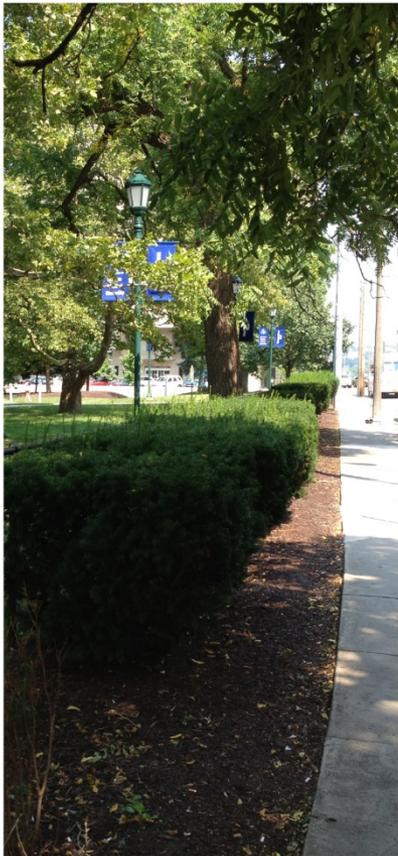


REZONE SYRACUSE

A Citywide Zoning Update



Annotated Outline



NYSERDA

CLARION ASSOCIATES, LLC

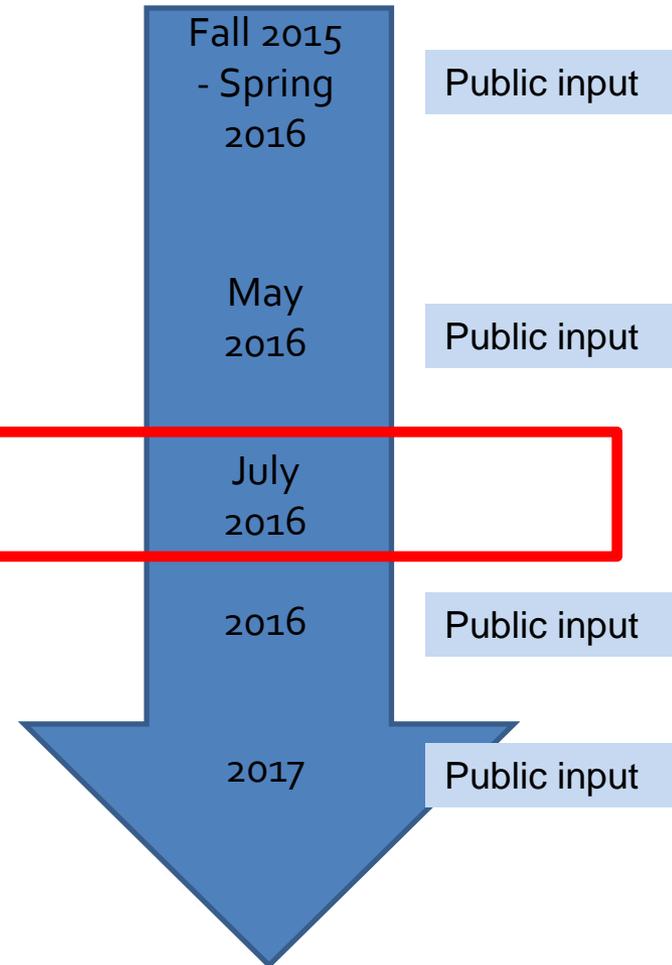
In association with:
Environmental Design & Research (EDR)
Costello, Cooney & Fearon

Project Goals

- Protect and enhance the character and "**sense of place**" of Syracuse's neighborhoods
- Ensure **high-quality, attractive design** throughout the City
- Promote **environmentally sustainable** land use patterns, transportation options, and site plans
- Ensure that development regulations and review processes are **efficient, predictable, and transparent**
- Preserve and **enhance Syracuse's existing land use patterns**

