

UPTOWN CANANDAIGUA
FORM BASED CODE: TRAINING SESSION

July 15, 2021

AGENDA

- Recap and Overview
- Review of the Form Based Code
- Tools for Implementation
- Exercise: Putting the FBC into Action
- Questions and Comments

Street Trees

5' Tree Lawn

RECAP AND OVERVIEW

5' Bike Lane

11' Travel Lane

11' Travel Lane

5' Bike Lane

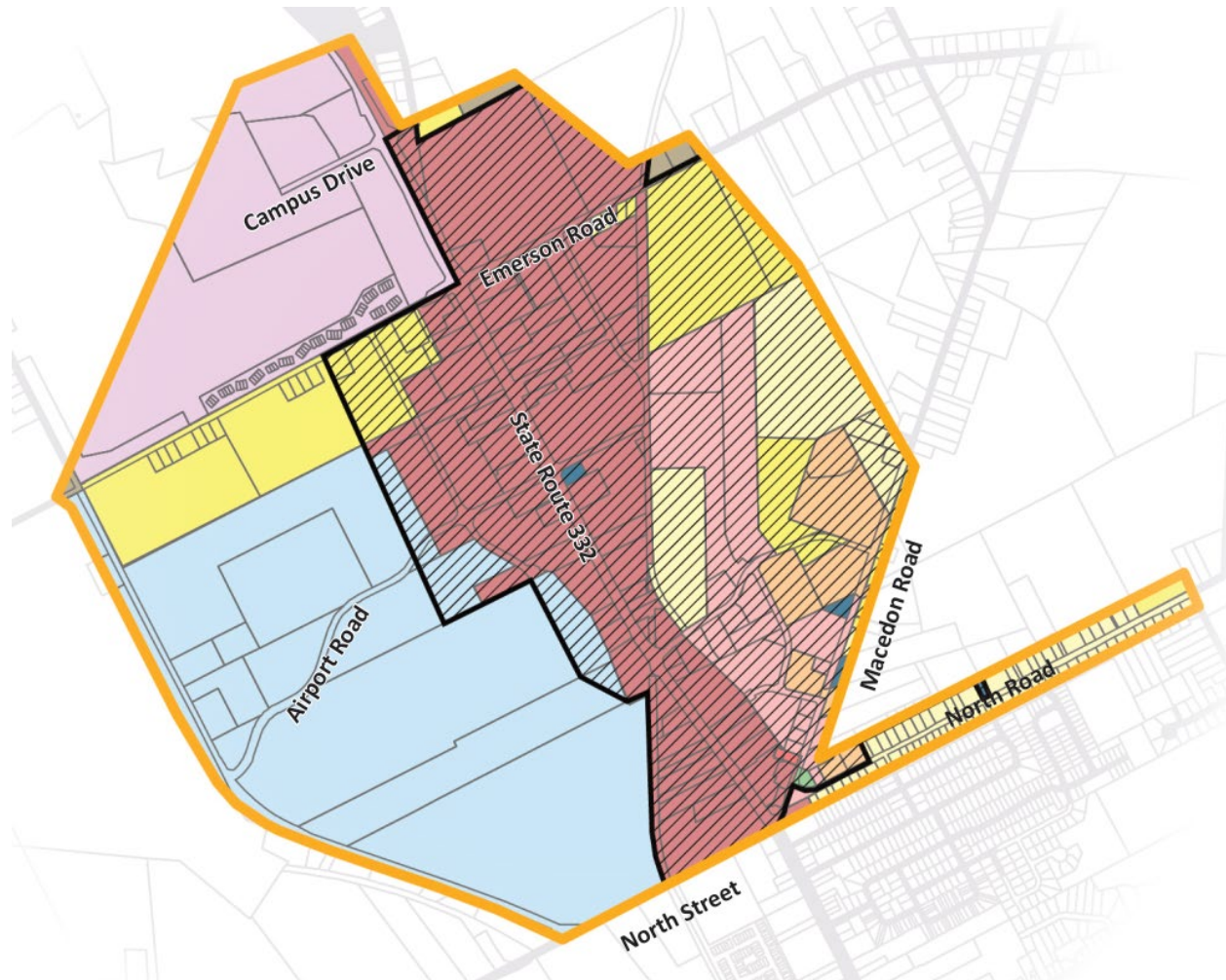
5' Sidewalk

2' Buffer

2' Buffer



CURRENT ZONING IN UPTOWN



- Single-Family Residential (R-1-20)
- Single-Family Residential (R-1-30)
- Multiple Residential (MR)
- Community Commercial (CC)
- Neighborhood Commercial (NC)
- Restricted Business (RB-1)
- Industrial (I)
- Agricultural Rural Residential (AR-2)
- Planned Unit Development (PUD)
- Incentive Zoning (IZ)
- Mixed Use Overlay District
- Mixed Use Overlay (MUO)

UPTOWN CHARACTER AREAS



RESIDENTIAL

Areas that provide housing and residential living in Uptown. Generally, these are in the form of single-family detached homes, townhomes and condominiums, and multi-family homes.

COMMERCIAL

Areas where retail goods and services are available to serve the neighborhood corridor and community-wide needs.

MIXED-USE

Small-scale mixed-use development that blends a variety of uses. These types of buildings may range from two- to three-stories, typically with first floor retail/office and residential above. Emphasis is on connectivity and mobility to create a walkable environment and public spaces.

OFFICE/EMPLOYMENT CENTER

Blended areas of office space and light-industrial use that focus on technology and innovative business. Possible land uses include light industrial facilities, business parks, and office buildings.

INDUSTRIAL

Areas that cluster industrial uses to support the Town's tax base and provide employment opportunities. Includes light manufacturing and business parks.

PARKS AND OPEN SPACE

Areas defined by existing parkland and open space that the Town seeks to protect and preserve. May also include areas of agricultural preservation. Possible land uses include parks, natural areas, agricultural lands, and golf courses.

