Meeting Overview

- Overview of ReZone Syracuse Project
- Summary of Assessment Report
- Next Steps
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
Project Overview

• Project Initiation
• Research and Analysis
• Technical Review and Assessment Report
• Annotated Outline
• Content Drafting
• Final Review and Adoption of UDO and Map
Technical Review

- Fall 2015

Team begins review and analysis:
- How is the current ordinance working well?
- How is the current ordinance ineffective or difficult to use?
- Consistency between actual policies/practices and adopted plans/regulations?
- Changes necessary to comply with NY laws?
Outreach

• Stakeholder interviews
• Staff interviews
• Survey
• Project Advisory Committee

City of Syracuse - Zoning Ordinance and Map Revision

Questions for Discussion

As part of our initial outreach, the project team would love to hear from citizens and other stakeholders on the strengths and weaknesses of the current land use regulations. We have developed a short list of questions for your consideration, below. Please feel free to respond to all of the questions, or just those for which you have feedback. This survey is also available online at the city’s website. We encourage you to pass this information along to others community members who may be interested in the future of Syracuse’s land use regulations.

Generally
1. Do you use the land use regulations? If so, how?
2. What sections of the Syracuse land use regulations do you believe are working particularly well and should be retained with few, if any, changes?
3. Are there particular weaknesses of land use regulations? If so, what are they?
4. How could the way you access regulatory information be improved?

Land Uses and Zoning Districts
5. Are the regulations implementing the City’s newly adopted Comprehensive Plan? If not, how could the regulations be improved to implement the Comprehensive Plan?
6. What types of land uses would you like to see in Syracuse?
7. Are there particular land uses in Syracuse that are problematic or otherwise difficult to manage?
8. Are there specific examples of development in Syracuse that you would like to see more of?

Development Standards
9. Do the current regulations result in high-quality development? If not, what are some areas where you believe the regulations could be improved? (e.g. Building design, parking, landscaping, signage, etc.)
10. Are there ways in which the development standards are too restrictive, or areas where the code should be relaxed?
11. Are there particular elements of the regulations that are challenging to enforce? (e.g. off-street parking and loading, landscaping, outdoor storage, fences and screening?)

Administration and Procedures
12. Do the development approval procedures result in a fair, predictable, and timely process? If not, how could the procedures be improved?
13. How do you stay informed about City projects?

Other Comments or Suggestions?

Do you have recommendations for other topics that should be considered or addressed in this process? Are there groups or individuals that you would like to have contacted for briefings or comments on the current land use regulations?

We welcome and appreciate any other feedback you can provide. Please contact:

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Syracuse – Onondaga County Planning Agency
OKerney@syrgov.net  (315) 448-8110
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
Create a User-Friendly Ordinance Assessment

• Challenging organization
• Regulations scattered (e.g., parking)
• Terms not well-defined
Create a User-Friendly Ordinance Approaches

• Create a clear organization
• Define all key terms
• Improve page layout
Create a User-Friendly Ordinance Approaches

• Add graphics, tables, photos, and other visual aids

Sample graphic to illustrate an important concept (infill) in another ordinance.

1. Use of similar roof forms enhances compatibility of infill within established neighborhood.
2. Use of contrasting roof forms on infill home is incompatible with the character of the historic home it adjoins.

This recent drawing illustrates some of the basic dimensional requirements for a mixed-use zoning district. Each draft zoning district in this community includes a similar graphic to depict general lot and building dimensional standards.

The graphics above were recently developed for the Town of Frisco, Colorado. The drawing on the left illustrates stream buffer requirements, and the drawing on the right depicts basic building design standards in the residential overlay district. Throughout Frisco’s draft updated code, Clarion used this simplified, yet elegant black and white style template for each of the graphics produced.

The draft drawing to the right illustrates building height requirements for a small town along their Main Street. For particularly complex provisions, graphics like these go a long way in communicating the minimum requirements.
Update Districts to Implement LUDP Assessment

- Some zoning districts are obsolete, are overly detailed, or too restrictive
- Character areas from Land Use & Development Plan not well-reflected

<table>
<thead>
<tr>
<th>Existing Syracuse Zoning District Line-Up</th>
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<tbody>
<tr>
<td>RA-1</td>
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<td>PDD</td>
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<td>PSD</td>
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Update Districts to Implement LUDP Approach

• Introduce an updated district line-up to address potential:
  • Consolidation
  • Renaming
  • Elimination
  • New districts
Modernize Land Uses Assessment

• Each district has a disorganized and inconsistent list of highly specific uses.
Modernize Land Uses Approaches

- Create a consolidated use table
- Review uses by district
- Establish use-specific standards (e.g., corner store?)