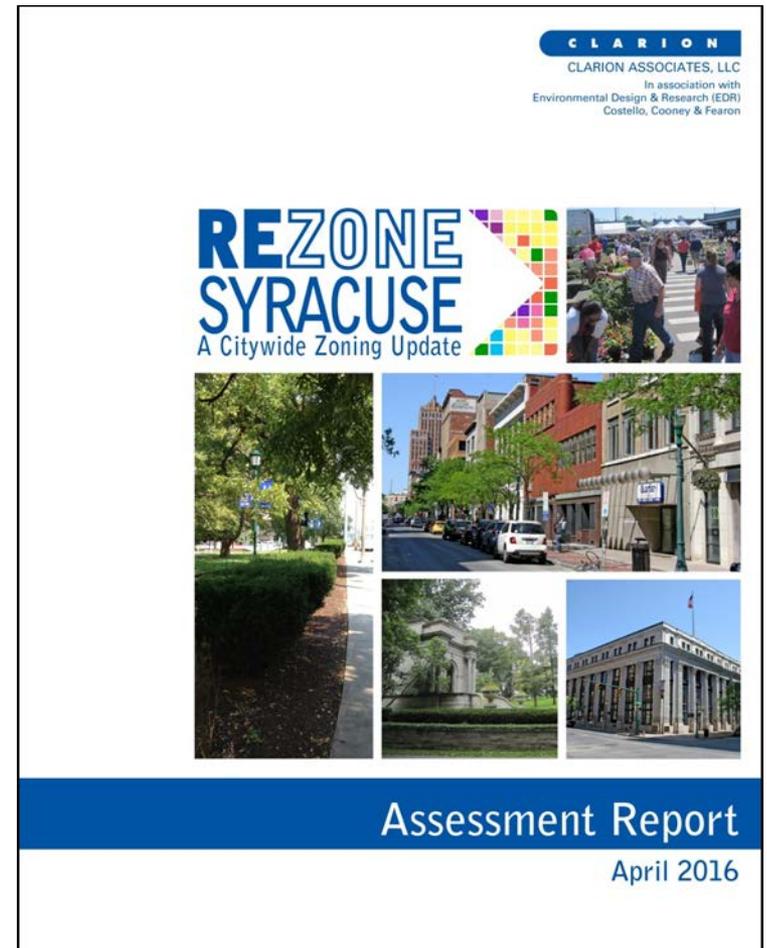
Project Overview

- **Project Initiation**
- **Research and Analysis**
- **Technical Review and Assessment Report**
- **Annotated Outline**
- **Content Drafting**
- **Final Review and Adoption of Ordinance and Map**



