

REZONE SYRACUSE

A Citywide Zoning Update



Module 2: DEVELOPMENT STANDARDS



NEW YORK
STATE OF
OPPORTUNITY.

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CLARION



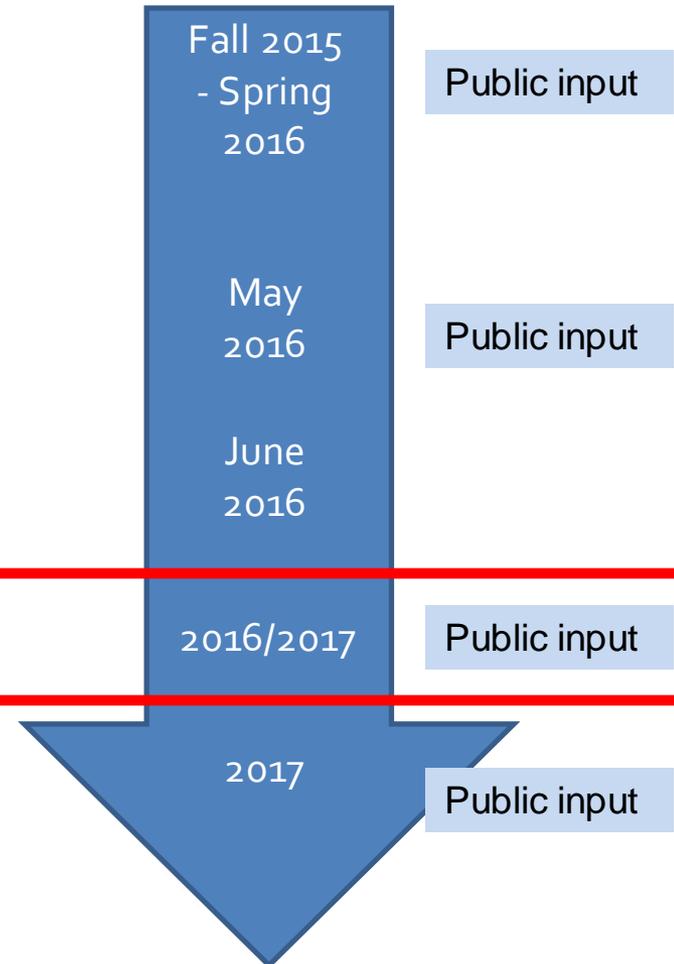
Agenda

- **Overview of ReZone Syracuse Project**
- **Overview of Module 2: Development Standards**
- **Questions and Discussion**