<table>
<thead>
<tr>
<th>Use Category</th>
<th>Use Type</th>
<th>Residential</th>
<th>Mixed-Use</th>
<th>Non-Residential and Other</th>
<th>Use-Specific Regulations</th>
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<tbody>
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<tr>
<td>RESIDENTIAL USES</td>
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<td>Household Living</td>
<td>Dwelling, duplex</td>
<td>C</td>
<td>P</td>
<td>P</td>
<td>P</td>
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<td></td>
<td>Dwelling, live/work</td>
<td></td>
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<td></td>
<td>Dwelling, mobile home</td>
<td>C</td>
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<td></td>
<td>Dwelling, multi-family</td>
<td>P</td>
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<td></td>
<td>Dwelling, single-family detached</td>
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<td>Dwelling, timeshare</td>
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<td>Group living facility, small (Type A)</td>
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<td></td>
<td>Group living facility, small (Type B)</td>
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<td></td>
<td>Nursing care home</td>
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<td>C</td>
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<td>Nursing care facility</td>
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<td>C</td>
<td>C</td>
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<tr>
<td>PUBLIC, INSTITUTIONAL, AND CIVIC USES</td>
<td>Government administration and civic buildings</td>
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<td>F</td>
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<td>P</td>
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<td></td>
<td>Social, fraternal lodges</td>
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<td>F</td>
<td>P</td>
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<td></td>
<td>Public assembly</td>
<td>C</td>
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<td>C</td>
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<td></td>
<td>Public safety facility</td>
<td>C</td>
<td>C</td>
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<tr>
<td>Child Care Facilities</td>
<td>Child care center</td>
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</tr>
</tbody>
</table>
Streamline Review Procedures

Assessment

Zoning Reviews & Approval Paths

Board of Zoning Appeals: Public hearings are held for the Board of Zoning Appeals' review of proposals to use land in a manner not permitted by right in the City of Syracuse Zoning Ordinance, as amended. For variances - waivers to allow the use of land or structure in a manner otherwise prohibited. Area variances - waivers for the dimensional or physical requirements such as setbacks, density, area, etc.

Administrative Review: The zoning administrator reviews Covering Variances, Sign Variances, Lot Alterations, Encroachments, and Project Site Review - Project evaluation based on and compared with adopted plans, design standards, or the surrounding characteristics, when use is allowed by right. Applies to commercial properties and projects involving more than four dwelling units for:
- New construction
- Additions
- Exterior renovations fusing streets or re-orientation of existing buildings
- Demolition of buildings & rectangles of sites
- Projects affecting architecturally significant properties or properties located within a National Register district, individually listed, or eligible for listing on the National Register of Historic Places.

Outside agency reviews: If required, these reviews are in addition to review(s) by the zoning administrator, Planning commission, or Board of zoning appeals:
- SD&L - Landmark Preservation Board: for properties located within a National Register district, individually listed, or eligible for listing on the National Register of Historic Places.
- OCMR - Onondaga County Planning Board: new law requires zoning to refer projects within 300 of a municipal, county or state road, facility, building, etc. to the OCMR.
- City Department: Projects involving drainage, paving, street cuts, curb cuts, and other construction issues may be referred to
- Engineering, DPW, Planning & Sustainability and/or other city department for their review.
- Architects contracted by city plans may be referred to architects for design comments & recommendations

Syracuse Common Council: Reviews recommendations for approval made by the Planning Commission.
- Council approval is required for Special Permits, Abandonments and other types of applications

REFERRAL NOTES:
- Outside Agencies: Landmark Preservation Board, County Planning, etc.
- City departments: DPW, Engineering, Planning & Sustainability, etc.
Streamline Review Procedures
Assessment

• Important procedural steps are not clear
• Project Site Review is complex
• All development proposals (big or small) subject to essentially the same procedures
• General inflexibility results in many variance, waivers, or exceptions
Streamline Review Procedures
Approaches

• Clarify responsibilities and standardize procedures
• Incorporate existing procedures that work well
Streamline Review Procedures

Approaches

• **Introduce new procedures**
  – New site plan review process (to replace PSR)
  – Major v minor project thresholds
  – Expanded administrative approvals
Introduce Development Quality Standards Assessment

• Few citywide development standards
• Ordinance does not encourage infill or redevelopment
• Few neighborhood protection standards
Introduce Development Quality Standards Approaches

• **Clearly state City’s standards up-front:**
  – Implement adopted plans
  – Save time and money
  – Provide greater predictability and consistency
  – Focus more on building form and quality

• **Parking, landscaping, signs**
  – Consolidate, update, enhance
Introduce Development Quality Standards

Approaches

• New citywide building and site standards
  – Commercial
  – Multi-family
  – Neighborhood transitions

• Integrate updated preservation ordinance prepared by staff

Images of current development in Syracuse: commercial (left) and multi-family residential (right).
Project Overview

- Project Initiation
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- Content Drafting
- Final Review and Adoption of UDO and Map

Timeline:
- Fall 2015 - Spring 2016
- May 2016
- June 2016
- 2016
- 2017

Public input
Feedback and Discussion

Please provide feedback on the Assessment Report.

Ways to provide feedback:

1. Project email: ReZoneSyracuse@syrgov.net
2. Project website: http://www.syrgov.net/ReZoneSyracuse.aspx
3. Online survey: https://www.surveymonkey.com/r/ReZoneSyracuseSurvey
4. Email: Owen Kerney Okerney@syrgov.net
   Heather Lamendola Hlamendola@syrgov.net
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
City Land Use Map

• City’s Land Use Map focused on intersection of Interstate 81 & Route 690

• **Urban Core Area** as described in the adopted Land Use Plan:

This area is the most ‘urban’ feeling, built-up, mixed-use center of activity. Buildings come up to the sidewalk and feature large first-floor storefront windows. Upper floors may include residential, office, or commercial uses. Building façades and upper floor windows should be vertical in orientation. Wide sidewalks accommodate heavy pedestrian traffic and café seating in some locations.

Parking is located behind buildings and well-screened when this is not possible. There are very few one-story or detached buildings in these areas. Building heights do not typically exceed six stories. The urban row buildings of North Salina Street through Little Italy, Armory Square, and Montgomery Street just north of Columbus Circle, typify this character area.