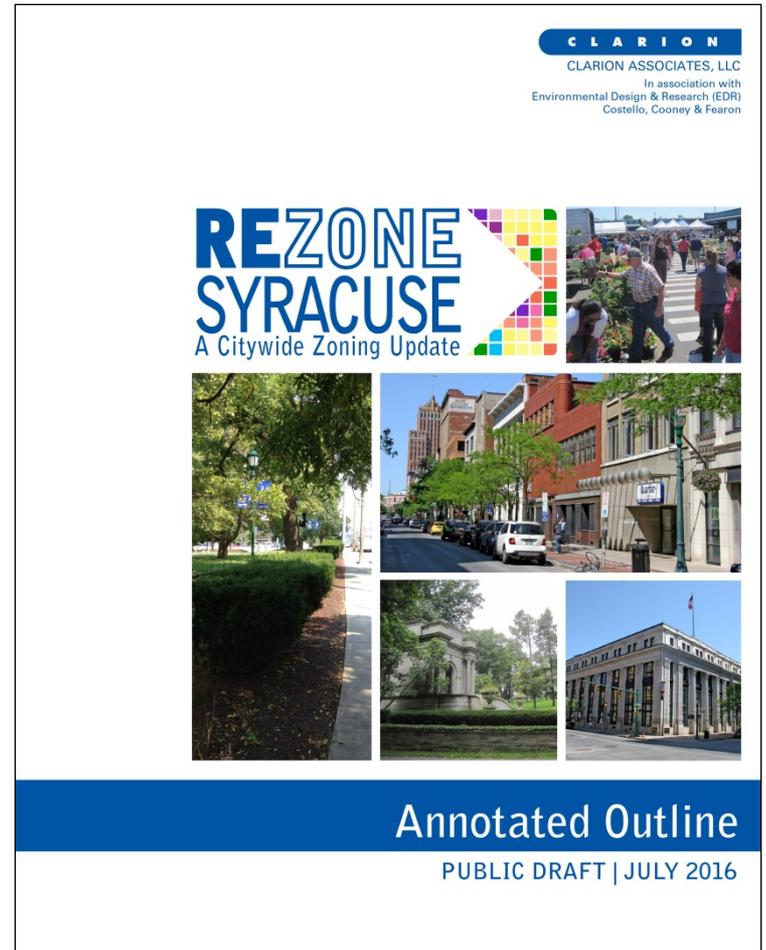
Assessment Report

- Create a **user-friendly** ordinance
- **Update** the zoning districts to implement the *Land Use Plan 2040*
- **Modernize** the land uses
- **Streamline** development review procedures
- Introduce uniform **design standards** to improve the quality of development



Annotated Outline

1. Proposed structure and content for Syracuse's new zoning ordinance
2. An overview of key components
3. A foundation for further discussions



Annotated Outline

1. General Provisions
2. Zoning Districts
3. Use Regulations
4. Development Standards
5. Administration and Procedures
6. Rules of Construction and Definitions

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Annotated Outline

Article 1: General Provisions

- **Provisions applicable to the entire zoning ordinance, for example:**
 - Title and Effective Date
 - Purpose
 - Official Zoning Map
 - Authority, Applicability, and Jurisdiction

Annotated Outline of a New Zoning Ordinance

The following outline describes the proposed structure and content for Syracuse's new zoning ordinance after recommendations from the Assessment Report are implemented. The purpose of this outline is to provide an overview of the document's structure and key elements and to act as a starting point for further discussions that will influence the final content drafting. The proposed outline represents our recommendations for a more user-friendly ordinance that will be easier to administer, shorter, and provide clarity and transparency.

At the end of each proposed new article, this document identifies portions of the existing Syracuse Zoning Rules and Regulations that will be considered for integration into the respective new article. The intent of looking at existing provisions is merely to inform the creation of new content. Most of the rewritten ordinance will be entirely new; however, a handful of existing provisions may be carried forward in some form. In such cases, we will review and rewrite the material for clarity and to match the intent and format of the new ordinance.

Article 1: General Provisions

This article will include provisions that are applicable to the zoning ordinance as a whole. Many sections will provide general legal support for the document and not of interest to most code users; however, we list a few of the more important sections below.

Title and Effective Date

This section will establish the title of the zoning ordinance and its effective date. Often, the effective date of a code lags the adoption date by a set period – say, six months – to give staff and the community time to learn the new code and prepare supporting materials (e.g., new handouts, an updated city website).

Purpose

This section will generally describe why the zoning ordinance is important in Syracuse, and the purposes behind regulating land use beyond just protecting the public health, safety, and welfare.

Implementation of Comprehensive Plan

This section will describe relevant adopted city plans, particularly the Comprehensive Plan and its components, and the role such plans have in administration and interpretation of the zoning ordinance.

Official Zoning Map

This section will recognize the official zoning map, describe how and where it is maintained and updated, and provide rules for interpreting district boundaries.

Authority, Applicability, and Jurisdiction

This section will describe the zoning ordinance's applicability to development or redevelopment (unless otherwise exempted) within the city, the zoning ordinance's application to activities of governmental agencies, how internal ordinance conflicts are resolved, and a statement on the zoning ordinance's relationship to private covenants.