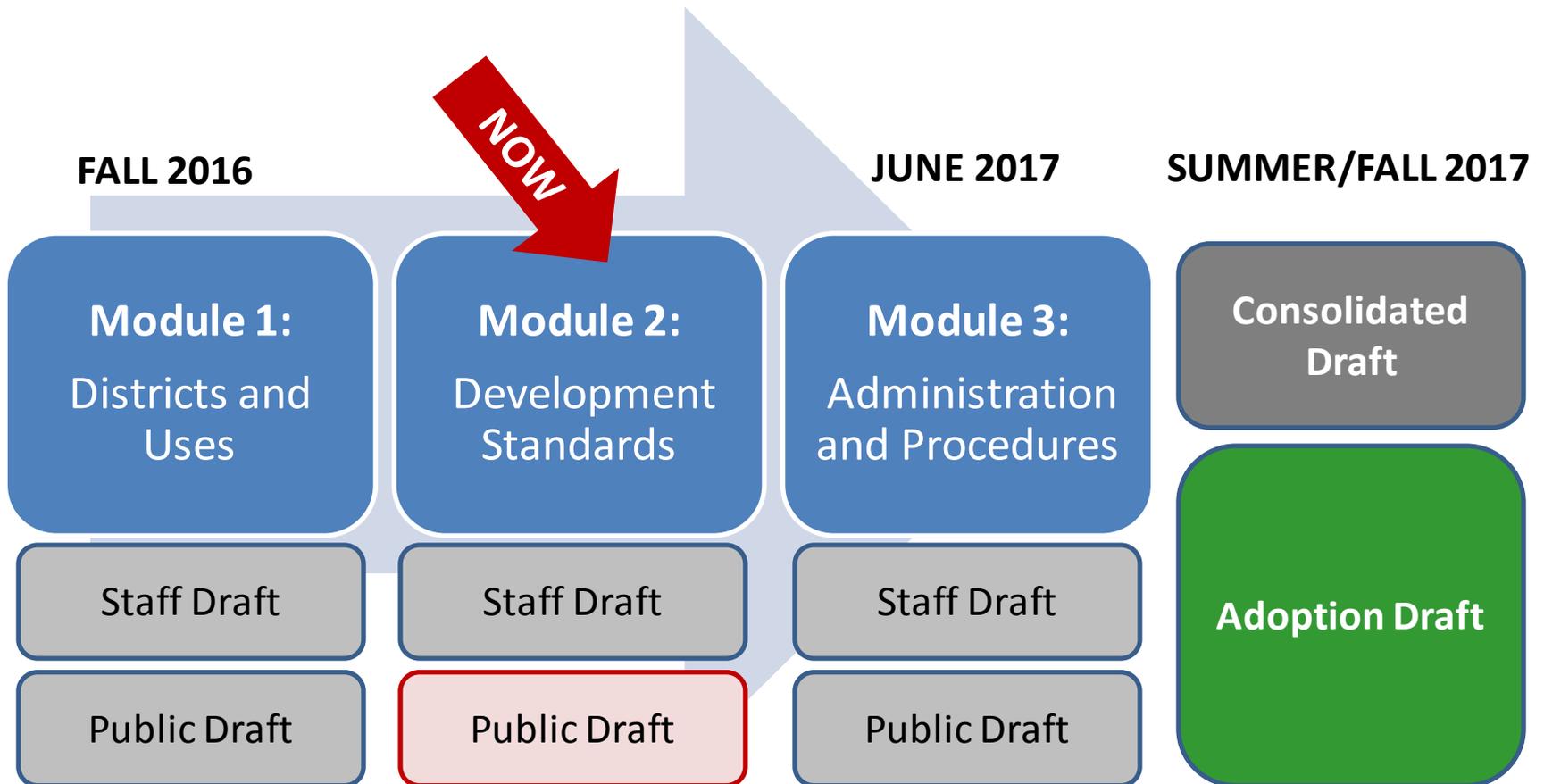
PROJECT OVERVIEW

Project Overview

- ✓ • Project Initiation
- ✓ • Research and Analysis
- ✓ • Technical Review and Assessment Report
- ✓ • Annotated Outline
- **Content Drafting**
- **Final Review and Adoption of Z.O. and Map**

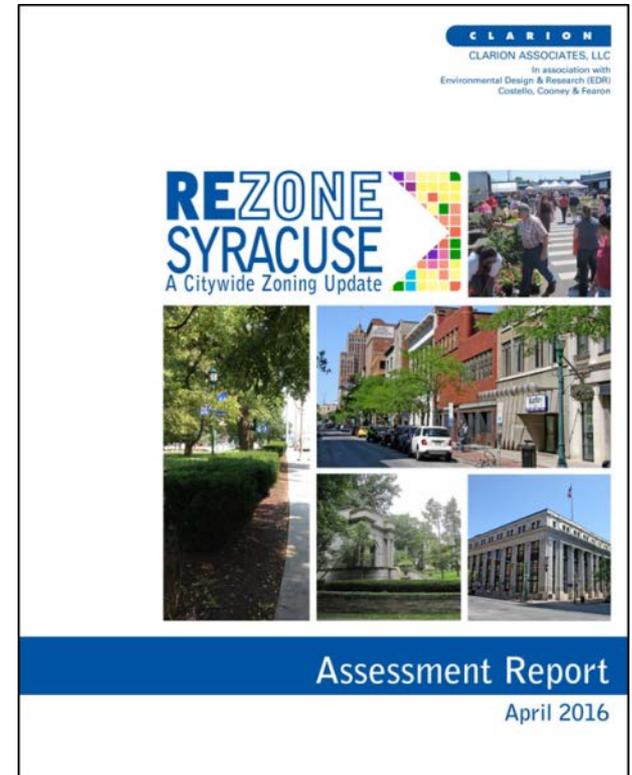


ReZone Syracuse Drafting Process



Assessment Report

- ✓ 1. **Create a User-Friendly Ordinance**
- 2. Update the Zoning Districts to Implement the LUDP
- 3. Modernize the Land Uses
- 4. Streamline the Development Review Procedures
- ✓ 5. **Introduce Uniform Standards to Improve the Quality of Development**



