffer treatments of parking lot areas.

E. Parking Area Landscaping⁶³

(1) Screening of Parking Areas

Off-street parking areas adjacent to a public or private street or residential zoning district shall be screened pursuant to the following standards:

a. Adjacent to a Public or Private Street

- 1. A landscaped buffer of five feet in width, as measured inward from the property line on all frontages facing the City right-of-way, exclusive of approach drives;
- 2. An opaque fence or wall between 3 and 4 feet in height;
- 3. A berm of at least three feet in height with a slope no greater than 3:1; or
- 4. An opaque continuous evergreen hedge.

b. Adjacent to a Residential Zoning District

- 1. A landscaped buffer of 10 feet in width, as measured inward from the property line on all sides of the property abutting the residential districts; or
- 2. An opaque fence or wall between four and six feet in height.

(2) Internal Parking Lot Landscaping

- a. Each landscaped island shall be a minimum size of 200 square feet, and 600 cubic feet, and shall include a minimum of one tree and five shrubs.
- b. All unimproved areas shall contain live plant material or shall otherwise be protected from erosion.

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⁶³ These standards are primarily taken from C.I.5, except as noted. Primary change is that the existing ordinance only applies to gas stations, parking lots, and drive-through businesses; as proposed, this standard would apply to all parking lots near to/visible from the street. It is noted that the existing regulations do not require interior landscaping, or give credit towards other landscaping requirements (outside of the parking lot), which are some additional issues that staff may wish to consider.

F. Walls and Fences⁶⁴

(1) Height and Location

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a. Front Setback

No walls or fences shall exceed four feet in height if placed within a required front setback.

b. Side and Rear Setbacks

No walls or fences shall exceed six feet in height within required side and/or rear setbacks.

c. Corner Lots

On corner lots, that portion of a lot contiguous to a public right-of-way shall be considered a front setback area for the purpose of applying these regulations.

d. Special Height Allowance

Within Commercial or Industrial zoning districts only, walls or fences may attain a height of eight feet within any setback area, required or otherwise.

(2) Materials and Type Permitted

- a. Walls or fences permitted within required setbacks shall be of an open design such as chain link, ornamental iron, rail, or picket, where the ratio between space and fence material is at least 50:50 or its equivalent.
- b. Barbed wire or electrical screening devices shall not be used. Exception to this prohibition shall apply to properties zoned Light or Heavy Industrial which are located farther than 500 feet from property in a residential zoning district or used for residential purposes.
- c. Walls or fences allowed by special act of the Common Council of the City of Syracuse shall be continued subject to the restrictions set forth in said special legislative acts but are otherwise subject to the provisions of this section.

(3) Passageway Restrictions

- a. No wall or fence or portion thereof in excess of two and one-half feet in height shall be located closer than three feet to the exterior wall of a principal or accessory structure, except where said wall or fence is connected to said exterior wall or terminated at a post or similar fixture adjacent to said exterior wall. For the purpose of avoiding narrow passageways, that portion of a wall or fence terminating at the exterior wall of a principal or accessory structure or to an adjacent post or fixture, shall not have an interior angle with reference to the exterior wall of said structure of less than 45 degrees.
- b. All portions of a lot enclosed by a wall or fence shall be made accessible for fire-fighting purposes by the installation of appropriately-located pedestrian gates not less than three feet in width.

⁶⁴ Taken from C.I.6 of existing code. Deleted subsections on Applicability and Plantings, as these would be repetitive with other sections. Also revised the term "screening devices" to "walls or fences" for consistency.

G. Screening of Service Areas

- (1) Where a loading, service or trash enclosure area in a mixed-use district is adjacent to a residential district or a lot containing a primary residential use, the loading, service, or trash area shall be screened from the adjacent district or use by enclosure walls or vegetative screens such as trees or hedges. The walls or vegetative screen shall be a minimum of four feet in height, but in any event the walls or vegetative screen shall be higher than screened trash receptacles and at least 80 percent opacity.
- (2) Where a loading, service or trash enclosure area in an industrial district is adjacent to a residential or mixed-use district or a lot containing a primary residential or non-industrial use, the loading, service, or trash area shall be screened from the adjacent district or use by enclosure walls or vegetative screens such as trees or hedges. The walls or vegetative screen shall be a minimum of six feet in height, but in any event the walls or vegetative screen shall be higher than screened trash receptacles and 100 percent opacity.
- (3) There shall be a minimum of two feet of clearance between trash receptacles and each wall or vegetative screen.
- (4) Where vegetative screens are used, they shall form a year-round dense screen of the minimum required height at the time of the initial planting. In addition, where vegetation screens are used to screen one or both sides of a trash receptacle, the plantings shall be curbed or otherwise protected from damage by collection vehicles and by the receptacle as it is moved in and out of the enclosure.
- (5) Where a gate is necessary to provide access to the hauler, the gate shall either swing fully outward or slide parallel to the wall of the enclosure. Gates shall be designed to be secured when in the open and closed positions. Gates shall be closed at all times except when the receptacle is being accessed.

Insert graphic

H. Alternative Landscaping Plan⁶⁵

(1) General

The Zoning Administrator may approve an alternative landscape plan where a deviation from the landscaping, buffering, and screening standards in this section is justified because of site or development conditions that make strict compliance with such standards impossible or impractical. The alternative landscape plan shall indicate how the proposed deviations are justified by site or development conditions and illustrate how compliance with the standard(s) from which a deviation is sought can be achieved to the maximum extent practicable. Conditions justifying approval of an alternative landscape plan may include:

- a. Natural conditions, such as watercourses, natural rock formations, or topography;
- b. The likelihood that landscaping material would be ineffective at maturity due to topography, placement, or other existing site conditions;
- c. Lot size or configuration;

⁶⁵ New process proposed to provide some flexibility since most of these landscaping standards are new to Syracuse.

- d. Infill development or redevelopment on small lots;
- e. The presence of existing utility or other easements;
- f. The potential for interference with public safety; and
- g. Other situations where strict adherence to the buffer or landscaping standards in this Ordinance are determined impractical by the Zoning Administrator.

(2) Submittal and Review

An applicant may submit an alternative landscape plan as part of an application for site plan approval, as appropriate. The Zoning Administrator may approve an alternative landscape plan if it meets the purpose and intent of the landscaping, buffering, and screening standards, as appropriate. Additional review fees are assessed to cover the City's additional costs in reviewing alternative landscape plans.

(3) Allowable Deviations

Allowable deviations from the landscaping, buffering, and screening standards include, but are not limited to, the following:

a. Reduced Planting Rates Due to Existing Public Utilities

An adjustment to planting locations or reduction of up to 20 percent in the total number of required trees or shrubs may be allowed when underground connections to public utilities or public easements or rights-of-way, are located upon or in close proximity to the parcel.

b. Reduction in Standards Due to Nature of Parcel

A reduction in the count or spacing standards by up to 20 percent may be allowed when desirable in terms of enhanced protection of existing natural resources, greater consistency with the goals of the Comprehensive Plan, or a site design that exceeds the quality of what would otherwise result under a strict application of the standards in this Ordinance.

c. Reduction in Standards Due to Site Size

A reduction in the count, configuration, or location of required landscaping materials may be allowed in cases where a lot is nonconforming in terms of dimensional requirements or setbacks, or in cases of redevelopment on existing small lots, is not capable of supporting the minimum amount of landscaping material required.

d. Upgrading of Nonconforming Landscaping

An adjustment to planting locations or spacing may be allowed in conjunction with an upgrading of nonconforming buffer or landscaping in accordance with **Section x.x**, Nonconforming Site Features.⁶⁶

e. Reduction in Standards Due to Existing Infrastructure

A reduction in the count, configuration, or location of required landscaping materials is permitted in cases where landscaping is strictly prohibited since it creates a public safety hazard (e.g., headwalls of dams).

⁶⁶ To be drafted with Module 3.

4.6 Site and Building Design

Commentary:

As discussed in the Assessment Report and Annotated Outline, the current ordinance contains minimal building and site design standards for a few areas in Syracuse (e.g., James Street Overlay and Lakefront Districts). Substantial comments from stakeholders indicated the need for broader application of citywide design standards for multifamily, mixed-use, and commercial buildings in the R4, R5, MX-1, MX-2, MX-3, MX-4, MX-5, and CM districts.

This draft tries to strike an important balance between raising the bar for design while recognizing that staff capacity limits the City's ability to effectively administer and enforce too many new standards. A lighter approach could be taken initially by only applying these standards to the mixed-use districts (and not the R4, R5, or CM districts). Alternatively, the applicability of these standards could be expanded to include public, institutional, and civic uses and/or industrial uses where appropriate. This draft builds on Syracuse's current minimal design standards, and includes several new standards based on other communities and then tailored to address issues noted by Syracuse staff and other stakeholders.

Many of these standards could be accompanied by graphics that illustrate the desired result of the design standard. Supplementary graphics will be prepared for subsequent drafts (after the proposed standards have been reviewed).

A. Purpose⁶⁷

This section is intended to promote high-quality building design. The standards are intended to:

- (1) Protect and enhance the character and quality of residential, commercial, and mixed-use areas;
- (2) Ensure compatibility between residential neighborhoods and adjacent commercial and mixed-use areas;
- (3) Mitigate any potential negative impacts created by the scale, bulk, and mass of large buildings;
- (4) Promote building designs and construction practices that are sustainable and adaptable to multiple uses for extended building lifecycles;
- (5) Encourage a pedestrian- and bicycle-friendly environment; and
- (6) Protect and enhance property values and encourage further investment.

B. Applicability⁶⁸

- (1) The standards in this Section apply to all new structures for multifamily residential, mixed-use, and commercial use in the R4, R5, MX, and CM districts.
- (2) Some standards in this section may apply to redevelopment affecting existing structures, as set forth in 4.2, *Applicability*.

