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**County**

**City**

of Cazenovia

**Town**

**Village**

**Local Law No. 1 of the year 2014.**

**A local law** to amend Chapter 180 of the Code of the Village of Cazenovia  
(Insert Title)

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\_\_\_\_\_  
\_\_\_\_\_

**Be it enacted by the** Board of Trustees of the

**Village of** Cazenovia **as follows:**

**I. Existing Sections 180-60 through and including Section 180-64 of the Code of the Village of Cazenovia are hereby repealed and replaced in their entirety with new sections 180-60 through 180-64, to read as follows:**

**§ 180-60. VES-R Village Edge South Residential District - Purpose and Intent.**

The provisions of the VES Residential Zone are intended to promote Traditional Neighborhood Development patterns and provide for a diversity of dwelling types, age groups, and income levels, in a manner consistent with the variety of existing dwellings in the area and with traditional village building and site development patterns. These zoning regulations are intended to further the following policy goals set out for the VES-R zone:

- Conservation Subdivision,
- Creation of Village Streets and interconnectivity within the zone,
- Protection of natural resources identified in the zone through site performance,
- Conservation of identified views,
- Walkable and bikeable neighborhoods that are interconnected,
- Continuation of the traditional architecture found in the village.

(If additional space is needed, attach pages the same size as this sheet, and number each.)

**§ 180-60A. VES-R District Design Guidelines and Standards.**

All development and re-development of lots and property in VES shall comply with the VES Design Guidelines to the extent practicable, including:

- A. Landscape Design. Any proposed development or re-development subject to a building permit or review under this Chapter shall include a landscape and planting plan that includes:
  - (1) A map or sketch of existing vegetation to be retained or removed,
  - (2) A detailed landscape plan that includes a list of the number, type and location of proposed vegetation.
  - (3) A narrative or drawing demonstrating how the development or re-development will preserve Protected Conservation Areas and existing natural features including mature trees, tree canopies, land forms, existing topography and vegetation.
- B. Density. Maximum gross density in the VES Residential District shall be ten (10) dwelling units per acre subject to other provisions of this Chapter.

**§ 180-61. VES-R District Permitted Uses.**

- A. The following structures and uses are permitted in this District upon prior site plan approval by the Planning Board and the issuance of a building permit and/or zoning permit by the Code Enforcement Officer:
  - (1) One and Two Family Dwellings.\* (Senior shared housing shall be considered a single family detached home. Not More than 40% of new units in any particular development may be Two-Family.)
  - (2) Residential accessory structures, including garages, storage sheds, gazebos and pools.
  - (3) Multi-Family Dwellings, Including Townhouses.\*

\*When Two-Family or Multiple-Family Dwellings are proposed, they shall be integrated architecturally and in scale with the same streetscape as Single-Family Dwellings, and not isolated in separate areas of the VES Residential District. Home Occupation Limited Uses shall be allowed as a matter of right without prior site plan approval or issuance of a building permit.

- B. The following uses are allowed upon issuance of a Special Use Permit issued by the village planning board:
  - (1) Church and other religious institution
  - (2) Bed-and-Breakfast
  - (3) Recreation, Public Outdoor
  - (4) Educational Facility