Current Zoning Ordinance

- **Few development quality standards**
- **The few that do exist...**
 - Only applied to limited areas (lack of citywide standards)
 - Or are scattered throughout the zoning ordinance
- **Heavy reliance on Project Site Review and Special Use Permits to address quality**
 - Lack of predictability and consistency

Article 4: Development Standards

4.1 Purpose

4.2 Applicability

4.3 Residential Compatibility

4.4 Off-Street Parking and Loading

4.5 Landscaping, Buffering, and Screening

4.6 Site and Building Design

4.7 Exterior Lighting

4.8 Signs

Article 4: Development Standards
4.4: Off-Street Parking and Loading
A: Purpose

4.4 Off-Street Parking and Loading

Commentary:

This section replaces the current Part C – Section III – Parking and Loading Requirements. As proposed in the Annotated Outline, this draft includes a table of required parking spaces that corresponds to the table of allowed uses presented in Module 1 (ensuring that each proposed land use type has an associated off-street parking requirement). The current parking requirement for each use is listed (if one exists) in the third column for comparison against the new proposed requirement. That column will be removed prior to the adoption draft.

This draft also includes new parking maximum standards, limiting parking spaces to within 125 percent of the minimum requirement with some exceptions as noted in this section. For example, if the minimum required parking for a proposed retail store was calculated at 200 parking spaces, the maximum allowed would be 250 parking spaces (200 x 1.25 = 250).

Several other new and revised sections are included in this section, including alternative parking standards, parking lot design standards, bicycle parking requirements, and loading requirements.

A. Purpose⁴

This section is intended to provide off-street parking and loading facilities in proportion to the generalized parking, loading, and transportation demands of different land uses. This section is also intended to help protect the public health, safety, and general welfare by:

- (1) Avoiding and mitigating traffic congestion;
- (2) Encouraging multi-modal transportation options and enhanced pedestrian safety;
- (3) Providing methods to help reduce stormwater runoff and the heat island effect of large paved parking areas; and
- (4) Providing flexible methods of responding to the transportation and access demands of various land uses in different areas of the City.

B. Applicability⁵

- (1) **New Development**
Except when specifically exempted, every building or land use established, every existing building enlarged, and every existing use expanded shall provide off-street parking and loading areas in accordance with the minimum parking requirements set forth in this Section 4.3H. Existing parking and loading spaces may not be reduced below the minimums required by Subsection 4.4C, *Minimum Required Off-Street Parking Spaces*.
- (2) **Expansions and Enlargements⁶**
The off-street parking and loading standards of this section apply when the floor area of an existing structure or use is expanded or enlarged by 20 percent or more, or for any expansion or enlargement that requires a Special Use Permit. In the case of such expansions or enlargements, additional off-street parking and loading spaces are required to serve only the enlarged or

⁴ New.
⁵ Adapted from current CIII.1.1 (opening statement for parking and loading requirements).
⁶ Revised from current CIII.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.

Syracuse Zoning Ordinance
Module 2 (Development Standards) - April 2017

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Key Considerations in Regulating Development Quality

- **Staff resources for review?**
- **Point on the regulatory spectrum?**
 - Light touch?
 - More detailed approach?
- **Opportunities for flexibility?**
- **Enforceability?**

Overall Applicability

- **New development**
- **Existing structures**
 - All exterior renovations
 - External additions: sliding scale
 - < 10% of existing structure: limited number of standards
 - 10-30% of existing structure: more standards
 - \geq 30% of existing structure: all
- **Site Plan Review**
 - New tool to replace Project Site Review
 - Major (Planning Commission) versus Minor (Staff)



Draft Development Standards

4.4: OFF-STREET PARKING AND LOADING



SPEED
LIMIT
25

Parking Lot Landscaping/Design



On-Street & Structured Parking for Multifamily/Commercial



Parking Area Buffering and Landscaping

4.4: Off-Street Parking and Loading

Why in Syracuse?

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

4.4: Off-Street Parking and Loading

Applicability

- New development
- Expansions 20% or larger
- Change in use
- **Exempt:** MX-5; small lots; small retail/office

4.4: Off-Street Parking and Loading

Standards

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



Draft Development Standards

4.8: SIGNS



Corner Store Signage (Windows, Wall, Awning)



Feather Signs



Mannequin Signs



Roof Signs, Monument Signs

4.8: Signs

Why in Syracuse?