C. Building and Site Design, Generally

The following standards apply to all multifamily residential dwellings, all buildings that contain seven or more single-family attached dwellings, and all mixed-use and commercial buildings.

⁶⁷ New.

⁶⁸ As drafted, this does not explicitly address façade alterations that do not include additions of floor area, which currently are reviewed by the Zoning Department. Should those projects be addressed and subject to compliance with any new standards?

(1) Building Placement and Orientation

- a. The siting of a building shall reflect the natural topography, preserve existing trees and landscaping materials that meet the intent and requirements of Section 4.5, *Landscaping, Buffering, and Screening*, and be compatible with the siting of the original structure in the case of expansions and remodels.⁶⁹
- b. Local climatic conditions shall be considered when orienting buildings. Because north-facing facades are susceptible to snow and ice accumulations, building entry treatments and snow piling zones shall be considered when arranging the site pursuant to Section 4.4.F.(6).
- c. A minimum of 60 percent of the primary façade shall be constructed parallel to the primary street frontage. On corner lots, a minimum of 60 percent of the secondary façade shall be constructed parallel to a side street frontage.⁷⁰
- d. In cases where the long axis of a building is perpendicular to the primary street, the portion of the structure facing the primary street shall be configured with at least one or more transparent windows that meet the requirements of Section 4.6D(4) (multi-family) or Section 4.6E(4) (commercial and mixed-use), as applicable.

Insert graphic

(2) Building Entrances⁷¹

- a. The primary building entrance shall face the street providing the main access to the site. If on a corner, there shall be either an additional entrance on the side frontage, or the secondary façade shall be designed so that it addresses the street and not have a blank wall.
- b. All buildings shall have their primary entrance directly off the street or through a recessed area, courtyard, or plaza located adjacent to the street.
- c. The primary entryway shall be readily apparent as a prominent architectural component from the street, thus creating a focal point. However, non-residential buildings with multiple tenants on the ground floor or multiple primary entrances shall have all entrances treated architecturally.
- d. Primary building entrances shall be defined and articulated with architectural elements such as pediments, columns, porticos, porches, and overhangs.
- e. All ground-floor pedestrian entrances shall be covered or inset.

Insert graphic

(3) Materials⁷²

- a. All exposed surfaces of primary buildings shall use a variety of durable materials, including:

⁶⁹ New.

⁷⁰ Clarifies and combines current Lakefront T4 and T5 building disposition standards. The T5 district requires 70 percent whereas the T4 requires 50 percent. This 60 percent requirement splits the difference.

⁷¹ New.

⁷² The current standards for exterior finishes in the Lakefront Districts (B.IX.4.4.b for T4 and 5.b for T5) limit materials to brick, stone, wood, or cementitious clapboard siding. In the T5 Franklin Square subdistrict, there are further prohibitions of stone veneer, aluminum siding, galvanized steel, wood siding, drive-it, and plastic siding. We allow for steel in this draft, and offer flexibility in materials according to the Zoning Administrator. Should any OTHER materials be specifically prohibited?

1. Brick, stone, or other masonry;
 2. Composite siding;
 3. Split-face block;
 4. Steel or rust-resistant architectural metals;
 5. Treated rot-resistant or paint grade wood; or
 6. Comparable material approved by the Zoning Administrator.
- b. The following materials are prohibited as exterior cladding or roofing materials:
1. Aluminum siding or cladding;
 2. Galvanized steel or other bright metal;
 3. Plastic or vinyl siding;
 4. Unfinished or smooth concrete block/masonry units or concrete wall;
 5. Exposed aggregate; and
 6. Reflective glass.

(4) Façade Colors

The use of metallic colors, or fluorescent colors is prohibited. Black shall be used only as an accent color on building facades.

(5) 360-Degree Architecture

All building elevations that are visible from a public street, public right-of-way, or other area to which the public has legal access shall be architecturally finished with similar levels of materials and detailing (e.g., tiles, moldings, cornices, wainscoting, etc.). Blank walls void of architectural details or other variation are prohibited.

(6) Roof Form

- a. Buildings shall be designed to avoid any continuous roofline longer than 50 feet. Rooflines longer than 50 feet shall include at least one vertical elevation change of at least two feet in height.⁷³
- b. Unless otherwise provided in this Ordinance, buildings with pitched roofs shall have a minimum primary roof slope of 5:12, except that shed roofs over porches and other architectural elements shall have a minimum roof slope of 3:12.⁷⁴

Insert graphic

(7) Vertical Articulation

Each street-facing façade of a building with three or more stories shall incorporate all of the following vertical articulation elements:

⁷³ New.

⁷⁴ From current T4 and T5 standards B.IX.4.4.b(3) and 5.b(3), revised for clarity and to apply to broaden the applicability mixed-use and commercial buildings.

- a. A clearly defined base, middle, and cap for each building façade facing a street or facing a residential zoning district; and
- b. At least one of the following vertical articulation options shall be used for any building requiring a base, middle, and cap:
 1. Base
 - i. Use of heavy material on the ground floor, such as brick, stone, or other durable material to delineate the ground floor.
 - ii. A horizontal reveal line at the base of the building a minimum of two feet from the ground.
 - iii. An arcade, gallery, or colonnade to accentuate the ground floor.
 - iv. Enhanced architectural detailing or windows on the ground floor.
 2. Middle
 - i. A stepback in massing by a minimum of five feet from the ground floor façade.
 - ii. A change in material between the ground floor and upper floors.
 - iii. A visible variation in window size from ground floor to upper floors.
 3. Cap
 - i. Use of cornice or parapet on a flat-roof building, or a projecting roof line for sloped roofs.
 - ii. A reveal line or change in material, texture, pattern, or color beginning at a minimum of two feet from the top of the building.

Insert graphic

(8) Mechanical Equipment Screening⁷⁵

a. Rooftop Equipment

Buildings with flat roofs shall conceal rooftop mechanical equipment from view from adjacent properties and any adjacent street or public space as measured at a height of four feet above the ground.⁷⁶ Methods for rooftop screening may include any of the following:

1. Free-standing screening wall.
2. Extended parapet wall.
3. Other similar technique approved by the Zoning Administrator.

b. Ground- or Wall-Mounted Equipment

1. Ground- or wall-mounted equipment such as HVAC units, metering devices, electric panels, transmission boxes, and other similar equipment shall be screened from public

⁷⁵ Mostly new standards, with exceptions as noted.

⁷⁶ Paragraphs "b" and "c" are from current T4 and T5 standards B.IX.4.4.b(3) and 5.b(3), revised for clarity and expanded to apply to public streets and spaces and to include a measurement standard.

view from public streets or other adjacent public spaces by using architecturally compatible walls and/or landscaping.

2. Wall-mounted equipment shall not be located on the primary building façade.
3. When screening walls are constructed to screen mechanical equipment, the walls shall use similar building materials and details as those used on the primary building.

Insert graphic

(9) Design for Security⁷⁷

Consistent with Crime Prevention through Environmental Design (CPTED) standards, development shall comply with the following:

a. All Multifamily, Mixed-Use, and Commercial Development

1. Sites shall be designed to avoid the creation of confined areas that are shielded on multiple sides by barriers such as walls or bushes and thus have low visibility. Such areas shall be avoided in site design to the maximum extent practicable or otherwise well-lit with some form of surveillance.
2. Paths or walkways not intended for nighttime use shall not be lit.

b. Multifamily Development

1. Shared mailboxes shall be located in high-visibility and well-lit areas.
2. Community laundry rooms shall be visible from common, walking, and driving areas. All laundry rooms shall have transparent panels to view into the room before entering.

(10) Utilities⁷⁸

In the MX-4 and MX-5 districts, all new development shall place utilities underground to the maximum extent practicable.

D. Multifamily Residential Building Design⁷⁹

In addition to complying with the general standards in Section 4.6C above, any multifamily residential dwelling and any building that contains seven or more single-family attached dwellings shall comply with the standards in this subsection.

(1) Primary Entrance Orientation

- a. At least one main building entry shall face an adjacent street, or a courtyard or common open space that has a direct and visible connection to an adjacent street.
- b. Building entries shall connect to adjacent public sidewalks to the maximum extent practicable.
- c. The pedestrian entries to the site from the public right-of-way shall be emphasized with enhanced landscaping, special paving, gateways, arbors, or similar features.

⁷⁷ New. CPTED standards were mentioned as a key issue linking land use to public safety.

⁷⁸ Current B-IX-4.3.a(13), expanded to apply more broadly.

⁷⁹ New.

(2) Height

Multifamily residential buildings located within 100 feet of property occupied by or zoned for single-family detached residential use shall not exceed 35 feet in height. The height of a multi-story structure shall “step-down” adjacent to lower-intensity districts to a height comparable to the height of the adjacent building, if the adjacent building is shorter

(3) Massing and Horizontal Articulation

- a. The maximum length of any multifamily building shall be 180 feet.
- b. Blank walls void of architectural details or other variation are prohibited. Each building façade facing a street or a residential zoning district shall incorporate at least two of the following horizontal articulation elements:
 - 1. Projections or recesses with a minimum depth of three feet at an interval of every 50 feet and a total of at least 20 percent of the total length of the façade;
 - 2. A horizontal wall offset of at least three feet for a minimum of at least 50 percent of the total length of the façade;
 - 3. A change in materials, textures, patterns, or colors that extend the full height of the façade, excluding the ground level; or
 - 4. A change in the fenestration pattern, with different window size, style, or placement.

Insert graphic

(4) Transparency (Windows, Doors, and Openings)

- a. The ground-floor level of each façade facing a public street or other public area such as a plaza, park, or pedestrian walkway shall contain a minimum of 30 percent windows or doorways.
- b. Upper floors of each façade facing a public street shall contain a minimum of 15 percent windows.

Insert graphic

E. Commercial and Mixed-Use Site and Building Design

In addition to complying with the general standards in Section 4.6C above, any commercial and/or mixed-use building shall comply with the standards in this subsection.