KEY PHYSICAL RECOMMENDATIONS

- 1 Infill development on State Route 332
- 2 Implement pedestrian and bicycle amenities
- 3 Create mixed-use development centered around Blue Heron Park to increase density
- 4 Create additional housing opportunities in Uptown Canandigua

PURPOSE OF THE CODE UPDATE

- Advance the vision for future land uses in the Uptown Study
- Evaluate Form-Based Code regulations for Uptown
- Develop adoptable land use regulations

ZONING UPDATE PROCESS

- Began in late 2019
- Project team met regularly with a steering committee (Economic Development Committee) to review potential zoning changes and approval procedures
- Discussed multiple approaches to land use regulations
 - Traditional Euclidean zoning
 - Design Standards/Guidelines
 - Form Based Code

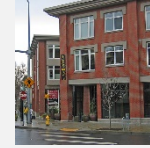
OVERARCHING ELEMENTS OF A FORM BASED CODE



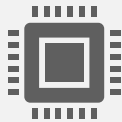
REGULATES THE FORM OF
LAND USES, RATHER THAN
THE USE ITSELF



STRONG FOCUS ON
DESIGN AND
PERFORMANCE



OFTEN USED TO PRESERVE
OR PROMOTE A CERTAIN
DEVELOPMENT PATTERN



PROVIDES FLEXIBILITY IN
PROGRAMMING



DEVELOPERS HAVE CLEAR
SET OF EXPECTATIONS



PROHIBITS SPECIFIC
UNDESIRABLE USES

THE FORM BASED CODE



ORGANIZATION OF THE CODE

1. Overview of the Form Based Code
2. Development Review Process
3. Terms and Interpretation
4. Rules for All Subareas
5. Regulations Applicable to the State Route 332 Corridor Subarea
6. Regulations Applicable to the Mixed-Use Development Subarea

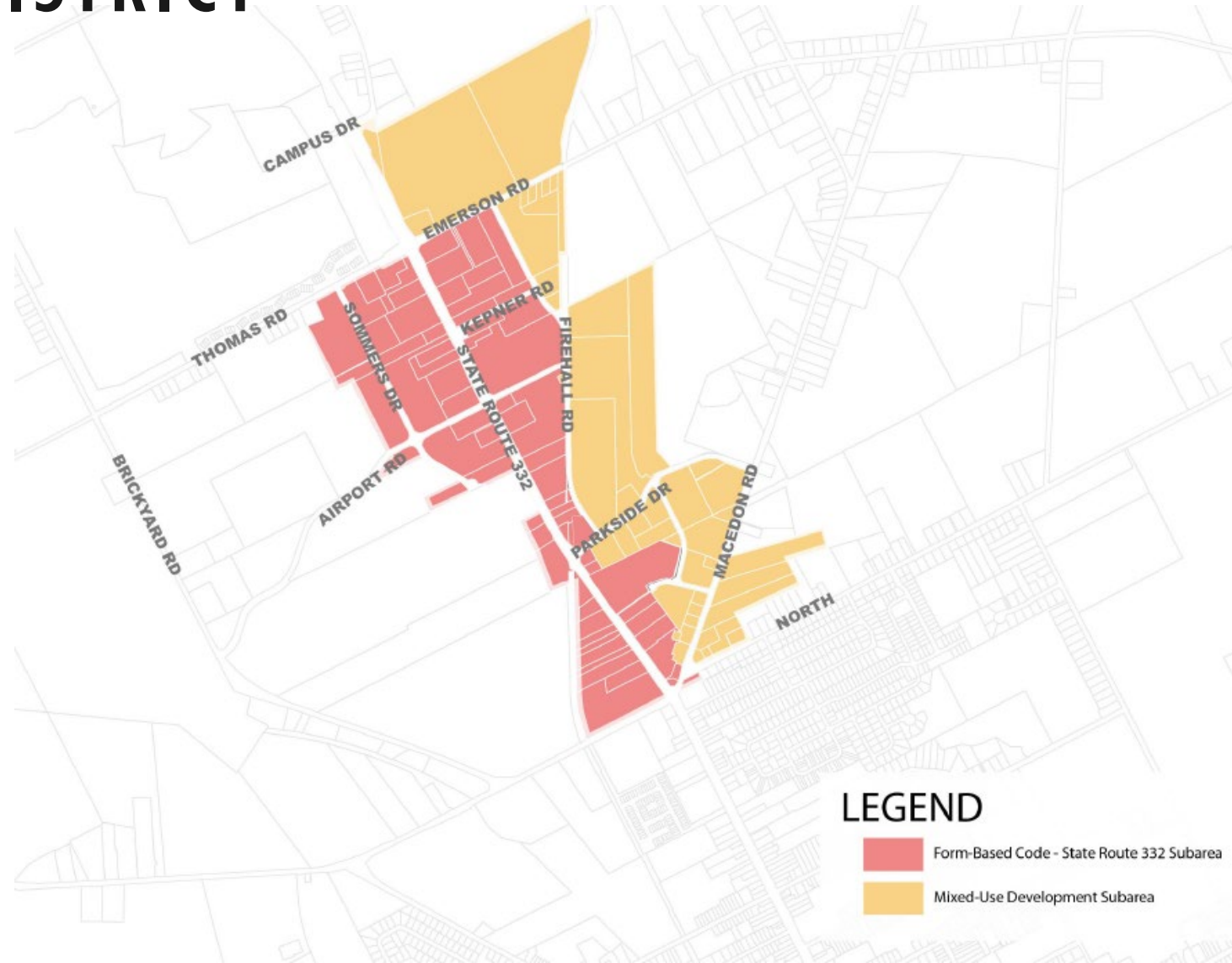
THIS FORM-BASED CODE WILL BE ADOPTED AS A STANDALONE DOCUMENT.

SECTION 1. OVERVIEW OF THE FORM BASED CODE



FORM BASED CODE DISTRICT

- One Form Based Code District, with two distinct subareas



FORM BASED CODE COMPONENTS

- Rules of Interpretation
- Administration Fees
- Exemptions
- Relationship to the Town Code
- Compliance Thresholds
- Non-Conformities
- Nuisances

RULES OF INTERPRETATION

- Provides guidelines on who can enforce the provisions of the FBC
- The Zoning Office is empowered to interpret and enforce the FBC to protect public health, safety, and general welfare.

ADMINISTRATION FEES

- **Same as Town Code**
- Provides a description of administration fee collection and appeal process
- Describes the Town parks and recreational fee for new development

EXEMPTIONS

Outlines activities that are exempt from the provisions of the FBC, including:

- Regular maintenance
- Repair of materials
- Parking resurfacing
- Building expansion solely to provide accessibility for the disabled

RELATIONSHIP TO THE TOWN CODE

- Upon adoption, the Form Based Code will supersede the existing zoning provisions for this geographic area of the Town.

COMPLIANCE THRESHOLDS

[illegible]

NON-CONFORMITIES

- **Establishes regulations/limitations on continued uses that do not conform to the provisions of the FBC.**
- **Non-conformities may continue but regulations encourage transition to newly defined standards.**
- The lawful use of any building / land prior to the adoption date of the FBC may continue.
- No replacement, repair or maintenance of a non-conforming use shall exceed 50% of the assessed property value (as determined by the ZBA).
- May not be extended, expanded, enlarged, or increased in size, footprint or coverage.
- May not be changed to another non-conforming use.
- When building / land containing a non-conforming use ceases to be used for 1 year (12 months), the use shall not be re-established.
- A non-conforming structure that has been abandoned for more than 1 year must be brought into compliance with the FBC.