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

4.8: Signs

Applicability

New, replaced, relocated, altered, modified, or repaired signs

Exempt:

- Official government signs
- Signs located inside buildings (and not visible outside)

4.8: Signs

Standards

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

A photograph of a multi-story brick building with a classical portico on the right side. The building has several windows and a balcony with a railing. The scene is set outdoors with trees and a clear sky.

Draft Development Standards

4.6: SITE AND BUILDING DESIGN



Wall Articulation



Mixed-Use Building Design (Articulation and Roof Form)



Multi-Family Building Design (Articulation)



FOUNTAINS

SOUTH END
APARTMENTS
LEASING OFFICE

LEASING CENTER
Mon-Fri: 9:00am - 6:00pm
Sat-Sun: 10:00am - 6:00pm
980.267.1304

Mixed-Use Building Design (Ground Floor)



Multi-Family Building Design (Entry and Materials)



Mixed-Use Building Design (Compatibility with Existing Buildings)



Multi-Family Building Design (Compatibility with Adjacent Buildings)



Additions to Historic Structures/Building Step-Backs

4.6: Site and Building Design

Why in Syracuse?

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

4.6: Site and Building Design

- **Applicability**

- New multifamily, mixed-use, and commercial in R4, R5, MX, and CM districts
- Redevelopment and enlargements (30 percent or larger)

4.6: Site and Building Design

Generally

- Building placement and orientation
- Building entrances
- Materials
- Façade colors
- 360-degree architecture
- Roof form
- Vertical articulation
- Mechanical equipment screening
- Design for security
- Underground utilities

4.6: Site and Building Design

Multifamily

- Primary entrance orientation
- Height step-backs
- Massing and horizontal articulation
- Transparency (windows/doors/openings)

4.6: Site and Building Design

Commercial and Mixed-Use

- Block pattern
- Building placement
- Massing and horizontal articulation
- Transparency (windows, doors, openings)
- Mix of uses (encouraged)
- MX-1: additional standards to protect existing building forms



Draft Development Standards

4.3: RESIDENTIAL COMPATIBILITY



Single-Family Adjacent to Multi-Family



Single-Family Adjacent to Multi-Family/Parking



Residential Adjacent to Service/Loading Areas



Residential Adjacent to Drive-Through Restaurant



Nonresidential Infill in a Residential Neighborhood

4.3: Residential Compatibility

Why in Syracuse?

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

4.3: Residential Compatibility

Applicability

When nonresidential or mixed-use abuts single- or two-family residential in R1, R2, R3, or PD

4.3: Residential Compatibility

Standards

- **Use limitations** (storage, service areas, drive-through uses)
- **Building organization and design** (multi-building development, massing, height)
- **Parking location** (priority list, connections)
- **Lighting** (maximum height, minimize glare)
- **Operation** (outdoor/loading hours)



Draft Development Standards

4.5: LANDSCAPING, BUFFERING, AND SCREENING



Parking Area Surfacing/Landscaping



Rear and Side Landscape Buffers



Parking Area Landscaping and Buffering



Service Area Loading and Screening

4.5: Landscaping, Buffering, and Screening

Why in Syracuse?

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

4.5: Landscaping, Buffering, and Screening

Applicability

- New development
- Renovations requiring a building permit
- New parking lots of 4 or more spaces
- **Exempt:** single- or two-family

4.5: Landscaping, Buffering, and Screening

Standards

- **Side and rear lot buffers**
 - Multifamily or nonresidential / residential
 - Four stories or taller / two stories or residential
 - Multifamily or nonresidential / open space district
- **Administrative manual: specific reqts.**
- **Alternative landscape plans**
 - Offer added flexibility
 - Must be justified by site or development conditions

Next Steps

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

Feedback and Discussion

Please provide feedback on Module 2 by:
Wednesday, May 31, 2017

Ways to provide feedback:

- Project email: [ReZoneSyracuse@syr.gov.net](mailto:ReZoneSyracuse@syr.gov)
- Project website:
<http://www.syr.gov.net/ReZoneSyracuse.aspx>
- Email: Owen Kerney [Okerney@syr.gov.net](mailto:Okerney@syr.gov)
Heather Lamendola [Hlamendola@syr.gov.net](mailto:Hlamendola@syr.gov)

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