(1) Block Pattern⁸⁰

The layout of any development site 10 acres in size or larger shall be designed to reinforce a pattern of individual blocks.

- a. Blocks shall be designed as an extension of the surrounding neighborhood, aligning with and connecting to adjacent streets and mirroring the scale and orientation of adjacent blocks (for residential areas of the development).

⁸⁰ New.

- b. On large sites or where block consolidation is proposed (by right-of-way abandonment), special consideration shall be given to pedestrian and vehicular circulation patterns and access to surrounding neighborhoods.
- c. New development shall establish a regular pattern of blocks to the extent feasible to avoid creating especially large blocks that limit pedestrian and vehicular circulation. Maximum block lengths shall be limited to 660 feet by 660 feet. Blocks shall be measured from street edge to street edge, regardless of whether the street is public or private.

(2) Building Placement and Orientation⁸¹

Developments comprised of multiple buildings and/or totaling 100,000 square feet or more shall be organized to create pedestrian-friendly spaces and streetscapes. This shall be accomplished by placing the building wall at the back of the sidewalk edge (or "building to" the sidewalk or required landscape buffer), and by using building walls to frame and enclose:

- a. The corners of street intersections or entry points into the development;
- b. A "main street" pedestrian or vehicle access corridor within the development site;
- c. A parkway street or frontage road that parallels the corridor;
- d. A linear park or trail corridor that parallels the corridor;
- e. Parking areas, public spaces, or other site amenities on at least three sides; or
- f. A plaza, pocket park, square, or other outdoor gathering space for pedestrians.

Insert graphic

(3) Massing and Horizontal Articulation⁸²

- a. Buildings shall have a minimum separation distance of 15 feet from other buildings.
- b. The building facade shall be visually divided into individual bays that are a maximum of 30 feet in width. No blank wall area or facade shall exceed more than 30 feet in horizontal direction. Building facades shall include two or more of the following treatments for every 30 feet of building length:
 - 1. Projections or recesses with a minimum depth of three feet at an interval of every 50 feet and a total of at least 20 percent of the total length of the façade;
 - 2. A horizontal wall offset of at least three feet for a minimum of at least 50 percent of the total length of the façade;
 - 3. A change in materials, textures, patterns, or colors that extend the full height of the façade, excluding the ground level;
 - 4. A change in the fenestration pattern, with different window size, style, or placement;
 - 5. Decorative parapet (arched, gabled, stepped, etc.) or cornice treatments;
 - 6. Deep-set windows with mullions or decorative glazing;

⁸¹ New.

⁸² Similar in concept to the multifamily standards, except that mixed-use and commercial buildings have to incorporate three of the elements instead of just two.

7. Ground-level arcades or upper balconies/galleries;
8. Columns or pillars;
9. Art work or bas relief; or
10. Other facade treatments as agreed to by the Zoning Administrator.

Insert graphic

(4) Transparency (Windows, Doors, and Openings)

- a. A minimum percentage of the total area of each building facade that abuts a public street, plaza, park, or other public space shall be comprised of transparent window openings to allow views of interior spaces and merchandise, to enhance the safety of public spaces by providing direct visibility to the street, and to create a more inviting environment for pedestrians. Minimum percentages shall vary by location as follows:
 1. The ground floor of any façade facing a public street or other public area such as a plaza, park, or pedestrian walkway shall contain a minimum of 40 percent windows, display areas, or doorways. Windows shall be unobstructed and allow views into working areas or lobbies, pedestrian entrances, or display areas.
 2. Upper floors of all façades shall contain a minimum of 20 percent windows.
- b. For the purposes of the above standards, all percentages shall be measured using elevation views of the building plan and “street level” shall be measured from floor-plate to floor-plate. Glazing on all street-level windows shall have a minimum Visible Light Transmittance of 0.65 and a maximum Visible Light Reflectance of 0.2, and black or mirrored glass is prohibited.
- c. Glazing required by this Ordinance should be concentrated in areas of high pedestrian activity.
- d. Transparent glazing required by this Code shall be maintained without interior or exterior obstructions that substantially limit visibility, including, but not limited to, window signs, interior shelving, or window coverings (except window blinds) during hours of business operation. This section shall not apply to signage, shelving, displays, or the like, set back at least three feet from the glazing surface.

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(5) Uses in MX Districts⁸³

A diverse range of commercial, office, residential, and civic uses is desired within the MX districts. The appropriate mix of uses for each district will vary by its location, size, and the surrounding development contexts. Generally, larger sites located in areas where higher levels of activity are desirable should have a greater mix of uses than smaller sites. The following standards shall apply within the MX districts:

⁸³ New.

a. Required Mix of Uses—Sites 50,000 Square Feet or Larger

All developments on sites that exceed 50,000 square feet of gross floor area shall include at least one commercial use as identified in Table ---, *Allowed Uses*.

b. Ground-Floor Uses

The incorporation of retail shops and/or restaurants is encouraged at the street level to promote a more active environment for pedestrians and to support residential and office uses located within the same building (on upper floors) or nearby. This configuration of uses is particularly encouraged along major street frontages as well as adjacent to major public spaces, where a high level of activity and visibility is desirable. If a limited portion of a structure’s ground level will be devoted to retail or restaurant space, such space shall be located along those façades adjacent to or most visible from primary street frontages or major pedestrian walkways.

(6) MX-1 District: Additional Building Design Standards

a. Purpose

These additional building design standards in the MX-1 district are intended to promote the revitalization of the district through infill development and the adaptive re-use of existing structures, and promote the redevelopment and reuse of existing structures that maintains the established architectural character of the district.

b. Adaptive Re-use of Residential Homes

The adaptive re-use of residential homes for non-residential uses, such as offices, restaurants, or small retail stores is strongly encouraged in the MX-1 district. The residential character of these uses shall be preserved by maintaining:

1. Original window and door openings;
2. Existing porches and other decorative elements original to the residential structure;
3. The landscaped character of the front yard setback; and
4. Other distinguishing features of the home as determined by the applicant in consultation with the Zoning Administrator during the site plan review process.

Insert graphic

c. Setback and Height Compatibility

1. New development shall:
 - i. Maintain a front setback that is within 125 percent of the average front setback of the existing buildings along the same block face;
 - ii. Be within 125 percent of the average height of the closest three principal structures, but shall not exceed the maximum allowed height for the MX-1 district;
 - iii. Maintain a consistent orientation relative to the front lot line as structures along the same block face; and
 - iv. Maintain side setbacks that are within 200 percent of lots along the same block face.

2. A lot's block face shall be the one adjacent to the street from which the lot derives its street address unless the Zoning Administrator determines that an alternative block face is more appropriate.

Insert graphic

d. Building and Site Features

Development shall respect and reinforce the character found on surrounding buildings, including:

1. The placement and orientation of garages and other accessory structures in relation to the habitable portion of the structure;
2. Size, shape, and alignment of windows and doors;
3. Roof shape, pitch, and overhangs or eaves;
4. Provision of front porches or porticos;
5. Exterior building materials and details; and
6. Location of off-street parking.

Insert graphic

a. Massing and Form

1. The overall massing and form of infill development and substantial renovations shall be based on the building forms typical of historic and existing structures in the area.
2. Renovation projects that add new floor area outside of the existing building footprint shall incorporate such new floor area at the rear or side of and perpendicular to the primary building module so as to appear visually subordinate to the primary building module in terms of its height, mass, and footprint.

Insert graphic

b. Signage⁸⁴

Signs shall be designed to reflect the residential scale and historic character of the MX-1 district. Signs shall be constructed of durable materials that are compatible with the building that they serve.

⁸⁴ Should there be additional size limitations on signs in the MX-1 district?

4.7 Exterior Lighting

Commentary:

The current ordinance has minimal exterior lighting standards, mostly which apply to only specific uses (e.g., fueling stations and car washes). Although we have not discussed exterior lighting standards with staff, we propose some minimal standards in this draft to apply more broadly throughout the City. Some communities include much more robust lighting standards, including creation of lighting zones with distinct illumination criteria. Comprehensive lighting standards require additional up-front submittal requirements to demonstrate compliance and can require additional code enforcement measurement devices.

A. Purpose⁸⁵

This section is intended to ensure that vehicle circulation areas, pedestrian areas, parking areas, public gathering spaces, and other areas have adequate outdoor illumination to provide safety at night, while limiting negative impacts of exterior lighting on adjacent properties.

B. Applicability

This section applies to new development and new buildings on previously developed lots.

C. Exterior Lighting Standards

- (1) Lighting along public rights-of-way and landscaped areas within a specific development shall be designed uniformly.⁸⁶
- (2) Lighting shall be the minimum recommended practice necessary for safety and security per IESNA recommended practices, as amended.⁸⁷
- (3) Glare from exterior lighting shall not spillover onto adjacent properties except onto walkways, driveways, and streets.⁸⁸
- (4) Except for decorative lighting, building-mounted lights shall be installed so that all light is directed downward.⁸⁹
- (5) Flickering, pulsating, flashing lights, exposed neon lights, high- and low-pressure sodium lights, and any lights that could distract or confuse a motorist are prohibited.⁹⁰
- (6) Street lighting shall be required and installed pursuant to Code of Ordinances Chapter 24, Article 10 and all standards established by the Commissioner of Public Works.⁹¹

⁸⁵ New.

⁸⁶ New.

⁸⁷ Based on a current requirement for the Lakefront districts for service and storage areas.

⁸⁸ Replaces current standards for some uses state that "all lighting shall be located such as to prevent the direct rays from shining upon adjacent properties."

⁸⁹ New.

⁹⁰ Combines and clarifies current C.IV.2.2.i.(2) and (3), and B.IX.4.3.f(1).

⁹¹ New.