### C. Design and Dimension Requirements:

- (1) Protected Conservation Area:
  - (a) Unless the Conservation Analysis finds otherwise, at least 30% of the zone shall be set aside (meaning permanently protected in the form of conservation easements or restrictive covenants enforceable by the Village of Cazenovia) as Protected Conservation Area based upon the VES Design Guidelines. When a development plan does not encompass the entire zone, at least 30% of the development area must meet this requirement, or the applicant must demonstrate to the satisfaction of the Planning Board that there are legally enforceable commitments from other property owners which will allow the requirement to be met upon full development of the zone.
  - (b) Not less than 10% of the any particular development site shall be used for Green Space in a form that is integrated into the residential neighborhood and accessible to the public, such as a central green, neighborhood squares or commons, tot lots, a community park, or any combination of the above consistent with the VES Design Guidelines. The remaining 30% of required Green space may be private yards, stormwater facilities and other areas not necessarily accessible to the public.
- (2) Blocks: Streets shall be designed consistent with the Design Guidelines for the VES Residential zone. The intention is to create blocks that are generally rectilinear in shape, a modified rectilinear shape, such as curves, or another regularly repeating, distinct geometric shape. Amorphously shaped blocks are discouraged, except where topographic or other conditions such as Protected Conservation Areas necessitate such a configuration. To the greatest extent possible, blocks shall be designed to have a maximum length of 480 feet. Lanes, pathways or alleys may bisect blocks.
- (3) Street Layout: The street layout shall form an interconnected system of streets primarily in a rectilinear grid pattern, modified to avoid a monotonous repetition of the basic street/block pattern. The use of cul-de-sacs and other streets with a single point of access is prohibited. Lots served by a shared driveway may be created by variance. To the greatest extent possible, streets shall be designed to have a maximum length of 480 feet from intersection to intersection, and, to the greatest extent possible, shall either continue through an intersection, or terminate in a "T" intersection or mini roundabout directly opposite the center of a building, a Green space area, or a view into a peripheral Green space area.
- (4) Sidewalks and Pathways: Consistent with the VES Design Guidelines a sidewalk and/or pathway network shall be provided throughout the development that interconnects all Dwelling units with non-residential Structures, common Green spaces, Protected Conservation Areas and adjacent development. The pedestrian circulation system shall include crosswalks where appropriate, and include gathering/sitting areas and provide benches, landscaping, and other street furniture where appropriate.
- (5) Minimum Lot Area: 5,000 square feet.
- (6) Maximum Building Lot Area: 20,000 square feet
- (7) Minimum Lot Width at Building Line: 40 feet.

- (8) Maximum Lot Width at Building Line: 80 feet for Single Family Dwellings. The Planning Board shall have discretion to establish this limitation for Two-Family and Multi-Family Dwellings.
- (9) Design Standards: Variations in the principal Structure position and orientation may be considered and the following standards shall apply:
- a. The front of all principal buildings on new blocks or streets shall be aligned along a “build-to line,” which is a line parallel to the front lot line and set back a fixed distance to either the front porch or front facade. The build-to line shall be established at the time of subdivision approval, consistent with the VES Design Guidelines and shall be between 5 and 40 feet from the edge of the sidewalk. Actual construction of the building may be within 10% of the build-to line.
  - b. The street façade of all buildings shall extend along a minimum of 40% of the lot width at the build-to line.
  - c. 60% of houses in a subdivision of five or more lots shall have front porches, which shall extend along a minimum of 50% of the street façade and shall be built with a suitable depth for full use as a porch.
  - d. For porches the proposed designs and materials will substantially similar, as determined by the Planning Board to traditional architectural elements found in the Village of Cazenovia.
  - e. Detached garages located behind the home or attached garages with garage doors facing the rear yard are the preferred garage configurations. Garage doors shall be in similar character and style as the principal structure.
  - f. Attached garages with garage doors perpendicular to the front façade are permitted, provided that the materials and massing of the sidewall of the garage facing the street are residential in character, and are compatible with the primary structure.
  - g. Attached garages with garage doors running parallel to the front façade of the home are only permissible where lot conditions prohibit a perpendicular garage configuration. Under these conditions, garage doors must be set back at least fifteen (15) feet behind the principal plane of the front façade.
  - h. 1/3 of the floor area of all principal buildings shall be on the second story OR a 1-story house shall use Universal Design principles in its construction.
  - i. Snout houses are prohibited.
  - j. Rear yard setbacks:
    - i. 30 feet minimum, 50 feet maximum for principal Structure and 5 feet for accessory Structures excluding garages;
    - ii. Detached Garages (rear entrance): maximum 20 feet from alley or lane, minimum 5 feet
  - k. Side yard: Minimum separation of 15 feet between principal structures, maximum separation of 30 feet. Principal buildings may be constructed on or near the lot line if an adequate adjustment is made to the neighboring building and this is done for the purpose of creating variety in lot sizes and arrangements. Buildings may utilize shared wall construction with zero setbacks. Steps, bay windows, porches and chimneys may encroach up to three feet into a required side yard. Porches should align with the build-to line. There shall be no electric or gas meters, compressors, garbage cans between the front of a building and the front lot line.