NUISANCES

- Provides not-to-exceed thresholds to protect safety and welfare of residents.
- Includes thresholds for:
 - Vibration
 - Noise
 - Smoke
 - Odor
 - Fly, ash, dust, fumes, gases or other forms of air pollution.

SECTION 2. DEVELOPMENT APPLICATION + REVIEW PROCESS



SUBMITTAL REQUIREMENTS

- All applicants must schedule a pre-application conference meeting with the Development Office to determine submittal requirements and review procedures.
- Procedures for submitted applications:
 - Administration Approvals
 - Applications for Planning Board Review
 - Applications for Planning Board / Town Board Review

Required Documents for Application Submittal

Planning Board / Town Board Review

1. Sketch Plan
2. Development Application

Administrative Review

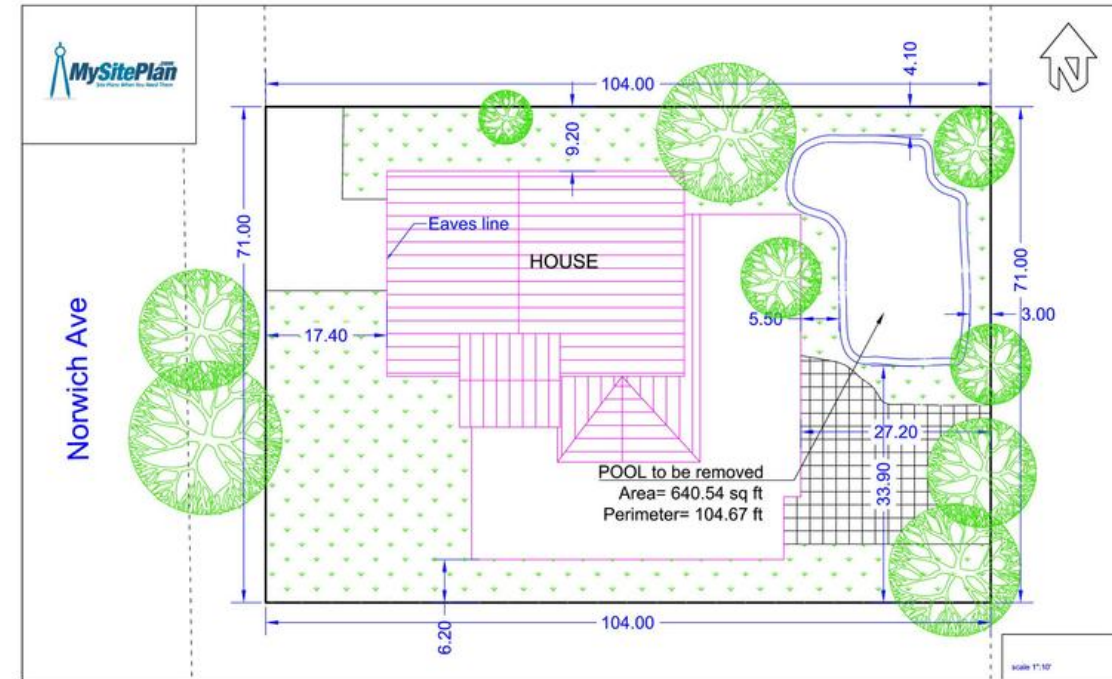
1. Development Application

SKETCH PLAN

- Plan illustrating project's scope and basic land use / site design
- Proposed scope of work statement
- Real property tax map of subject property
- Drawings of all existing and proposed structures, subdivisions, streets and easements.

DEVELOPMENT APPLICATION

- Certified site plan drawings
- General Requirements (name, address, statement of intent, etc)
- Existing Conditions
- Proposed Conditions
- State Environmental Quality Review forms



ADMINISTRATIVE APPROVALS

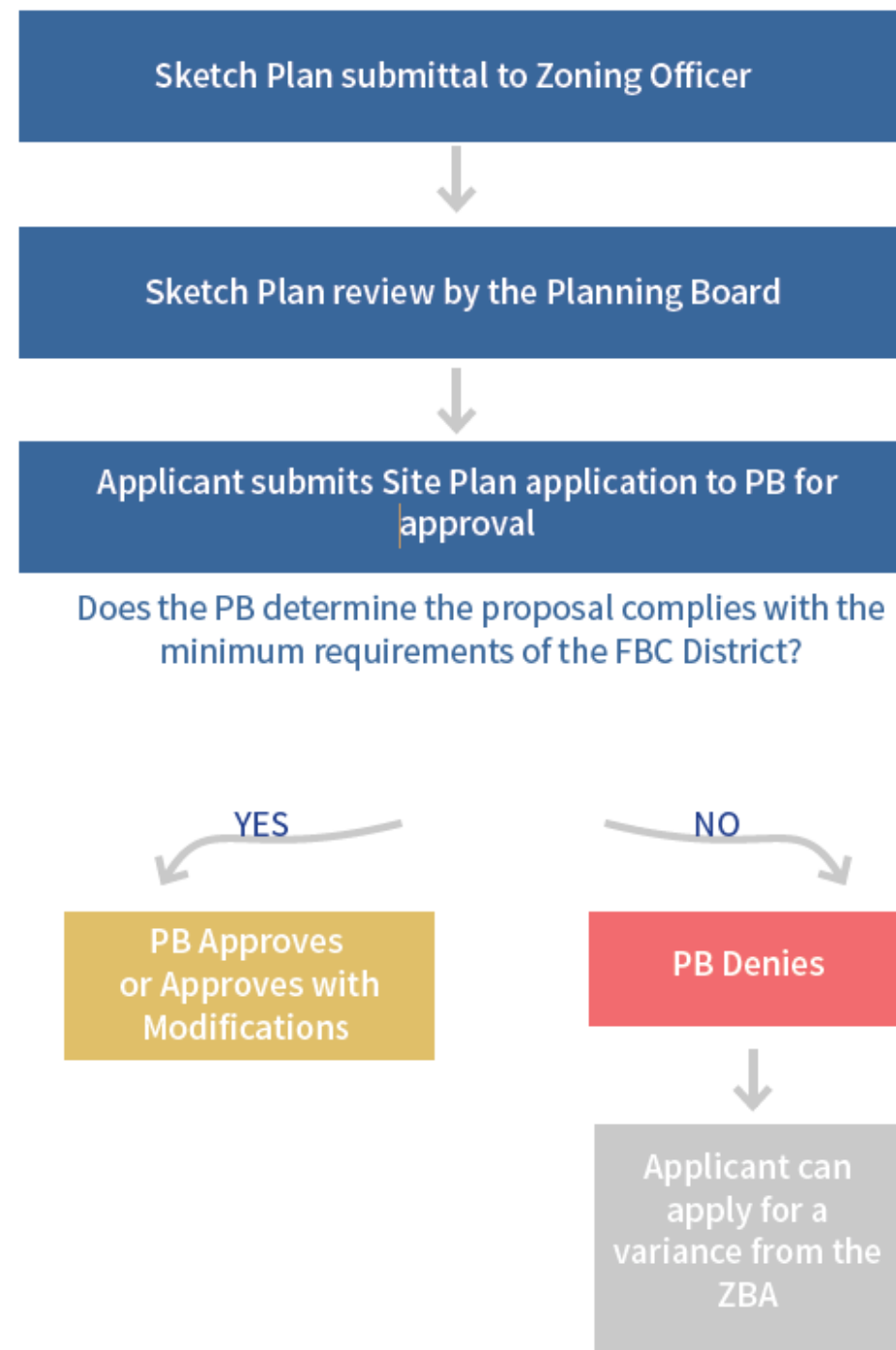
Actions that may be processed, reviewed and administratively approved/denied by the Zoning Officer:

- Exterior Remodel up to 50% of the building façade surface area;
- Site improvements that do not changes the number of parking spaces, increase impervious surface area, or are in conflict with the standards of the code;
- Expansion of parking lots / loading areas of up to 10% of the existing area;
- Utility system improvements and modifications.

PLANNING BOARD REVIEW

Proposed development actions
subject to Planning Board review:

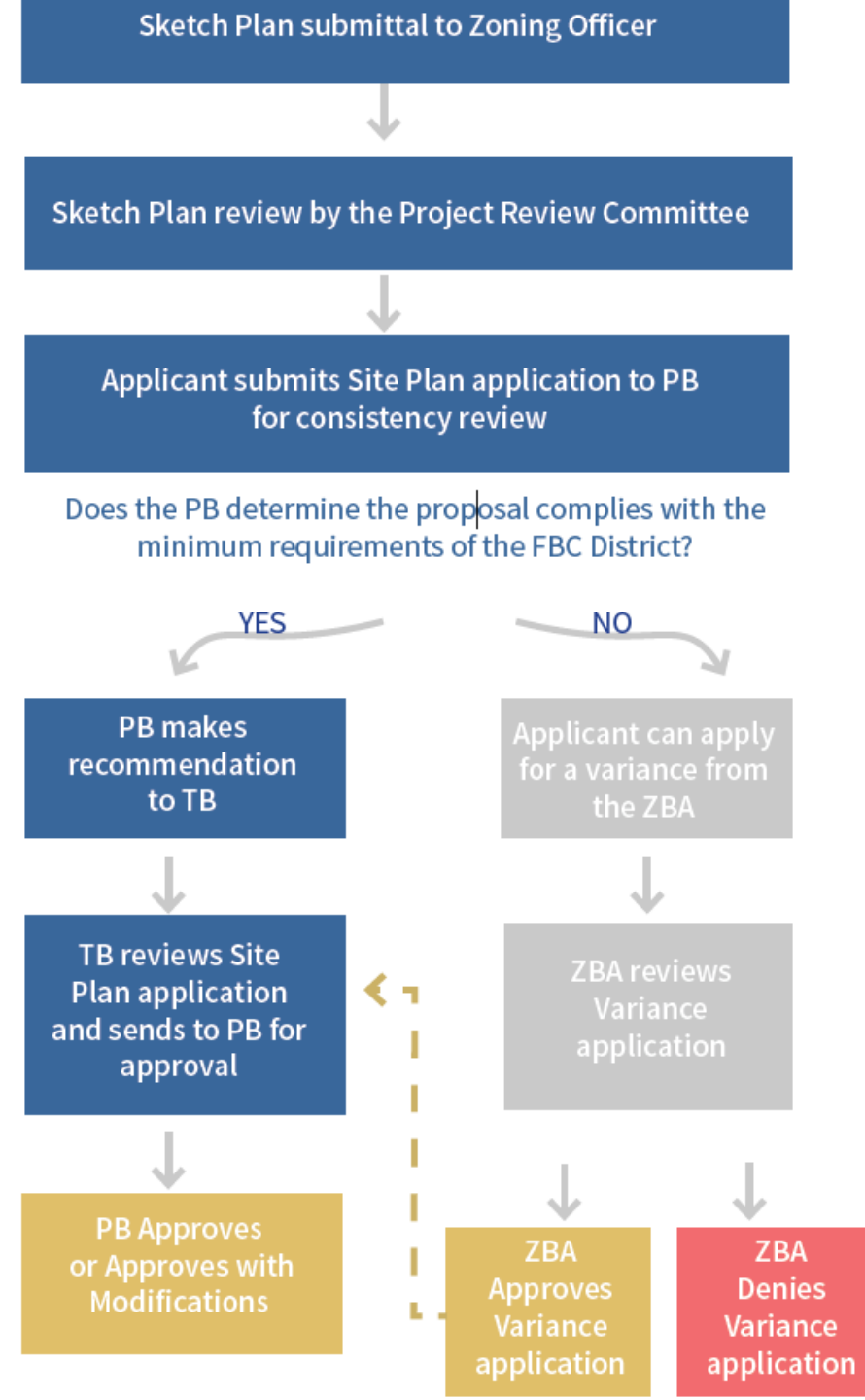
- New construction / building expansions of 5,000 SF or less
- New construction or building expansions with three or fewer dwelling units



JOINT PLANNING / TOWN BOARD REVIEW

Proposed development actions
subject to Planning Board / Town
Board review:

- New construction / building expansions greater than 5,000 SF
- New construction or building expansions with four or more dwelling units



VARIANCES

- **Use Variance** - authorization by the ZBA for a use prohibited by the FBC
- **Area Variance** – authorization by the ZBA for use of land not in compliance with the dimensional or physical requirements of the FBC
- Variance review will follow existing, established procedures

SECTION 3. TERMS AND INTERPRETATION



TERMS AND INTERPRETATION

- Defines terms utilized within the FBC
- Terms generally align to definitions within the existing Town Code
- Where terms differ, the FBC supersedes the Town Code