4.8 Signs

Commentary:

This section is based on standards regulating signs in Section VI of Part C of the current zoning ordinance. The standards are reorganized and formatted consistent with the other sections in this draft. References to specific zoning districts have been updated to reflect those proposed in Module 1. Several signs currently listed in Article 4, Special Signs, are placed in a new section that establishes a sign permit exemption for certain signs. Standards in Articles 8 through 15 of Section VI are consolidated into a new table in order to make them more easily accessible. New standards for electronic changeable message signs are proposed. In several instances, standards that reference specific sign content are modified or omitted based on federal First Amendment protections. Finally, definitions are moved to Article 6, and those portions of Section VI that relate to administration and procedures will be included with the rest of the procedures in Module 3.

A. Purpose⁹²

The purpose of this Section is to regulate signs to:

- (1) Enhance the aesthetics of signage and reduce visual clutter;
- (2) Mitigate the negative impacts of competition in respect to size and placement of signs;
- (3) Protect property values;
- (4) Protect the distinctive appearance of Syracuse including its unique geography, topography, street patterns, skyline, and architectural features;
- (5) Protect the character and dignity of public buildings, open spaces, and thoroughfares;
- (6) Encourage further investment in the City; and
- (7) Reduce hazards to motorists and pedestrians.

B. Applicability

(1) General

Unless exempted by paragraph (2) below, the erection, placement, replacement, removal, relocation, repair, alteration, modification, or establishment of a sign or its structural appurtenances shall comply with the standards in this Section.

(2) Exempt Signs

The following signs are exempt from the standards in this Section:

- a. Any official government sign; and⁹³
- b. Signs located inside buildings that are not visible from outside the building.⁹⁴

C. Sign Review and Approval Procedures⁹⁵

[Reserved]

⁹² From C.VI.1, revised for clarity.

⁹³ Combines C.VI.4.F, "Official Sign" and C.VI.4.I, "Public Safety Sign."

⁹⁴ New, builds on current provision for "arena sign" in C.VI-4.B.

⁹⁵ Will be drafted in Module 3, based largely on current C.VI.6, Administration.

D. Signs Not Requiring Zoning Review⁹⁶

The following signs are subject to the standards in this Section 4.8 but do not require zoning review pursuant to Section 4.8C, *Sign Review and Approval Procedures*.

(1) **Building Identification Signs**

One sign containing only the name of an occupant and/or house or building number per building and, if a building contains more than one dwelling unit, one such sign per dwelling unit, provided the sign area shall not exceed two square feet in the R1, R2, R3, R4, or R5 district and four square feet in any other district.

(2) **Information Signs⁹⁷**

Any sign designed for the convenience of the general public having a sign area of three square feet or less and located within 10 feet from a public rest room, public telephone, bus stop rest area, or other similar facility.

(3) **Yard Signs⁹⁸**

a. **In Residential Zoning Districts**

Yard signs are permitted pursuant to the following standards:

1. Shall not exceed more than four signs per property at any one time.
2. Shall not exceed 32 square feet total yard signage within any parcel.
3. Shall not exceed a height of four feet.
4. Shall not be displayed for a period of more than 90 days per calendar year.

b. **In All Other Zoning Districts**

Yard signs are permitted pursuant to the following standards:

1. Shall not exceed more than four signs per property at any one time.
2. Shall not exceed 64 square feet total yard signage within any parcel.
3. Shall not exceed a height of six feet.
4. Shall not be displayed for a period of more than 90 days per calendar year.

(4) **Integral Signs⁹⁹**

Any inscription carved into stone or similar material that is integral to a building, such as is commonly found on cornerstones or stamped into sidewalks, having a sign area of 12 square feet or less;

⁹⁶ This section includes many of the provisions in Article 4, Special Signs, of Section VI, Part C of the current zoning ordinance, modified for content-neutrality based on recent developments in federal First Amendment case law. This section includes many of the sign types defined in Article 4 that are allowed without restrictions or with restrictions only on sign area. It requires that the signs comply with the standards in the new zoning ordinance, but it does not require zoning review just for the sign (other aspects of the project may trigger zoning review, however). Additional discussion will take place on the sign permit procedure during the drafting of Module 3 (Administration).

⁹⁷ From current C.VI.4.D, revised to remove content-based regulation.

⁹⁸ New, includes current regulations for real-estate signage.

⁹⁹ Carries forward the current Integral Sign provision with modifications for content neutrality and a new sign area limitation.

(5) Internal Site Signs¹⁰⁰

Any sign located outside the public right-of-way having an area of nine square feet or less that is designed to be viewed from and oriented toward areas of internal site traffic movement.

(6) Flags¹⁰¹

Any flag, not including feather signs, affixed to a permanent flagpole or affixed to a building, provided the area of the flag shall not exceed 50 square feet in area in the R1, R2, R3, R4, and R5 zoning districts.

(7) Window Signs¹⁰²

Signs located on the interior or exterior of a window. Window signs shall not:

- a. Cover more than 30 percent of any window panel; nor
- b. Be painted or permanently affixed to window surfaces; nor
- c. Be displayed for a period longer than 90 days,¹⁰³ nor
- d. Include neon tubing.

E. Prohibited Signs

The following signs are prohibited unless otherwise stated in this Ordinance:

(1) Abandoned Signs¹⁰⁴

Abandoned signs shall be removed within six months following written notice. If an existing sign pole or structure is expected to be used for future use of an existing building, then such pole or structure may remain intact with approval of written certification by the Division of Code Enforcement; however, the copy, text, icon, or any messages on such pole or structure shall be removed.

(2) Animated Signs¹⁰⁵

Animated or moving signs are not permitted unless an animated sign site is established by the Common Council.

(3) Distracting or Confusing Signs¹⁰⁶

No sign shall be allowed that confuses, detracts from, or in any other way obstructs the use of traffic regulatory devices, by its use or simulation of colors, design, or placement. The Division of Code Enforcement shall consider the following, at a minimum, in making a determination on confusing or distracting signage:

¹⁰⁰ This content-neutral provision replaces the Private Traffic Sign section in the current ordinance.

¹⁰¹ This provision modifies the Political Subdivision and Fraternal Order Sign provision and establishes a maximum area for flags in residential zoning districts.

¹⁰² Combines window display signs and window signs. The overabundance of internal window signage is an issue for many retail establishments in Syracuse. We understand that the primary issue currently is not the sign regulations themselves, but the lack of resources to consistently enforce the standards.

¹⁰³ The time limitation is new. This may be difficult to enforce, but we propose it as a means for further enforceability of window signs at high-impact retail locations.

¹⁰⁴ Replaces current C.VI.6.L.

¹⁰⁵ From C.VI.5.H, simplified for clarity. The specific procedures for establishing an animated sign site will be drafted in Module 3. Staff has discussed potentially using a different term to describe these signs.

¹⁰⁶ From C.VI.5.E, "Hazards to Public Safety."

- a. The use of words such as "stop, go, look, caution, danger, warning" and similar nomenclature;
 - b. The use of colors and lights in the spectrum of colors utilized by traffic regulatory devices; and
 - c. The use of blinking, intermittent flashing, or other animated forms of illumination or light, and all sources of illumination which through direct or indirect means create glare.
- (4) **Feather Flags**¹⁰⁷
Feather flags and similar devices shall be prohibited.
- (5) **Obscene, Indecent, or Immoral Signs**¹⁰⁸
There shall be not signs or pictures of an obscene, indecent, or immoral character such as will offend morals or decency in accordance with constitutional standards.
- (6) **Obstructive Signs or Signs in the Right-of-Way**
- a. No sign shall obstruct by physical or visual means any fire escape, window, door or any opening providing ingress or egress or designed for fire or safety equipment, any passageway from one part of a structure or roof to another portion of such structure or roof, or any opening required for ventilation or that is required to remain unobstructed by any applicable law.¹⁰⁹
 - b. Other than official government signs, no sign shall be located in the public right-of-way.¹¹⁰
 - c. Except wall or marquee signs affixed to structures that are located within an intersection sight triangle, no sign shall be located within an intersection sight triangle that projects the area between a height of two feet and 10 feet above the average grade of each street at its centerline.¹¹¹
- (7) **Portable Signs**¹¹²
Portable signs, including movable signs on wheels, are prohibited except as part of approved temporary signage. Portable signs shall not be converted directly for use as a pole or monument sign.
- (8) **Posters and Handbills**¹¹³
No sign shall be attached to any public or private utility pole, lamp post, water or fire hydrant, sidewalk, bridge, tree or similar installation or improvement.
- (9) **Streamers**¹¹⁴
No sign shall contain or consist of pennants, ribbons, streamers, spinners, or other similar moving, fluttering, or revolving devices.

¹⁰⁷ New.

¹⁰⁸ New.

¹⁰⁹ From C.VI.5.B.

¹¹⁰ New.

¹¹¹ From C.VI.5.G, revised for clarity.

¹¹² New.

¹¹³ From C.VI.5.D.

¹¹⁴ New. We often include these standards in addition to prohibiting animated signs to prohibit fluttering air devices (dancing air socks) and other similar devices.

F. Sign Standards

(1) General Standards

a. Materials and Safety¹¹⁵

1. All signs shall be constructed of durable materials and installed to withstand wind, snow loads, and deterioration from the elements.
2. Permanent signs shall not be made of paper, cloth, canvas, cardboard, wallboard, or other similar nondurable materials.

b. Sign Measurement¹¹⁶

1. Sign Area

i. Single-Faced Sign

The area of a sign shall include the entire area within a continuous single perimeter enclosing the limits of text, emblems, symbols, photographs, logos, or any figure of similar character, including any frame or other material or color forming an integral part of the display or used to differentiate such sign from the background against which it is placed. The area of a sign shall exclude the necessary supports or uprights on which a sign is placed.

ii. Multi-Faced Sign

The total area of all faces of signs designed to be viewed from more than one direction shall be computed and considered as one area, such as on double-faced or 'sandwich board' signs.

iii. Off-Premise Signs

For off-premise signs, area limitations shall apply to each sign face.