1. All utilities must be located underground to the extent practicable. Any utilities located above ground must have adequate vegetative screening.

(10) Maximum Impervious Coverage: 40 percent limit per building lot.

(11) Minimum Frontage: Lots must have frontage either on a street or on an alley or a shared driveway. Dwellings served by rear lanes may front directly onto parks or greens, such as in a pocket neighborhood, which shall be designed with perimeter sidewalks. Lots proposed to be accessed by a Common Development Area, that is having no frontage as required, must be approved by the Village Board of Trustees and consistent with New York State law.

(12) Maximum Building Height: 35 feet

D. Prior Approval Required.

No site preparation or construction shall commence until site plan approval and or subdivision approval has been granted by the Planning Board. The Planning Board has full discretion to approve or deny applications for proposed projects within the VES Residential zone based on compliance with the standards herein.

E. Conservation Analysis Required.

The purpose of these regulations is to achieve a balance between well-designed commercial or residential development, meaningful Protected Conservation Area conservation, natural resource protection, and the continuation of cultural and local scenic values. The implementation of the regulations is intended to protect tracts of environmentally sensitive and scenically significant undeveloped land, including road corridors and buffer areas, in order to maintain the historic land use patterns and implement the "Comprehensive Plan - Village and Town of Cazenovia." Conservation analysis in coordination with site planning results in the protection and preservation of contiguous Protected Conservation Area and important scenic and environmental resources.

An applicant shall prepare a Conservation Analysis Site Plan. This plan shall contain site specific inventory maps, description of the land, and an analysis of the conservation value of various site features. The conservation analysis shall show lands with conservation value, including but not limited to the following:

- (1) DEC and Army Corps of Engineers wetlands
- (2) Stream corridors and intermittent and perennial watercourses
- (3) Ponds and lakes
- (4) FEMA designated 100-year floodplains
- (5) Steep slopes (average grade >15% over >5000 square feet of contiguous area).
- (6) Vegetative Buffer areas necessary for screening and framing new development

- (7) Unfragmented forest land, trees 12 inches diameter at breast height (dbh) or larger (which may be shown as individuals or in groupings).
- (8) Land exhibiting present or potential, historic, ecological, agricultural, forest, water resource, scenic, or other natural resource value.
- (9) Farmland in an agricultural district
- (10) USDA prime soils and soils of agricultural significance
- (11) Existing trail corridors
- (12) Local scenic view sheds
- (13) Public water supply watersheds, wellhead zones
- (14) Park and recreation land, and historic and archaeological sites
- (15) Stone walls
- (16) Public and private rights-of-way
- (17) Utility easements
- (18) Other lands exhibiting present or potential future historic, ecological, agricultural, water resource, scenic or other natural resource value, as determined by the Planning Board

Guidance for these resources may be found in, among other plans, the Comprehensive Plan or published adopted Protected Conservation Area or farmland protection plans.

The Applicant is strongly advised to meet with the Cazenovia Advisory Conservation Commission (CACC) for assistance in preparation of its conservation analysis.

The Conservation Analysis Site Plan shall be submitted to the Planning Board for review of the applicant's identification of valuable natural and manmade resources on the property. The conservation analysis shall describe the importance and the current and potential conservation value of all land on the site. In the course of its review, the Planning Board shall indicate to the applicant which of the lands identified as being of conservation value are most important to preserve.

The outcome of the conservation analysis and the Planning Board's determination shall be incorporated as an integral part of the preparation of the Final Site Plans. The Final Site Plans shall show land to be permanently preserved by a conservation easement, as well as recommended conservation uses, ownership, and management guidelines for such land.