SECTION 4. RULES FOR ALL SUBAREAS

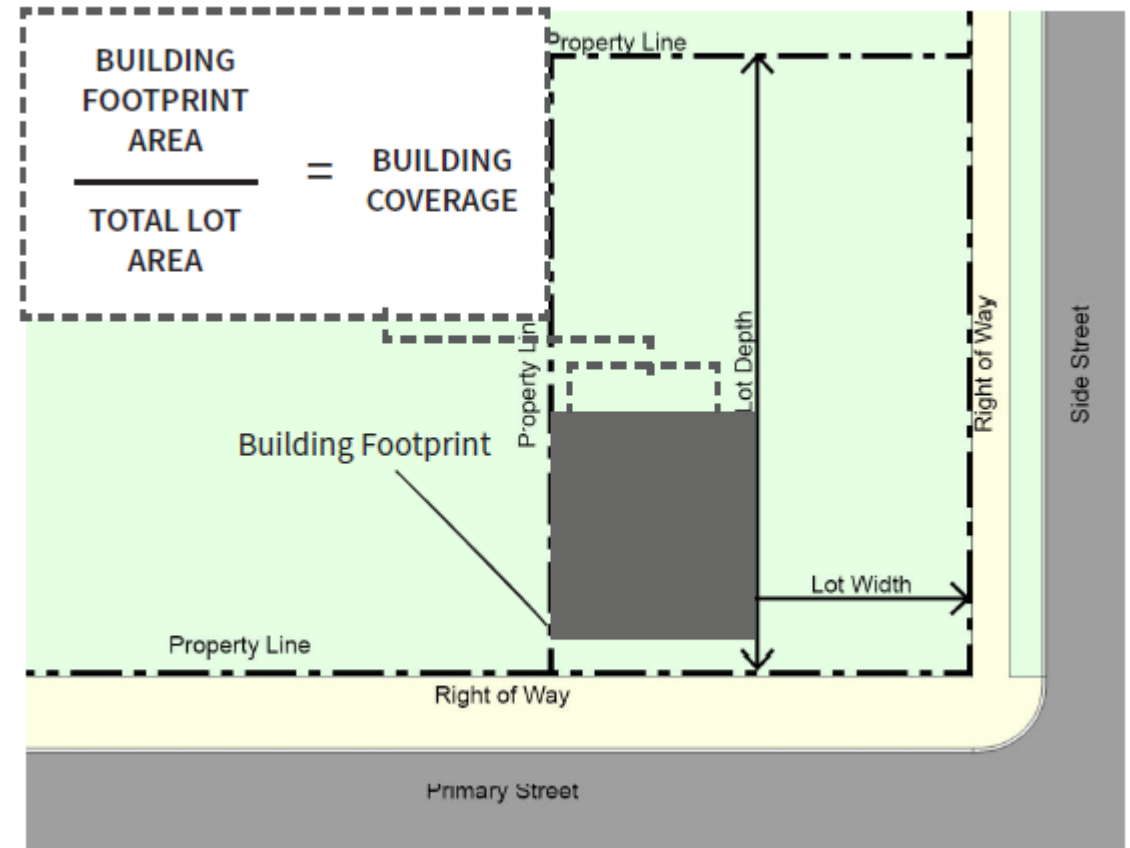


RULES FOR ALL SUBAREAS

1. Measurements
2. Building Standards
3. Site Standards
4. Sign Standards

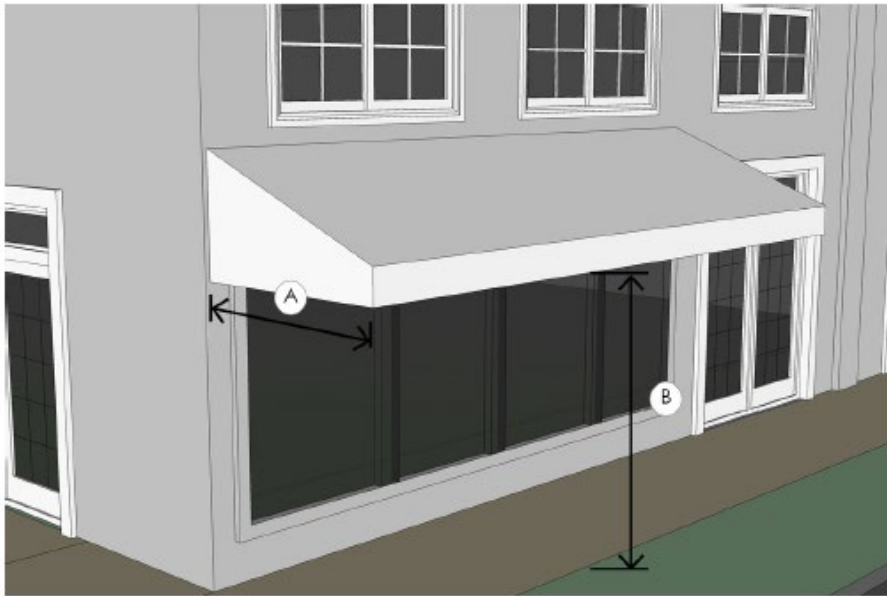
MEASUREMENTS

Identifies how measurements should be calculated when determining / evaluating regulations within the FBC



BUILDING STANDARDS — ELEMENTS

AWNINGS



Standards

Ⓐ	Depth (max)	5'
Ⓑ	Clear height above sidewalk (min)	7'