2. Sign Height¹¹⁷

i. The height of a sign shall be measured from the average grade at the base of the sign to the highest point of the sign.

ii. For off-premise signs, sign height is the vertical distance to the top of the sign face or sign structure, whichever is higher, measured from the elevation of the average grade in the area within the required landscape area around the base of the sign. If said average grade is more than two feet lower than the average grade of the nearest abutting street (if two streets are equidistant, the higher of the two), then the height of the detached sign shall be measured from the elevation of said street to the top of the higher of the sign face or sign structure.

Insert graphic

¹¹⁵ New standards proposed to ensure more durable, high-quality signs.

¹¹⁶ From C.VI.3.C.1 and 2, revised for clarity.

¹¹⁷ Substantially simplified, replaces current C.VI.3.C.2., which includes a complex height measurement for off-premise signs which is not carried forward.

c. **Illumination**¹¹⁸

1. Except for off-premise signs and electronic message signs, no sign shall produce illumination in excess of one foot-candle measured at a distance of four feet from the sign.
2. No sign illumination shall cause direct light rays to cross any property line.
3. No sign illumination shall cause a marginal increase in light measured at any property line, other than a street line, of more than one foot-candle.¹¹⁹

d. **Maintenance**¹²⁰

All signs together with all their supports, braces, guys, anchors shall be kept in good repair and in a proper state of preservation. The Division of Code Enforcement may order the removal of any sign that is not maintained in accordance with this Ordinance.

e. **Projection Within or Above Right-of-Way**¹²¹

1. Within or above right-of-way intended for use by vehicles or other non-pedestrian modes of transportation:
 - i. No sign shall project at any elevation, if the right-of-way is designed or intended for use by the general public; and
 - ii. No sign shall project at or below an elevation of 14 feet above grade, if the right-of-way is situated on private property and not designated or intended for use by the general public.¹²²
2. Within or above right-of-way designed exclusively for pedestrians, no sign shall project at or below an elevation of 10 feet above grade.

(2) **Permanent Sign Standards**

a. **Summary Table of Permanent Sign Standards**

Table 4.4 summarizes the requirements for permanent signs. Additional requirements for certain sign types follow the table.

¹¹⁸ From C.VI.5.F, revised for clarity.

¹¹⁹ Provisions currently located in the sign regulations that pertain to permanent outdoor lights generally are not included here.

¹²⁰ From C.VI.6.K.3.

¹²¹ From C.VI.5.C, revised for clarity.

¹²² This negates the need to retain the clearance standard in the PID and Special Permit Uses in C.VI.14.C, which requires "15 feet above areas of vehicular circulation as determined by the City Planning Commission."

Table 4.4: Sign Standards by Sign Type and Zoning District						
Standards by Sign Type	Zoning District ¹²³					
	R1, R2, R3, R4, R5	MX-1, MX-2	MX-3, MX-4	MX-5	CM, LI, HI	OS, PI
GROUND SIGN						
Allowed?	Prohibited in R1, R2, R3; Allowed for nonresidential uses in R4, R5	Allowed for nonresidential uses	Allowed	Prohibited	Allowed	Allowed
Number allowed (max.)	One ground sign OR wall sign per use	One wall, ground, OR marquee sign per use; AND one additional wall, ground, OR marquee sign per building that contains two or more uses	One ground sign OR wall sign per primary building		Two total signs per use or building per street frontage on which the building or use faces	One per use; plus one additional sign in transitional parking areas ¹²⁴
Location	Signs shall be located outside of any required yard ¹²⁵		Shall be located between the building wall and required setback, and the sign face shall be parallel to the street	No restrictions		Transitional parking areas: Sign shall be located within 25 feet of the district where the primary use is located All other areas: No restrictions
Sign area (max.)	15 sq ft per sign ¹²⁶		15 sq ft per sign	Total area all signs: Single-tenant buildings: 0.5 sq ft per foot of width of the wall to which the sign is attached Multiple-tenant buildings: 1 sq ft per foot of linear building street frontage occupied by the tenant	Total area all signs: 2 sq ft per foot of linear building street frontage occupied by the tenant	Transitional parking areas: 12 sq ft All other areas: 40 sq ft

¹²³ Did not carry forward the standard in current C.VI.14 related to special permit uses (restaurants, package foods restaurants, drive-in restaurants, gasoline service stations, and car wash facilities) having to abide by separate sign standards. These uses are instead regulated by zoning district to remain content neutral.

¹²⁴ Transitional parking areas are authorized under the Special Permit section of the current ordinance, and staff notes that they could identify/map all of the cases where they have been approved.

¹²⁵ This simplifies the current language in the interest of content neutrality. The current ordinance allows signs for principal nonresidential uses anywhere on the parcel—this distinction is removed due to first amendment concerns.

¹²⁶ We did not carry forward different size limitations on signs based on uses (e.g., smaller signs for resident offices and bed and breakfast uses.)

Table 4.4: Sign Standards by Sign Type and Zoning District

Standards by Sign Type	Zoning District ¹²³					
	R1, R2, R3, R4, R5	MX-1, MX-2	MX-3, MX-4	MX-5	CM, LI, HI	OS, PI
Sign height (max.)	4 feet		6 feet		25 feet	Transitional parking areas: 8 feet All other areas: 30 feet ¹²⁷
MARQUEE SIGN						
Allowed?	Prohibited	Allowed	Prohibited	Allowed	Allowed	Prohibited
Number allowed (max.)		One wall, ground, OR marquee sign per use; AND one additional wall, ground, OR marquee sign per building that contains two or more uses		One wall sign OR marquee sign OR projecting sign OR roof sign per use; AND one additional wall sign OR marquee sign OR projecting sign OR roof sign per building wall	Two total signs per use or building per street frontage on which the building or use faces	
Location		See sign height limitations		See sign height limitations	No restrictions	
Sign area (max.)		15 sq ft per sign		Total area all signs: Single-tenant buildings: 0.5 sq ft per foot of width of the wall to which the sign is attached Multiple-tenant buildings: 1 sq ft per foot of linear building street frontage occupied by the tenant	Total area all signs: 2 sq ft per foot of linear building street frontage occupied by the tenant	
Sign height (max.)		No sign shall extend above the first story of the building wall to which it is attached		Single-tenant buildings: No restrictions Multiple-tenant buildings: No sign shall extend above the first story of the building wall to which it is attached	No restrictions	

¹²⁷ The provision establishing minimum clearance was carried forward earlier as a broad requirement.

Table 4.4: Sign Standards by Sign Type and Zoning District

Standards by Sign Type	Zoning District ¹²³					
	R1, R2, R3, R4, R5	MX-1, MX-2	MX-3, MX-4	MX-5	CM, LI, HI	OS, PI
PROJECTING SIGN						
Allowed?	Prohibited	Prohibited	Prohibited	Allowed	Allowed	Prohibited
Number allowed (max.)				One wall sign OR marquee sign OR projecting sign OR roof sign per use; AND one additional wall sign OR marquee sign OR projecting sign OR roof sign per building wall	Two total signs per use or building per street frontage on which the building or use faces	
Location				No restrictions	No restrictions	
Sign area (max.)				Total area for all signs: Single-tenant buildings: 0.5 sq ft per foot of width of the wall to which the sign is attached Multiple-tenant buildings: 1 sq ft per foot of linear building street frontage occupied by the tenant	Total area for all signs: 2 sq ft per foot of linear building street frontage occupied by the tenant	
Sign height (max.)				Single-tenant buildings: No restrictions Multiple-tenant buildings: No sign shall extend above the first story of the building wall to which it is attached		
ROOF SIGN						
Allowed?	Prohibited	Prohibited	Prohibited	Allowed	Allowed	Prohibited
Number allowed (max.)				One wall sign OR marquee sign OR projecting sign OR roof sign per use; AND one additional wall sign OR marquee sign OR projecting sign OR roof sign per building wall	Two total signs per use or building per street frontage on which the building or use faces	
Location				No restrictions	No restrictions	

Table 4.4: Sign Standards by Sign Type and Zoning District						
Standards by Sign Type	Zoning District ¹²³					
	R1, R2, R3, R4, R5	MX-1, MX-2	MX-3, MX-4	MX-5	CM, LI, HI	OS, PI
Sign area (max.)				Total area all signs: Single-tenant buildings: 0.5 sq ft per foot of width of the wall to which the sign is attached Multiple-tenant buildings: 1 sq ft per foot of linear building street frontage occupied by the tenant	Total area all signs: 2 sq ft per foot of linear building street frontage occupied by the tenant	
Sign height (max.)				No restrictions		
WALL SIGN						
Allowed?	Prohibited in R1, R2, R3; Allowed for nonresidential uses in R4, R5	Allowed	Allowed	Allowed	Allowed	Allowed
Number allowed (max.)	One wall sign OR ground sign per use	One wall, ground, OR marquee sign per use; AND one additional wall, ground, OR marquee sign per building that contains two or more uses	One wall sign OR ground sign per primary building	- One wall, marquee, projecting, OR roof sign per use; PLUS one additional wall, marquee, projecting, OR roof sign per building wall - High-rise building: one additional sign allowed per façade for identification of principal tenant (occupying 51 percent or more of a building's floor space) ¹²⁸	Two total signs per use or building per street frontage on which the building or use faces	One per use
Location	See sign height limitations ¹²⁹				No restrictions	

¹²⁸ Reflects current interpretation of the number limit in C.VI.13.E. The high-rise provision is new; "high-rise" will be defined. (100 feet?)

¹²⁹ We did not carry forward the current restriction on exterior signs identifying accessory retail uses to make the regulation content neutral—the number restriction above allows signs only on buildings used for a principal use, so that a building where only an accessory use is located would not be allowed a wall sign.