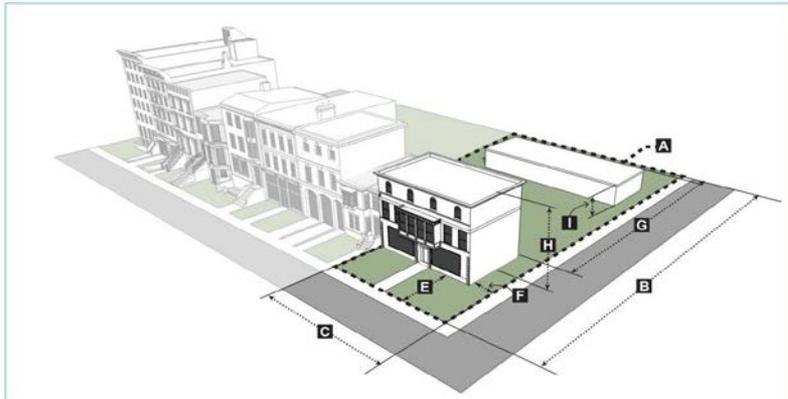
Transitions from Prior Regulations

This section will describe how prior approved permits, violations, nonconformities, and development approvals will be processed under the new zoning ordinance. Generally, existing approvals remain valid. We recommend that any complete applications submitted under the existing zoning ordinance be processed under those rules, though communities often given such applicants the option to be processed under the new code. Some of this material potentially could be in an adopting ordinance rather than the zoning ordinance itself; we can discuss further during the drafting process.

Annotated Outline

Article 2: Zoning Districts

- Summary of zoning district lineup
- Purpose, dimensional standards, and graphic examples for each



An example from another jurisdiction of dimensional standards depicted on an illustration for a mixed-use district.

Current District	Proposed District	Comments
Residential District, Class A	R2: Two-family Residential	<i>Character:</i> A residential district made up of primarily single- and two-family dwellings. <i>Proposed change:</i> Rename and carry forward. Consider consolidation with current RAA district. Further discussion required prior to drafting to determine correct density standards to carry forward.
Residential District, Class AA		<i>Proposed change:</i> Further discussion needed. Consider consolidation with the similar RA.
Residential District, Class B-1	R3: Multi-family, Low-density	<i>Character:</i> A primarily residential district made up of single-family to smaller apartment buildings. <i>Proposed change:</i> Rename and carry forward. Consider consolidation with current RB-1T district.
Residential District, Class B-1 Transitional		<i>Character:</i> A primarily residential district made up of single-family to smaller apartment buildings, with limited office uses allowed by special permit. <i>Proposed change:</i> Do not carry forward. Consolidate into new R3 and/or MX-N districts.
Residential District, Class B	R4: Multi-family, Medium-density	<i>Character:</i> A medium-density residential district made up of a range of housing types from single-family to multi-family buildings. Additional uses may include compatible-scale commercial and office. <i>Proposed change:</i> Rename district, possible consolidation with current RB-T district.
Residential District, Class B Transitional		<i>Character:</i> A medium-density residential district made up of a range of housing types from single-family to multi-family buildings. Additional uses include compatible-scale commercial and office. <i>Proposed change:</i> Do not carry forward. Consider consolidation with current RB district or new Mixed-Use Neighborhood district.
MIXED-USE		
Residential District, Class C	MX-N: Mixed Use Neighborhood	<i>Character:</i> A mixed-use district with medium-density residential of 2,500 sq ft/du for multi-family residential development and compatible-scale commercial and office uses allowed by special permit. <i>Proposed change:</i> Rename district, possible consolidation with current Residential Service into a new Mixed-Use Neighborhood district.
Residential Service District	MX-N: Mixed-Use Neighborhood	<i>Character:</i> A planned district intended to provide service and convenience uses compatible to adjacent residential districts, while serving as a transition from residential districts to nonresidential districts. <i>Proposed change:</i> Rename district, possible consolidation with Residential District, Class C into a new Mixed-Use Neighborhood district.
Office, Class A	MX-O: Mixed-Use Office	<i>Character:</i> A mixed-use district allowing limited retail and service uses. <i>Proposed change:</i> Rename district, possible consolidation with current Office, Class B district. Or, consider merging into MX-C (Corridor).