BALCONIES

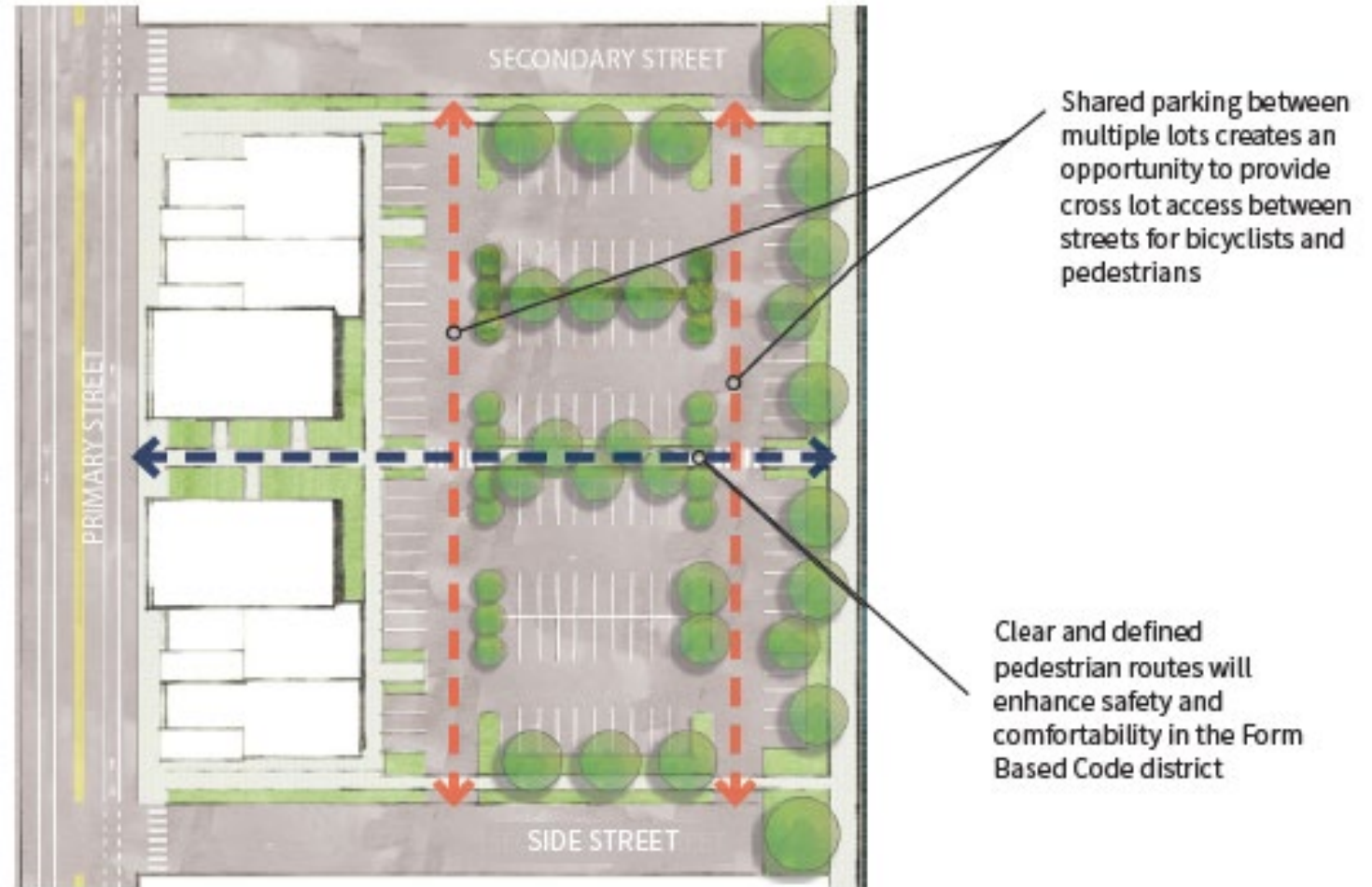


Standards

Ⓐ	Projecting depth (max)	6'
Ⓑ	Clear height above sidewalk (min)	9'

SITE STANDARDS

- Off-Street Parking
- Bicycle Parking
- Landscaping Standards
- Lighting Standards
- Screening
- Outdoor Amenity Space
- Sidewalk Dining
- Drive-Through Facilities



SIGN STANDARDS

- Signs Requiring a Permit
- Exempt Signs
- Temporary + Prohibited Signs
- Placement
- Illumination
- Materials
- Sign Removal
- Indemnity

Signs Permitted (up to three types per building)

Awning Sign	1 per facade
Projecting Sign	1 per facade
Monument Sign	1 per street frontage
Wall Sign	1 per facade
Window Sign	Unlimited, if within size regulations

Signs not expressly permitted in this Section are prohibited.

SIGNS REQUIRING PERMITS

- Awning signs
- Projecting signs
- Wall signs
- Window signs
- Monument signs



Standards

a Sign area (max)

State Route 332 Corridor Subarea	1 SF per foot of building length, not to exceed 200 square feet
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Mixed Use Development Subarea	16 SF
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b Projection from building (max)	12"
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SUBAREA REGULATIONS

SUB AREA REGULATIONS

- Site Requirements (Lot Dimensions)
- Building Placement
- Building Height and Permitted Encroachments
- Façade Requirements
 - *Transparency*
 - *Building Materials*
 - *Pedestrian Accessibility*

SECTION 5. 332 SUBAREA REGULATIONS



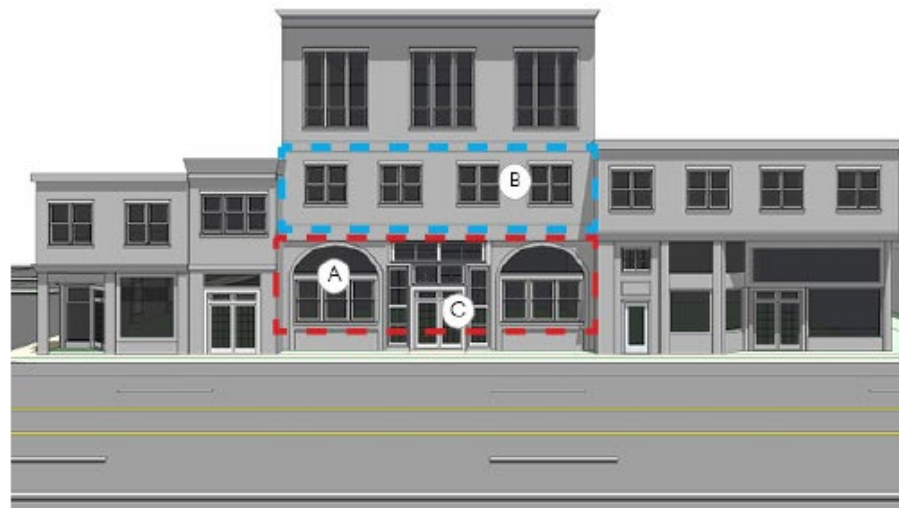
DESIGN INTENT

- Encourage a mix of uses on the State Route 332 Corridor, including the development of retail, offices and restaurants, and residential uses
- Provide pedestrian and bicycle amenities
- Construct buildings facades up to the street to create vertical definition and narrower streetscape proportions
- Build active and transparent ground floors
- Place vehicle parking on the side or rear of buildings

PROHIBITED USES

- Single-family residential, detached;
- Adult-oriented establishments;
- Junkyards;
- Public utility substations and uses;
- Manufactured and/or modular homes sales;
- Truck and freight terminals;
- Commercial outdoor storage of boats and boat accessories; and
- Large-scale solar energy systems, as a standalone use.

APPLYING SUBAREA REGULATIONS



Building Height

Primary Structure

Ⓐ	Maximum	45'*
Ⓑ	Minimum	15'

Transparency along Primary and Side Streets (min)