Table 4.4: Sign Standards by Sign Type and Zoning District						
Standards by Sign Type	Zoning District ¹²³					
	R1, R2, R3, R4, R5	MX-1, MX-2	MX-3, MX-4	MX-5	CM, LI, HI	OS, PI
Sign area (max.)	10 sq ft per sign ¹³⁰	MX-1: 10 sq ft per sign Other districts: 15 sq ft per sign		Total area for all signs: Single-tenant buildings: 0.5 sq ft per foot of width of the wall to which the sign is attached Multiple-tenant buildings: 1 sq ft per foot of linear building street frontage occupied by the tenant	Total area for all signs: 2 sq ft per foot of linear building street frontage occupied by the tenant	40 sq ft per sign
Sign height (max.)	No sign shall extend above the first story of the building wall to which it is attached			Single-tenant buildings: No restrictions Multiple-tenant buildings: No sign shall extend above the first story of the building wall to which it is attached	No restrictions	
ELECTRONIC CHANGEABLE MESSAGE SIGN						
Allowed?	Prohibited in R1,R2,R3; Allowed only as ground signs for nonresidential uses in R4-R5	Allowed as ground signs for nonresidential uses	Allowed	Allowed	Allowed	Allowed
Standards	See Section 4.8F(2)b	See Section 4.8F(2)b	See Section 4.8F(2)b	See Section 4.8F(2)b	See Section 4.8F(2)b	See Section 4.8F(2)b

b. **Electronic Changeable Message Sign¹³¹**

Electronic changeable message signs are allowed in any zoning district except R1, R2, and R3, subject to the following standards:

1. Location

- i. In the R4, R5, MX-1, and MX-2 zoning districts, electronic changeable message signs are only allowed as ground signs and shall only be located on parcels without residential uses.

¹³⁰ We did not carry forward different size limitations on signs based on uses (e.g., smaller signs for resident offices and bed and breakfast uses.)

¹³¹ This section builds on and replaces the time and/or temperature device provisions in the current zoning ordinance, and includes some provisions from the current off-premise advertising sign regulations in C.VI.7. Electronic changeable message signs, also known as electronic message center signs, are increasingly common, and many communities have adopted zoning regulations to address specific aspects of these signs.

- ii. In any district, no electronic changeable message sign shall be placed within 300 feet of another electronic changeable message sign.

2. Luminance

- i. The luminance of any electronic changeable message sign shall not exceed 1,500 NITs during the period starting 30 minutes after sunrise and ending 30 minutes prior to sunset; at all other times the luminance of any such sign shall not exceed 150 NITs.¹³²
- ii. All electronic changeable message signs shall be programmed to automatically dim in order to not exceed the maximum allowed luminance at any time.

3. Display and Transitions

Electronic changeable message signs may include automatic changes of the sign’s message, subject to the following standards:

- i. Each message shall be static and shall not incorporate any animation, flashing, or other dynamic effect;
- ii. The minimum period of time that any message is displayed shall be 30 seconds; and
- iii. Transitions between messages shall be no longer than one second and shall not include dissolving, fading, vertical or horizontal scrolling, flashing, or other dynamic effect.

4. Maintenance

Electronic changeable message signs shall be designed to shut down the sign or maintain a static image if a malfunction occurs.

c. **Ground Signs**

- 1. No ground sign shall be supported by more than two columns, poles, or similar structural members, each with a maximum diameter of one foot.
- 2. For monument signs, the width of the base or structural frame shall be a minimum of one half the width of the widest part of the sign face. The base shall not exceed a height of three feet above the average finished grade and the overall height shall not exceed the allowed maximum height for ground signs. An enclosed or solid sign base shall not be required if the sign face is within two feet of the average finished grade. The materials of the base of a monument sign shall be either masonry, wood, anodized metal, stone or concrete.¹³³

d. **Planned Development or Subdivision Entrance Signs**¹³⁴

One ground sign may be located within 40 feet of an entrance to a planned development or subdivision, subject to the following standards:

¹³² These are much dimmer than the current brightness levels for the off-premise advertising sign regulations (7,500 and 500 nits, respectively).

¹³³ New. The current regulations do not define ground signs or monument signs, and do not clearly identify monument signs as a type of ground signs.

¹³⁴ This section carries forward the planned development or subdivision identification sign provision of the current ordinance (C.VI.4.P) modified for clarity and content neutrality.

1. No more than one such sign is allowed per planned development or subdivision.
2. No such sign shall have a sign area of more than 40 square feet.
3. All such signs shall be located on a separate platted lot or tract within the boundary lines of the planned development or subdivision.
4. Maintenance of a planned development or subdivision entrance sign and the lot on which it is located shall be the same as for common open space of the planned unit development or subdivision.

(3) **Off-Premise Signs**¹³⁵

a. **Location**

1. Off-premise signs are allowed only within the CM, LI, and HI zoning districts.
2. Off-premise signs are prohibited in the following locations:
 - i. Locations with orientations to Interstate Route 690 from Townsend Street on the east to West Street on the west;
 - ii. Locations with orientations to Interstate Route 81 from Butternut Street on the north to Adams Street on the south; and¹³⁶
 - iii. The area bounded by West Onondaga and Adams Streets on the north, Midland Avenue on the west, South State Street on the east, and Castle Street on the south.
3. Off-premise signs with sign permits in other districts or along the excluded sections of the Interstate routes shall be allowed to remain subject to the conditions and durations of their approvals.

b. **Sign Face Orientation**

If all faces of an off-premise sign at a given location are oriented in one direction, sign faces in any other direction shall be reviewed separately with respect to spacing and concentration.

c. **Spacing and Concentration**

1. No off-premise sign shall be closer than 300 feet to another sign with the same orientation direction.
2. The average of all sign areas for off-premise signs oriented in the same direction in all 1,000-foot segments of the street to which the signs are oriented shall not exceed 600 square feet.

For example: *If an existing location exceeds the average, then the permitted allocations of surface area for the other locations with signs facing in the same direction along the street 500 feet to the front and 500 feet to the rear shall be correspondingly less than 600 square feet.*

¹³⁵ This section carries forward the off-premise advertising sign provisions in the current ordinance (C.VI.7) with no substantive changes. We did not carry forward the term "advertising" to maintain content neutrality. Did not carry forward introductory note about superseding state, federal, or local laws, which is covered already in more broad general regulations.

¹³⁶ Discuss whether to retain this set of specific locations in the ordinance. The I-81 provision, in particular, may change.

3. Regardless of individual size, no more than two sign faces with the same orientation shall be installed at any one location.
4. An off-premise sign, other than those with light-emitting sign face surfaces, orientated toward an Interstate highway shall be no closer than 500 feet from any other off-premise sign on either side of the highway .
5. Irrespective of Interstate highway or other orientation, off-premise signs that have light-emitting sign faces shall be no closer than 1,000 feet from each other, if oriented in the same direction, and shall consist of not more than one sign face in that direction at any location.
6. If the placement, i.e., concentration, of existing off-premise signs exceeds the limits specified above, then other off-premise sign sites shall be abandoned to reduce the concentration before any new approval occurs. The removed sites may be owned by the applicants for the new signs or other parties, provided all parties are agreeable to the removal(s).
7. The abandonment of rights to off-premise signs at any site shall be formally reviewed and acknowledged by the City Planning Commission in order to establish a clear date and record of abandonment with respect to the sign permits associated with those sites.

d. **Maximum Height**

The maximum height of an off-premise sign shall be 30 feet.

e. **Maximum Area**

The maximum area of a sign face of an off-premise sign shall be 450 square feet.

f. **Maximum Brightness**

1. Brightness of light-emitting sign faces shall be adjusted in response to changes in light levels so that the signs are not unreasonably bright for the safety of the motoring public. Control of brightness shall also be required so that the signs are not obtrusive with respect to their surroundings.
2. No light-emitting sign face of an off-premise sign at any time during daylight hours shall exceed a maximum brightness of 7500 NITs (one NIT being equal to one cd/m²) as measured from the brightest part of the sign face.
3. At no time from dusk to dawn shall maximum brightness as measured from the brightest part of the sign face exceed 500 NITs.
4. If during the review of any application of an off-premise sign, reasonable information is presented to show that sign copy would be effectively legible with lower maximum brightness outputs, then correspondingly lower limits may be applied to the sign under review. Specific positioning and back-drop factors may be considered in the lowering of the maximum brightness allowances.
5. Within two months of the installation of any off-premise sign, the maximum brightness limits may be lowered for individual sign faces, if on-site inspection by City engineers shows the operating brightness levels to be excessive for effective legibility of sign

copy. In such cases the respective sign permits shall be adjusted through action of the City Planning Commission.

g. **Brightness Control**

1. In order to control the brightness of messages and images on off-premise signs, all installations shall be equipped with photo-cell light detectors that measure the ambient light conditions and relay that information to appropriate control devices regulating the brightness of the sign faces.
2. Under darkened ambient light conditions, the light detector shall correspondingly trigger the projected brightness of the sign faces to dim to a level no more necessary than to allow effective legibility of sign copy, in accordance with the maximum brightness in 4.8.F.(3).f.
3. The City shall have the authority to have any light detectors inspected where questions of malfunctions arise.
4. In approving any light-emitting off-premise sign, the City Planning Commission may require the sign operator to maintain a log of the changes in ambient light and the corresponding responses in the projected brightness of the sign face(s) in order to resolve questions of malfunctions and irregularities. Maintenance of log entries shall not be required longer than two weeks after the events they reflect.

h. **Changeable Copy**

Off-premise signs shall be permitted to have changeable copy messages and images, subject to the following standards:

1. Each message shall be static and shall not incorporate any animation, flashing, or other dynamic effect;
2. The minimum period of time that any message is displayed shall be eight seconds; and
3. Transitions between messages shall be no longer than one second and shall not include dissolving, fading, vertical or horizontal scrolling, flashing, or other dynamic effect.

i. **Prohibited Off-Premise Signs**

The following are prohibited with respect to off-premise signs:

1. Animation or animated features.
2. Messages or images that flash with rapid changes of light or color, have scrolling features, such as moving text, have rippling effects, or project other sudden and intense changes.
3. Any support structure that rotates or otherwise changes position, not including rotating panels within a sign face (such as so-call "tri-vision" signs).
4. Any audio or sound producing device.