The final determination as to which land has the most conservation value and should be protected from development shall be made by the Planning Board. The Planning Board shall make written findings identifying the specific conservation values protected and the reasons for protecting such land ("conservation findings"). The Planning Board shall deny

an application that does not include a complete conservation analysis sufficient for the Board to make its conservation findings. The Planning Board may waive any submission requirements that it, in its sole discretion, deems unnecessary for a complete conservation analysis.

Development proposals in the VES-R zone shall use the Design Guidelines Land Use Site Plan attached hereto as Appendix “B” and made a part of this Chapter as a basis for the Conservation Analysis.

### **Section 180-61A. Prohibited Uses**

All uses not listed in permitted uses in section 180-61 are expressly prohibited in this District.

### **§ 180-62. VES-MU Village Edge South Mixed Use District - Purpose and Intent.**

The Village Edge South – Mixed Use District is located along the Village’s easterly boundary south of U.S. Route 20, and is comprised mostly of currently undeveloped vacant land that could support desired residential and commercial development. Adjacent developed lands located just to the east in the Town of Cazenovia have also been evaluated in the context of the VES-MU zone for potential annexation and redevelopment. The purpose and intent of this District is to encourage a compatible mixture of residential and commercial development along with preserved conservation areas that will serve as a welcoming gateway to the village as one enters from the less developed lands to the east. These zoning regulations are intended to further the following policy goals set out for the VES zone:

- Mixed Use,
- Creation of Village Streets and interconnectivity within the zone rather than individual curb cuts from Route 20,
- A village character that is a porous, softened urban form,
- Protection of natural resources identified in the zone through site performance,
- Conservation of the identified viewshed,
- Walkable and bikeable neighborhoods that are interconnected,
- Continuation of the traditional architecture found in the village.

### **Section 180-63. Design Guidelines and Standards (VES-MU).**

- A. All development and re-development of Lots and property in VES shall comply with the VES Design Guidelines found in Appendix “B” to this Chapter to the extent practicable, including:
  1. Landscape Design. Any proposed development or re-development subject to a building permit or review under this Chapter shall include a landscape and planting plan that includes:
    - a. A map or sketch of existing vegetation to be retained or removed.
    - b. A detailed landscape plan that includes a list of the number, type and location of proposed vegetation.

- c. A narrative or drawing demonstrating how the development or re-development will preserve Protected Conservation Areas and existing natural features including mature trees, tree canopies, land forms, existing topography and vegetation.
2. Streetscape and Sidewalk Design. Any proposed development or re-development subject to a building permit or review under this Chapter shall include plans for sidewalks or pedestrian paths that contribute to the goal of a unified pedestrian network in the VES in accordance with the VES Design Guidelines. Any such proposed development or re-development shall include a streetscape and sidewalk plan that demonstrates:
    - a. Dimensions of proposed pathways, and sidewalks.
    - b. Streetscape amenities including lighting, sidewalk furniture (such as benches and refuse containers), signage.
    - c. Traditional lighting, at a pedestrian scale 12 to 15 feet in height similar in design to lighting found in the Village provided at consistent intervals. Tall, high-intensity street lighting is prohibited.
    - d. Utilities located underground and vaults and transformer pads located to have minimal impact on public spaces.
    - e. The pathway described in the VES Design Guidelines along Route 20 and the village street.

## B. Building Size Requirements

In accordance with the VES Design Guidelines the following requirements are intended to encourage buildings that are the desired character and provide for mixed use as well as land conservation and groundwater recharge:

- 1) No building with a gross floor area greater than 5,000 square feet shall be permitted unless it incorporates Mixed Use within the building (whether on a single story or with Multiple Stories), or is a building devoted to a single use, but is associated with one or more separate buildings devoted to other use(s) on the same site, or on a separate parcel within the VES Mixed Use zone. Alternatively, a building may be greater than 5,000 square feet with a singular purpose if at least 1/3 of the square feet are on a second floor.
- 2) All projects that propose to have a greater parking area than building footprint must have an area of green space on the lot which is equal in area to at least 25% of the area of the lot dedicated to surface parking.
- 3) Maximum building footprint: 30,000 square feet.