Annotated Outline

Article 3: Use Regulations

- Table of Allowed Uses
- Use-Specific Standards
- Accessory Uses/Structures
- Temporary Uses/Structures

TABLE 5.1-1 TABLE OF ALLOWED USES
 ● = Permitted ◐ = Conditional Use
 Blank cell = Not allowed

Use Category	Use Type	Residential					Commercial/ Mixed-Use					Other			Use-specific Standards		
		R-S	R-N	R-L	R-M	R-H	AC	CO	CT	CC	MU	OS	PR	PF			
RESIDENTIAL USES																	
Household Living	Attached or stand-alone townhouse			●	●	●											
	Cabin housing		●	◐	●	●				●	◐						5.2.2
	Duplex		●	●	●	●											
	Fractional ownership unit					◐	●			◐	◐						
	Multi-unit dwellings				●	●	◐										
	Residential dwelling unit									◐	◐						
	Residential dwelling unit above ground floor commercial									●	●						
	Residential dwelling unit not along Main Street										●						
Group Living	Single-household detached dwelling	●	●	●	●	●											
	Group care facility					◐											
PUBLIC, INSTITUTIONAL, AND CIVIC USES																	
Community and Cultural Facilities	Activities for conservation of natural resources and the environment															●	
	Arts and entertainment center							●	●		●	●					

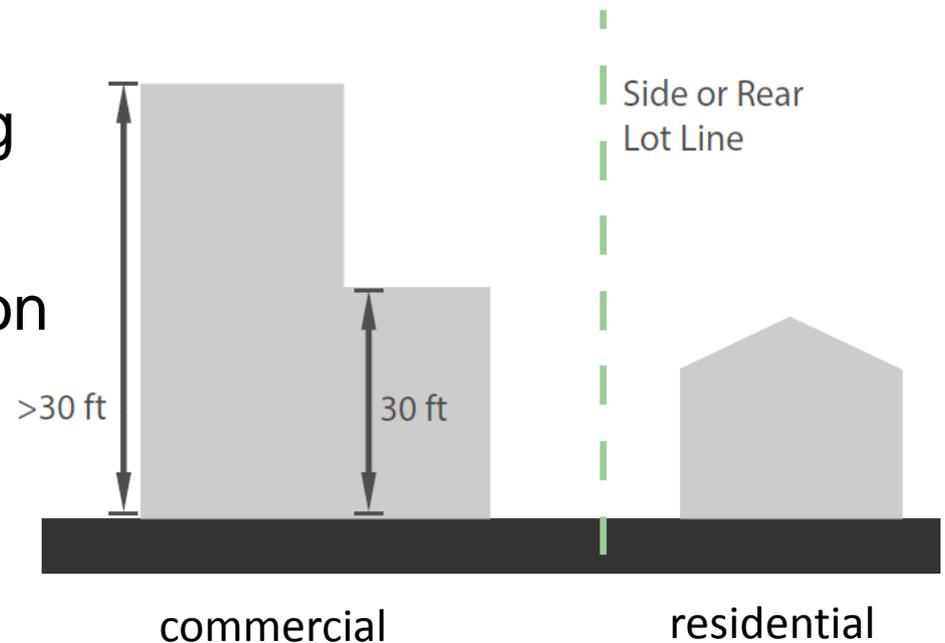
Example from another community.

Annotated Outline

Article 4: Development Standards

- **Standards related to site layout, design, and operational issues**

- Off-street parking
- Landscaping, buffering
- Building design
- Neighborhood transition
- Operational



Example of Neighborhood Transition standards.