Ⓐ	Ground Story	75%
Ⓑ	Upper Story	60%

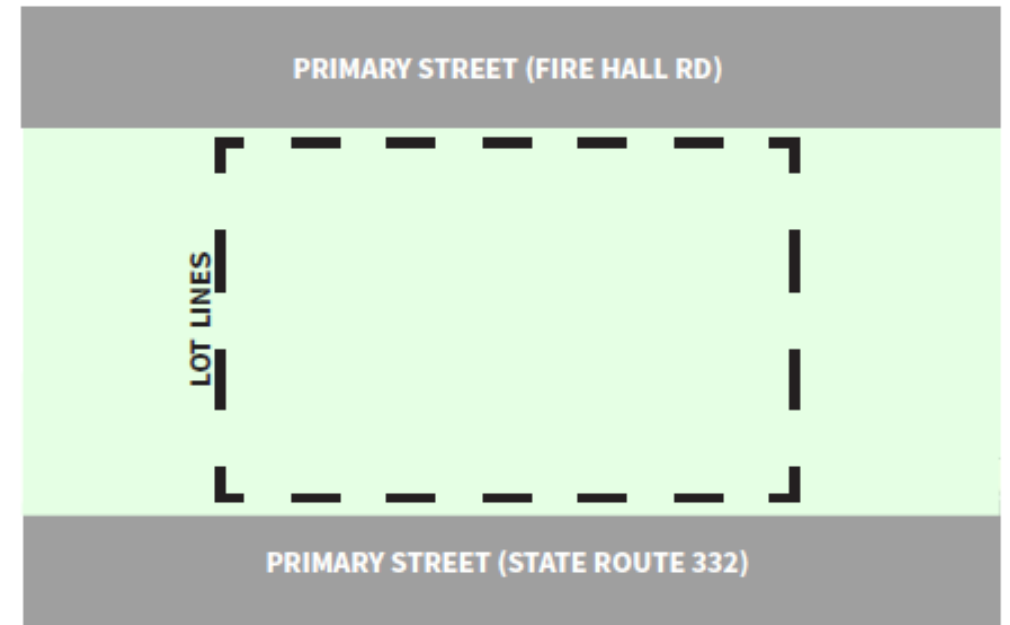
SPECIAL CONSIDERATIONS / TWO FRONTAGES

Properties with Two Frontages Extending from State Route 332 to Fire Hall Road

Properties with frontage along two roadways are permitted to treat both frontages as Primary Streets, recognizing the Town's goal to activate all street frontages within the Uptown corridor.

If desired to develop both frontages, all requirements for Primary Streets must be met by the site plan. In all cases, the State Route 332 frontage must conform to the requirements as the Primary Street.

If the second frontage is not treated as a Primary Street, all rear setback requirements shall be met, including rear landscape requirements.



APPLYING SIGNAGE REGULATIONS

Permitted Sign Types

Permitted signs must meet the regulations in Section V. Each building within the Mixed Use Development Subarea may have a maximum of three total sign types. All sign types are limited to one per primary building facade, except for window signs. There may be multiple window signs if the signs are within the stated size regulations. If a sign is not listed, it is not permitted in the subarea.

Signs Permitted (up to three types per building)	
Awning Sign	1 per facade
Projecting Sign	1 per facade
Monument Sign	1 per street frontage
Wall Sign	1 per facade
Window Sign	Unlimited, if within size regulations
Signs not expressly permitted in this Section are prohibited.	

SECTION 6. MIXED USE SUBAREA REGULATIONS



DESIGN INTENT

- Expansion of lower density mixed-uses
- Establish a combination of low density, multi-family homes in close proximity to commercial uses
- Expansion of mixed-residential uses in the Town
- Encourage multi-modal mobility options
- Ensure new development and site design does not negatively impact adjacent residential uses

PROHIBITED USES

- Adult-oriented establishments;
- Junkyards;
- Public utility substations and uses;
- Manufactured and/or modular homes sales;
- Truck and freight terminals;
- Commercial outdoor storage of boats and boat accessories; and
- Large-scale solar energy systems, as a standalone use.

APPLYING SUBAREA REGULATIONS

Commercial and Mixed-Use Buildings



Transparency along Primary and Side Streets (min)

Ⓐ Ground Story	75%
Ⓑ Upper Story	60%

Residential and Buildings



Transparency along Primary and Side Streets (min)

Ⓐ Ground Story	50%
Ⓑ Upper Story	40%

APPLYING SIGNAGE REGULATIONS

Awning Sign

Maximum Lettering Size (max)	16" high
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Projecting Sign

Sign Area (max)	15 SF
Projection from building (max)	18"
Depth (max)	6"
Clear height above sidewalk (min/max)	10' / 20'

Window Sign

Sign Area (max)	50% of the window space or 32 square feet (max)
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Monument Sign

Sign Area (max)	20 SF (single-sided) 40 SF (double-sided)
Height (max)	10'
Number of Faces (max)	2
Multi-Tenant Building Monument Signs (max)	25 square feet per face for 5 businesses, with 3 square feet for each additional business. Total square footage shall not exceed 50 square feet

Street Trees

5' Tree Lawn

TOOLS FOR IMPLEMENTATION

5' Bike Lane

11' Travel Lane

11' Travel Lane

5' Bike Lane

5' Sidewalk

2' Buffer

2' Buffer



PROJECT REVIEW CHECKLIST

- For use by Town staff and boards
- Aid in review of project compliance with regulations and standards

Page 1 of 2

DOWNTOWN AMSTERDAM FORM-BASED CODE

PROJECT REVIEW CHECKLIST

Use this checklist for the following actions on private property:

- New Development
- Change in Use
- Major Building Alteration

Applicant Name: _____

Project Address: _____

Applicable Subarea: _____

	Compliant	Incomplete Information	Does Not Comply	Not Applicable	Notes
SECTION 4.1 BUILDINGS					
Building Articulation					
Pedestrian Access					
Materials & Detailing					
Colors					
Windows					
Balconies					
Awnings					
Building-Mounted Lighting					
Building-Mounted Infrastructure					

Street Trees

5' Tree Lawn

5' Bike Lane

11' Travel Lane

11' Travel Lane

5' Bike Lane

5' Sidewalk

2' Buffer

2' Buffer

PUTTING THE FBC INTO ACTION



PROPOSED PROJECT

Property Size	2.6 Acres
Proposed Development	10,000 SF Mixed-Use Building (Commercial + Residential)
Building Height	3 stories (35 feet)
Building Setback (primary street)	10 feet



PROPOSED PROJECT



APPROVAL PROCESS

Does the proposed project exceed the following thresholds:

- Is the project over 5,000 SF of new building or building expansion?
- Does the project propose 4 or more residential units?