## C. Building and Architectural Detail.

- 1) The front of all principal buildings on new blocks or streets shall be aligned along a "build-to line," which is a line parallel to the front lot line and set back a fixed distance. The build-to line shall be established at the time of site plan review, consistent with the



VES Design Guidelines. The “build-to line” shall form the street wall, and 40% of a buildings front façade must meet the line. Up to 20% of the building may be set back if the space between the build-to line and the building is public space

- 2) Except for new buildings with a building foot print of less than 5,000 square feet, all new buildings and major additions must be between two (2) and three (3) stories tall, and at least twenty (20) feet tall at the front facade. A fourth story may be approved by Special Use Permit.
- 3) All buildings must be designed in compliance with the VES Design Guidelines and other applicable architectural requirements in the village.
- 4) All buildings must utilize entrances on the front of the building at the build-to line that open toward the sidewalk and or make a direct connection between the entrance and sidewalk.
- 5) First floor facades should include a minimum of 50% glass, while upper floors should have between 15% and 40% glass. Glass area is measured per façade as inclusive of muntin and sash, and exclusive of casings.
- 6) Heating, ventilation, and air-conditioning equipment on the roof shall not be visible from the street.
- 7) No loading zones, or blank facades may front on a village street. No building should have more than 15 horizontal feet of wall without a window or door.

#### D. Streets and Parking.

- 1) Any proposed development shall provide a circulation plan in and around the development for pedestrians, vehicles, and cyclists which includes a detailed map showing:
  - a) Proposed village streets, sidewalks, trails and pathways and how they form a network.
  - b) Circulation patterns including points of ingress and egress.
  - c) The dimensions of any proposed roads, pathways and sidewalks.
  - d) The location and number of proposed parking spaces.
  - e) The location of bike parking facilities.
  - f) Specifications of parking lot islands or bioswales.
  - g) Connections to adjoining parking lots and side streets or alleys with clearly delineated pedestrian paths to and across them, and especially to the building being served.
  - h) Parking lots are not allowed on street corners.

- 2) To further the goals of minimizing impervious surfaces and enhancing aquifer recharge, the Planning Board shall review calculations for required off-street parking to avoid over-built lots. Given the requirements for shared and interconnected parking in the VES-MU zone, the total quantity of spaces should be reduced to the number likely to be actually needed for the safety and effectiveness of the site plan.

E. Route 20 Special Restrictions. Development occurring along Route 20 in the VES Mixed Use Zone is subject to the following special restrictions in accordance with the VES Design Guidelines:

- 1) Buildings fronting on Route 20 shall be located no greater than 65 feet from the Route 20 right of way line.
- 3) Buildings located on a corner created by a village street shall be considered to front on the village street.
- 4) There shall be no parking between any building and Route 20. Accessory driveways for internal circulation and delivery may be located within this setback.
- 5) All proposed development along Route 20 must include a significantly landscaped and contoured buffer that includes the proposed pathway in the VES Design Guidelines.
- 6) Primary entrances to development shall be located on village streets. These are prohibited along Route 20.
- 7) Minor limited access ingress and egress may be proposed on Route 20, subject to Site Plan Review and NYS DOT approval.

F. Special Exceptions for Redevelopment Projects.

Redevelopment projects, per parcel, shall be given the following relief in order to encourage redevelopment of existing sites:

- 1) Curb Cuts. Existing development may, as part of Site Plan Review, retain one existing curb cut along Route 20 subject to NYS DOT approval. Other curb cuts must be removed.
- 2) Parking. Subject to Site Plan Review, very limited parking may be retained in areas restricted by this section on redevelopment sites, but must be effectively screened from Route 20 by vegetation.