(4) **Temporary Event Signs**¹³⁷

Temporary signs may be displayed within 500 feet of a property on which a one-time event approved or sponsored by the City, subject to the following standards:

a. **Generally**

1. Such signs may be displayed only in interior window areas, on the site of the event, or on City-approved designated sign structures; and¹³⁸
2. No such sign shall be displayed more than two weeks prior to the start of the event or more than two weeks after the after the conclusion of the event.

b. **In the MX-5, MX-C, CM, LI, and HI Zoning Districts**

In addition to interior window areas, on the site of the event, or on designated sign structures, such signs may also be located within or adjacent to the right-of-way, provided that such signs:

1. Shall not have a sign area of more than 350 square feet;
2. Shall be located between 20 feet and 40 feet above grade;
3. Shall not be illuminated either directly or indirectly;
4. Shall be suspended by messenger wire or its equivalent as determined by the City; and
5. Shall not be displayed for a period of more than 10 days.

G. Nonconforming Signs¹³⁹

Except for signs with conditional use, variance, exception, special permit, waiver or other formal zoning approval, any sign legally established prior to the effective date of this Ordinance that does not conform to the standards of this Section 4.8 shall be considered a nonconforming sign.

H. Noncommercial Speech Signs¹⁴⁰

Signs containing noncommercial speech are permitted anywhere that advertising or business signs are permitted, subject to the same regulations applicable to such signs.

¹³⁷ This carries forward the Temporary Promotional or Announcement Sign provisions in the current ordinance with modifications to make them more content-neutral.

¹³⁸ Added language for "city approved sign structures" to allow for hanging banners.

¹³⁹ The amortization period for off-premise advertising signs expired at the end of 2008 and is not carried forward. The special amortization consideration provisions will be addressed in Module 3.

¹⁴⁰ New standard that we typically include in sign regulations.

Article 5: Administration and Procedures

[TO BE DRAFTED WITH MODULE 3]

Article 6: Rules of Construction and Definitions

6.1 Rules of Ordinance Language Construction¹⁴¹

A. Meanings and Intent

All provisions, terms, phrases, and expressions contained in this Ordinance shall be construed according to the general purpose set forth in Section --- and the specific purpose statements set forth throughout this Ordinance. When, in a specific section of this Ordinance, a different meaning is given for a term defined for general purposes in this chapter, the specific section's meaning and application of the term shall control.

B. Headings, Illustrations, and Text

In the event of a conflict or inconsistency between the text of this Ordinance and any heading, caption, figure, illustration, table, or map, the text shall control.

C. Lists and Examples

Unless otherwise specifically indicated, lists of items or examples that use terms such as "for example," "including," and "such as," or similar language are intended to provide examples and are not exhaustive lists of all possibilities.

D. Computation of Time

The time in which an act is to be done shall be computed by excluding the first day and including the last day. If a deadline or required date of action falls on a Saturday, Sunday, or holiday observed by the City, the deadline or required date of action shall be the next day that is not a Saturday, Sunday, or holiday observed by the City. References to days are calendar days unless otherwise stated.

E. Technical and Non-technical Terms

Words and phrases shall be construed according to the common and approved usage of the language, but technical words and phrases that may have acquired a peculiar and appropriate meaning in law shall be construed and understood according to such meaning.

F. Mandatory and Discretionary Terms

The words "shall," "must," and "will" are mandatory, establishing an obligation or duty to comply with the particular provision. The words "may" and "should" are permissive.

G. Conjunctions

Unless the context clearly suggests the contrary, conjunctions shall be interpreted as follows:

- (1) "And" indicates that all connected items, conditions, provisions, or events apply; and
- (2) "Or" indicates that one or more of the connected items, conditions, provisions, or events apply.

¹⁴¹ New.

H. Tenses, Plurals, and Gender

Whenever appropriate with the context, words used in the present tense include the future tense. Words used in the singular number include the plural. Words used in the plural number include the singular, unless the context of the particular usage clearly indicates otherwise. Words used in the masculine gender include the feminine gender, and vice versa.

6.2 Definitions of Use Categories and Specific Use Types

[DRAFTED IN MODULE 1 – [Download Here](#)]

6.3 Other Definitions

Commentary

Current relevant definitions carried forward below. Definitions highlighted in yellow were either added or revised with Module 2. New definitions (not currently defined in Syracuse) are noted as such in the footnotes. This section will be expanded again with Module 3 – Administration and Procedures.

Arterial

A street defined as an “arterial” by the Planning and Policy Committees of the Syracuse Metropolitan Transportation Council.

Building

Any structure with exterior walls and a roof. Structural connections such as a covered walkway or canopy, porch, roof, foundation walls, tunnel and/or horizontal shaftways, or other similar structural connections above or below ground, enclosed or otherwise, shall not be construed as creating a single building from two or more buildings.

Building, Accessory

A subordinate building, the use of which is incidental to that of the primary building and located on the same lot.¹⁴²

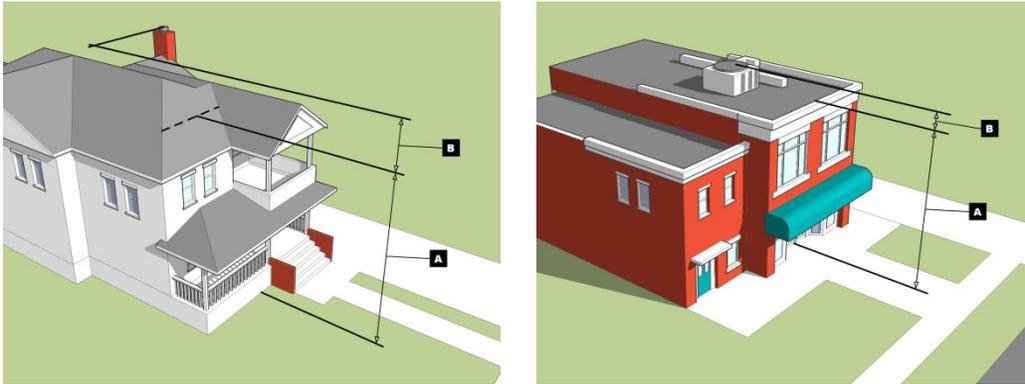
Building Height¹⁴³

The vertical distance from the proposed finished grade from the center of the front of the building or structure to the highest point of the roof for flat roofs, or to the mean height between eaves and ridge, for gable, hip, gambrel, or mansard roofs (see “A” in figures below). The highest point of the roof shall exclude rooftop appurtenances and/or equipment as provided in Section --¹⁴⁴ (see “B” in figures below).

¹⁴² Revised since Module 1 to refer to “primary building” instead of “main building” and “lot” instead of “plot.”

¹⁴³ New definition and illustrations. The current ordinance does not have a clear definition of building height. This new definition is intended to codify existing policy.

¹⁴⁴ Will reference back to measurements and exceptions in the consolidated draft.



Building Line

Shall mean "setback line," as herein otherwise described.

Building, Primary¹⁴⁵

A building or group of buildings in which the main or principal use conducted on the lot.

City

The City of Syracuse.

Collector

A street defined as a "collector" by the Planning and Policy Committees of the Syracuse Metropolitan Transportation Council.

Districts

Parts of the City for which the regulations governing the use and occupation of property are the same.

Dwelling

A place of abode; a private house designed or used as a residence. For the purpose of these rules, a dwelling shall be distinguished from an apartment house or hotel by not containing more than four (4) families.

Dwelling Unit

A single unit providing complete independent facilities including permanent facilities for living, cooking, sanitation, and sleeping for the use of one family. For the purpose of applying density rules in fraternities, sororities, chapter houses, colleges, boarding houses, rooming houses, care homes and the like which provide other than independent living units, four persons shall be deemed equivalent to a family or dwelling unit.

Façade¹⁴⁶

The exterior walls of a building exposed to public view or any side of a building facing a street or other open space.

Façade, Primary¹⁴⁷

The façade of a building oriented toward the primary street frontage.

¹⁴⁵ New.

¹⁴⁶ New.

¹⁴⁷ New.

Family

- (1) A householder plus one or more persons related by blood, marriage or adoption living together in a family-like arrangement as a single, not-for-profit housekeeping unit sharing one common kitchen facility; or
- (2) A group of persons headed by a person or persons responsible for providing care for a reasonable number of individuals, sharing one common kitchen facility, in a family-like living arrangement which is the functional and factual equivalent of a family of related persons; or
- (3) One or more persons occupying a premises and living together as a single housekeeping unit, subject to a limit of not more than five unrelated persons 18 years of age or older.

Horizontal Articulation¹⁴⁸

The way in which a building wall surface is broken down into horizontal modules, sub-parts, or major elements, which are distinguished by changes in materials, texture, plane, or other architectural elements.

Infill

Land development that occurs within designated areas based on local land use or adopted plan where the surrounding area is generally developed, and where the site or area is either vacant or has been previously used for another purpose.

Intersection Sight Triangle¹⁴⁹

An area formed by the right-of-way lines of intersecting streets and a line joining points on such right-of-way lines at a distance of 25 feet from their intersection.

Lot

An area contained within lot lines shown on a properly recorded subdivision map or similar document approved pursuant to this Ordinance or any previous zoning or subdivision code of the City of Syracuse or described in a deed recorded prior to March 19, 1962, or approved as a lot by any applicable regulation. Areas shown on maps or described in deeds that are contiguous shall be deemed separate lots unless otherwise specified as one lot in such map or deed.

Lot Alteration

Any change in the dimension or orientation of a lot line not resulting in or constituting subdivision or resubdivision as defined herein, where there is no increase in the number of lots and no reconfigured lot is in excess of 10,000 square feet in area.¹⁵⁰

Lot, Butt

A lot, the rear boundary of which abutts on the side lot line of an adjacent lot.