Annotated Outline

Article 5: Administration and Procedures

- Summary table of development review procedures
- Common development review procedures
- Approval criteria

Summary Table of Development Review Procedures									
KEY: R= Review and Recommendation D= Review and Decision A= Appeal < >= Public Hearing ✓ = required									
Procedure	Section	Notice		Pre-Application Conference	Review and Decision-Making Bodies				
		Published	Written Posted		Staff	Landmark Preservation Commission	Board of Zoning Appeals	Planning Commission	City Council
Ordinance Amendments									
Rezoning		✓	✓	✓	R			<R>	<D>
Rezoning to Planned Unit Development (PUD)		✓	✓	✓	R			<R>	<D>
Ordinance Amendment (Text)		✓	✓		R			<R>	<D>
Development Permits									
Certificate of Appropriateness					R	<D>			
Site Plan <small>Minor (new)</small>		✓	✓	✓	R		A	D	
Review <small>Major (new)</small>		✓	✓	✓	R			<D>	
Special Use Permit		✓	✓	✓	R			<D>	
Temporary Use Permit (new)				optional	D		A		
Flexibility and Relief									
Variance		✓	✓	✓	R			D	
Administrative Adjustment (new)				optional	D		A		
Appeal of Administrative Decisions		✓	✓	optional	R			<D>	

New procedures introduced in the table above include the following:

- **Major and Minor Site Plan Review** – As discussed in the Assessment Report, the site plan review procedure is the proposed replacement for Project Site Review. The intent of having two distinct site plan review procedures is to allow smaller projects that have less impact to move through the review process in a simplified, faster procedure, while projects that are larger in scale and may have more significant community impacts receive more attention and scrutiny. We will propose thresholds for determining when a project qualifies for major or minor site review during the drafting process.
- **Special Use Permit** – While the SUP is not a new procedure, we do propose shifting the decision-making authority from the Council to the Planning Commission.
- **Temporary Use Permit** – The intent of this permit is to allow for administrative approval of uses meeting specific criteria that will operate on a non-permanent basis on a specific site.
- **Administrative Adjustment** – The intent of this procedure is to allow for staff to approve small (typically 5-10%) changes in site development standards.

Annotated Outline

Article 6: Rules of Construction and Definitions

- Interpretation of ordinance key terms
- Definitions of general use categories and specific use types
- Other definitions

Section 1.1 General Use Categories and Specific Use Types

This section defines the general use categories listed in **Error! Reference source not found.**, and defines the specific use types within each of those categories.

Residential Uses

(1) Household Living

Uses characterized by residential occupancy of a dwelling unit as a household. Tenancy is arranged on a month-to-month or longer basis (lodging where tenancy may be arranged for a period of less than 30 days is classified under the "lodging facilities" category). Common accessory uses include recreational activities, raising of pets, gardens, personal storage buildings, hobbies, and parking of the occupants' vehicles.

a. Dwelling, Multifamily

A building designed for year-round occupancy by three or more families, including apartment houses and group houses, but excluding hotels, motels, and rooming houses.

b. Dwelling, Single-family

A detached building other than a mobile home or any temporary structure, designed for exclusive year-round occupancy by one family only.

c. Dwelling, Two-family

A detached building other than a mobile home or any temporary structure, designed for exclusive year-round occupancy by two families living independently of each other.

d. Live-work

A dwelling unit containing an integrated living and working space that is intended to function predominantly as business workspace with incidental residential use occupied by the business owner or operator.

e. Manufactured home

A home bearing a seal signifying conformance to the design and construction requirements of Department of Housing and Urban Development (HUD), Manufactured Home Construction and Safety Standards, 24 CFR Part 3280. (See also *Mobile Home* and *Modular Home*.) For the purpose of this Ordinance, a manufactured home shall not be deemed a one-family dwelling unit.