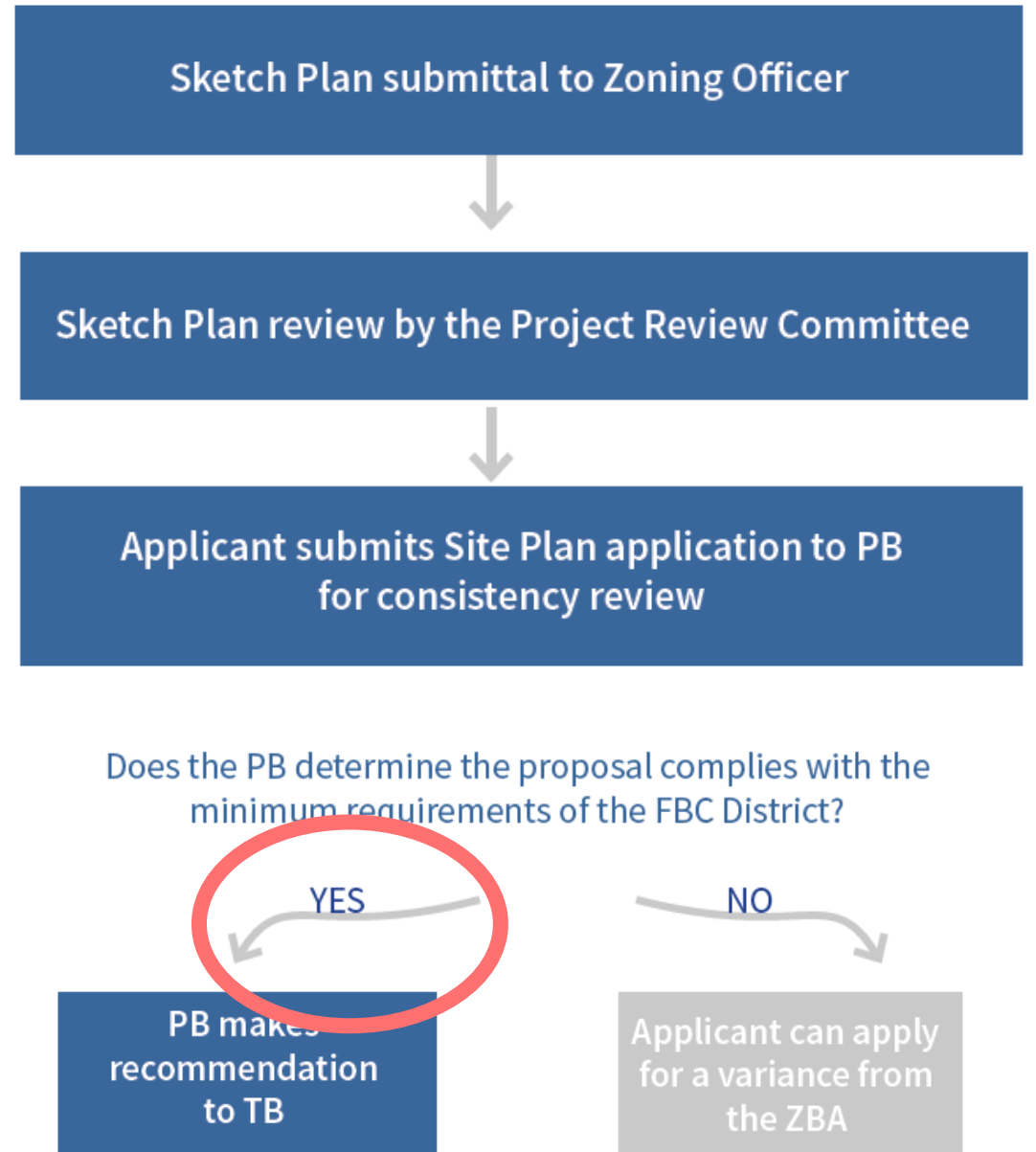
YES

Sketch Plan submittal to Zoning Officer

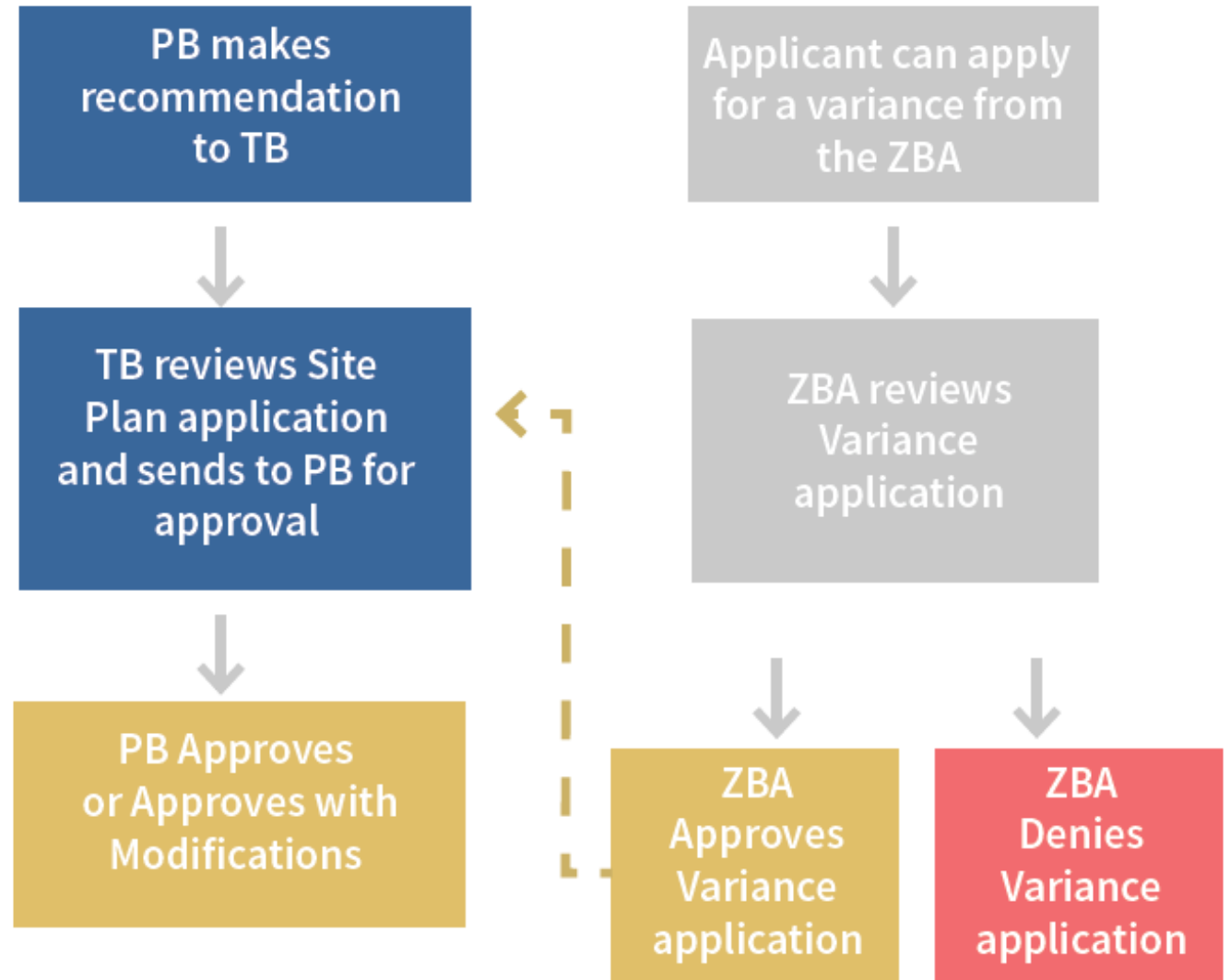
NO

Sketch Plan submittal to Zoning Officer

APPROVAL PROCESS



APPROVAL PROCESS



Street Trees

5' Tree Lawn

5' Bike Lane

11' Travel Lane

11' Travel Lane

5' Bike Lane

5' Sidewalk

2' Buffer

QUESTIONS AND COMMENTS