Lot, Double Frontage

A lot that has fronts two or more streets front to back.

Lot, Substandard

A lot as defined herein which constitutes a nonconforming element because it does not have the width, depth or area dimensions required by the applicable district regulations.

¹⁴⁸ New.

¹⁴⁹ From definition of corner visibility in the sign regulations, Section C.VI.5.G.

¹⁵⁰ Staff suggests restricting this to the R1, R2, and R3 districts; further discussion needed.

Lot Line

The established division line between different parcels of property.

Maximum Extent Practicable¹⁵¹

Under the circumstances, reasonable efforts have been undertaken to comply with the regulation or requirement, the costs of compliance clearly outweigh the potential benefits to the public or would unreasonably burden the proposed project, and reasonable steps have been undertaken to minimize any potential harm or adverse impacts resulting from noncompliance.

Multi-Family Dwelling

One designed for or occupied by three or more families as a residence.

Municipal Code of Ordinances¹⁵²

The revised general ordinances of the City of Syracuse.

Open Space

An area that is not developable due to environmental constraints or on which development has been limited for aesthetic, environmental, or recreational purposes.

Parcel

A unit of land created by partitioning. When referencing lot configurations or lot dimensions, the term "parcel" may be used interchangeably with the term "lot." See also "tract" and "lot of record."

Property Line

The established boundary lines of the right-of-way of a street, alley or public thoroughfare (also known as "street line").

Setback, Front¹⁵³

An open space unoccupied on the same lot with the main building, extending the full width of the lot and situated between the front line of the lot and the extreme front line of the building projected to the side lines of the lot. The depth of the front setback shall be measured between the extreme front line of the building and the front line of the lot.

Setback Line

The distance from the street line to the part of the structure nearest the street, measured at right angles to the street line.

Setback, Rear

An open space on the same lot with a main building, unoccupied except as hereinafter otherwise permitted, extending the full width of the lot and situated between the rear line of the lot and the extreme rear line of the building projected to the side lines of the lot. The depth of the rear setback shall be measured between the rear line of the lot, or the center line of the alley if there be an alley, and the rear line of the building.

¹⁵¹ New.

¹⁵² New.

¹⁵³ Relocate this existing language to the measurements section: "Covered porches shall be considered as part of the main building and shall not project into a required front setback, whether enclosed or unenclosed. The front setback depth or front setback requirement for corner lots shall be measured from the property line which has the smallest street frontage." Unenclosed porches were excepted from this measurement in the draft of Module 1.

Setback, Side

An open space unoccupied and unobstructed by buildings, or structures from the ground to the sky except for landscaping, fencing, walls, driveways or parking located on the same lot with a main building situated between the side line of the building and any integral projection therefrom and the adjacent side line of the lot and extending from the rear line of the front setback to the front line of the rear setback. If no front setback is required, the front boundary of the side setback shall be the rear line of the lot.

Sign

An emblematic design, including those which are composed of light rays only, calculated to attract public attention to a product, service, undertaking, message, or idea encompassing activities both on and off the property where such designs are situated, including what are commonly termed billboards, posters, symbols, and similar devices, of whatever composition, size, location, or color.¹⁵⁴

Abandoned Sign¹⁵⁵

Any sign where the activity, product, service, or other item relative to the message of the sign has been discontinued for a period of 90 days or more.

Animated Sign¹⁵⁶

A sign or any portion thereof having movement effected by mechanical, electronic, or natural means, including by way of illustration and not limitation, rotating signs, wind signs and signs where movement is simulated by illumination devices. This term shall include the use of blinking, flashing and general intermittent light, as opposed to light of a constant intensity and value. Any sign where the duration of a message and/or image is less than four seconds shall be considered animated.

Brightness of Sign¹⁵⁷

Two aspects of brightness are relevant to signs: 1) the brightness that signs project, and 2) the brightness of their surroundings during various times of day, i.e., ambient brightness. Sign faces are either reflective or emit their own light or are a combination of both. Reflective sign faces use ambient light to be seen or provide light external to their surfaces for illumination. Sign faces emitting light have light-emitting diodes, liquid crystal displays, internal bulbs, neon tubes, fiber optics, or other internal lighting sources. Several different units are used in the measure of light: One candela is the power of a light source in one direction with the intensity of a typical candle; a NIT is one candela per square meter; a lumen is a unit of luminous flux of one steradian from a uniform point source with an intensity of one candela; and a lux (lx) is the luminance of one lumen on a one square meter surface.

Electronic Changeable Message Sign¹⁵⁸

A sign, other than an off-premise sign, that uses changing lights to form a sign message or messages wherein the sequence of messages and the rate of change is electronically programmed and can be modified by electronic processes.

¹⁵⁴ Added "message or idea."

¹⁵⁵ New.

¹⁵⁶ Omits exclusion for time and/or temperature devices, which are incorporated into electronic changeable message signs.

¹⁵⁷ This is existing language. We understand from staff that the city currently is using NITS and Footcandles to measure brightness, consistent with this definition, and rely on the applicant to supply the documentation. If it exceeds the restrictions and a complaint is called in, Code Enforcement will cite.

¹⁵⁸ New.

Feather Sign¹⁵⁹

A temporary sign with a vertically elongated sign face made of flexible fabric held taut or semi-taut by a pole to which the sign face is attached.

Ground Sign

A sign that is supported by one or more upright posts or braces in or upon the ground, or a monument sign.

Marquee Sign

A sign that is attached to or hung from a canopy or similar structure projecting from a building.

Monument Sign

A type of detached ground sign whose sign surface is attached to a base or structural frame, the width of which shall be a minimum of one half the width of the widest part of the sign face. The base shall not exceed a height of three feet above the average finished grade. An enclosed or solid sign base shall not be required if the sign face is within two feet of the average finished grade. The materials of the base of a monument sign shall be either masonry, wood, anodized metal, stone or concrete.

Official Government Sign¹⁶⁰

A sign established pursuant to governmental authority or used for the identification of public buildings, facilities and activities sponsored by or of an official character such as traffic regulation devices authorized by the Vehicle and Traffic Law of the State of New York or the Traffic Code of the City of Syracuse, Civil Defense warning, railroad crossing designations, bus stops and any other sign authorized and required under local, state or federal law. Official government signs also include signs designed for the protection and safety of the general public, such as warnings, danger areas, trespassing notices, work areas, utility warnings, street elevators, sentry dogs, security systems, safety warning devices, and similar notices.

Off-Premise Sign¹⁶¹

A sign that directs attention to a business, product, service, message, idea, or entertainment not conducted, sold or offered upon the premises where the sign is located.

Portable Sign

Any sign designed to be moved easily and not permanently affixed to the ground or to a structure or building.

Projecting Sign

A sign that is affixed to any building wall or structure and extends beyond the building wall or parts of the building, structure, building line, or property line by more than 15 inches horizontally, and no portion of which projects above the roof line or parapet of a building.

Roof Sign

A sign, other than a wall sign, any portion of which is either situated above the upper edge of any building wall or parapet or erected or painted on or above the roof covering any portion of a building, including signs supported on the roof or on an independent structural frame or located on the side or roof of a penthouse, roof tank, roof shed, elevator housing, or other roof structure.

¹⁵⁹ New.

¹⁶⁰ From C.VI.4.F.1, "official sign" combined with the definition of C.VI.4.I.1, "public safety sign."

¹⁶¹ Replaces current "off-premise advertising sign."

Wall Sign

A sign that is affixed and parallel to an exterior wall of a building, projecting not more than 15 inches from the building, and extending not more than three feet above the roof line or parapet of the building. A sign extending above the roof line or parapet of the building by more than three feet shall be considered a roof sign.

Sign Orientation

The expected vantage points from which legibility is reasonably possible. This is not to be confused with the vantage points from which a sign and its appurtenances can be seen without the copy being legible. Sign orientation is referred to with respect to placement of signs and, in cases of off-premise signs, sign spacing and the degree of sign concentration or saturation in given areas.

Sign Structure

The supports, uprights, bracing, and framework of the sign.

Sign Structural Trim

The molding, batten, capping, nailing strips, latticing, and platforms that are attached to the sign structure.

Sign Display Surface

The display surface is the total surface made available by the structure, either for the direct mounting of letters, illustrations, symbols, figures, insignia, and other devices employed to express and illustrate the message of the sign, or for the mounting of facing material intended to carry the entire message.¹⁶²

Sign Face

The sign face is the individual surface of the sign upon, against, or through which the message of the sign is exhibited.

Street Frontage¹⁶³

The distance that a lot line adjoins a public or private street from one lot line intersecting the street to the furthest lot line intersecting the same street.

Street Frontage, Primary¹⁶⁴

Street frontage to which the primary building on the site is oriented, generally the street containing the primary pedestrian entrance to the building and/or the numbered street address of the building.

Structure

Including anything constructed or erected, the use of which demands a temporary or permanent location on the soil, or attached to something having a temporary or permanent location on the soil.

Three-Family Dwelling

One designed for or occupied by three families as a residence.

Tract

A unit of land created by partition or subdivision, created for and limited by deed restriction or dedication to a specific use, including but not limited to access, utility placement, vehicle storage, open space, or

¹⁶² Removed the term "advertising."

¹⁶³ New.

¹⁶⁴ New.

significant natural resource areas. In phased developments, the term may also be used to describe units of land intended for future development.

Two-Family Dwelling

One designed for or occupied by two families as a residence.

Use

The purposes for which a structure or premises, or part thereof is occupied, designed, arranged or intended.

Vertical Articulation¹⁶⁵

The way in which a building wall surface is broken down into vertical modules, sub-parts, or major elements, which are distinguished by changes in materials, texture, plane, or other architectural elements.

Zoning Districts

Parts of the City for which the regulations governing the use and occupation of property are the same.

¹⁶⁵ New.