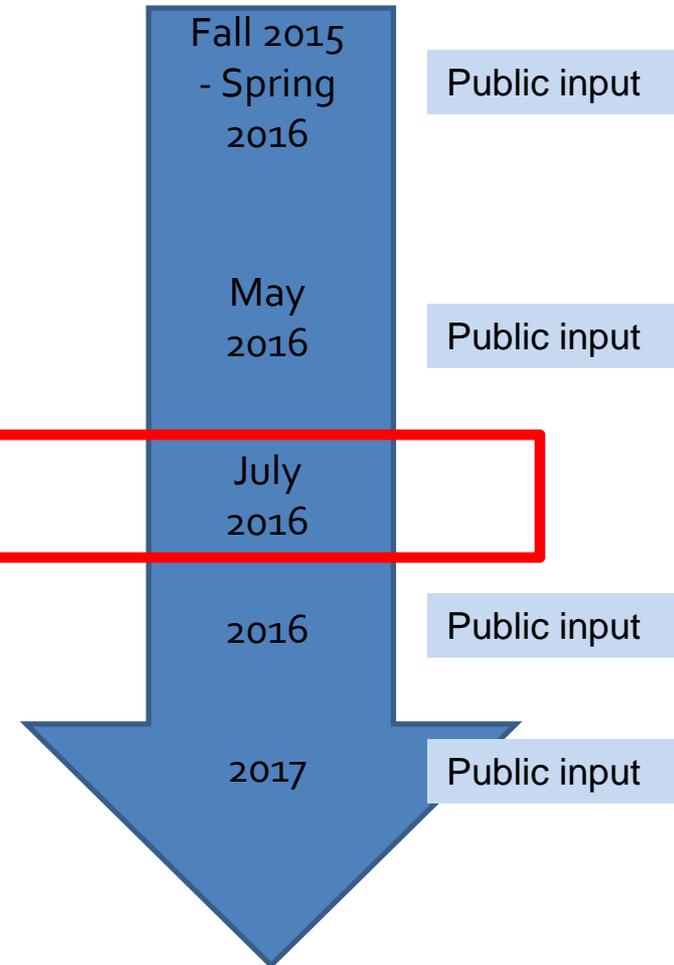
f. Mobile home

A home constructed in a factory prior to June 15, 1976, with or without a label certifying compliance with NFPA, ANSI or a specific state standard. (See also *Manufactured Home* and *Modular Home*.) For the purpose of this Ordinance, a mobile home shall not be deemed a one-family dwelling unit.

Example from another community.

Project Overview

- **Project Initiation**
- **Research and Analysis**
- **Technical Review and Assessment Report**
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- **Content Drafting**
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Feedback and Discussion

Ways to provide feedback:

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



Home > ReZone

- Project Team
- Syracuse Land Use & Development Plan 2040
- Syracuse Comprehensive Plan 2040
- Project Survey
- Contact Us

REZONE SYRACUSE

A Citywide Zoning Update

Search www.syracuse.ny.u Search



Mayor Stephanie A. Miner
Mayor's Biography Mayor's Comments **NEWS & PHOTOS**

Welcome to ReZoneSyracuse

Project Description

The ReZone Syracuse project will comprehensively revise and update the City's Zoning Ordinance and Map to facilitate the implementation of the Syracuse Land Use & Development Plan 2040 (LUP), a component of the City's adopted Comprehensive Plan 2040. The five overarching goals of the LUP are:

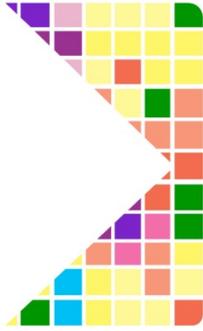
1. Preserve and enhance Syracuse's existing land use patterns
2. Protect and enhance the character and "sense of place" of Syracuse's neighborhoods

Latest Documents

Assessment Report April 2016

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