#### **Section 180-64. Permitted uses (VES-MU).**

A. All uses in the VES-MU district shall comply, to the maximum extent practicable, with the VES Design Guidelines.

No application shall be deemed complete without a written report submitted to, reviewed and approved by the Planning Board detailing the extent to which the application complies with the VES Design Guidelines. Such report shall be considered part of the application and subject to

review by the respective Boards. This report can either be prepared by the applicant, or by a consultant hired by the Village, the expense of which is reimbursable by the applicant.

B. Uses permitted upon the grant of site plan approval by the Planning Board and the issuance of a building permit and/or zoning permit by the Code Enforcement Officer:

1. Day Care Center
2. Office
3. Hotel/Motel
4. Nursery/Greenhouse
5. Restaurant
6. Retail Business
7. Theater
8. Dwelling, multi-family
9. Dwelling, accessory unit
10. Senior Care Facility
11. Fitness Center/Spa
12. Education Use
13. Library
14. Lodge or Club
15. Religious Institution
16. Medical Center

C. The following structures and uses are permitted in this District upon special permit by the Planning Board and the issuance of a building permit and/or zoning permit by the Code Enforcement Officer:

1. Light Manufacturing
2. Retreat/Conference Center
3. Recreation, Indoor
4. Recreation, Public Outdoor

D. VES-MU Density

The VES-MU zone does not have a formal limit on density. It is the intent that the required greenspace, Protected Conservation Area, parking, stormwater management, pedestrian facilities and village streets in combination with building height limits, minimum and maximum lot sizes, maximum building footprint, frontage and other design requirements provide adequate limits on the size, scale, performance and character of development that density limits are not necessary.

1. Required Green space

All uses in the VES-MU district shall incorporate the amount of Green space equal to not less than 50% of the building lot.

2. Protected Conservation Area in Exchange for Green space

The VES Design Guidelines indicate specific areas for Conservation in the way of Protected Conservation Area protection. In order to encourage the formal protection of Protected Conservation Area, the required Green space in the table above may be reduced at a rate of 1

unit Protected Conservation Area to 1/4 units Green space. But in no case shall the required Green space be reduced to less than 40% of the building lot.

## **Section 180-64A. Prohibited Uses**

All uses not listed in permitted uses in section 180-64 are expressly prohibited in this District.

## **II Section 180-9 of Article II of Chapter 180 of the Code of the Village of Cazenovia is hereby amended to add the following new terms and definitions.**

**BUILD-TO LINE** - The line at which construction of a building is to meet or cross on a lot. A build-to line runs parallel to the street right-of-way and is established to create a generally consistent building line along a street.

**BUILDING FOOT PRINT** - is the area on a project site used by the building structure, defined by the perimeter of the building plan. Parking lots, parking garages, landscapes, and other nonbuilding facilities are not included in the building footprint.

**DWELLING, ACCESSORY UNIT** – A secondary Dwelling Unit which is accessory to a Single-Family Dwelling, for use as a complete, independent living facility with provisions within the accessory unit for cooking, eating, sanitation, and sleeping. An Accessory Dwelling unit may also be located in an accessory structure to the principal Single-Family Dwelling, such as a detached garage, provided that the accessory structure is clearly an accessory use to the Single-Family Dwelling. An Accessory Dwelling Unit shall not constitute a Two-Family Dwelling.

**GREEN SPACE** – The area of a development not occupied by Structures or Paved areas for vehicles and including formal stormwater management facilities (no more than 20% of total Lot Area) as well as green infrastructure stormwater facilities (Protected Conservation Area set aside, swales and 60% of the area of a green roof if not accessible by or visible to the public), and including parks, dedicated Protected Conservation Area, landscaped areas (plantings, lawns, parking lot islands), and including sidewalks or trails used to access these areas, including Accessory Structures accessible to the public and intended to enhance the Green space.

**MIXED USE** – For the purposes of this Chapter, Mixed Use is the complimentary inclusion of more than a single use in a project or on a parcel. Commonly this includes residential and commercial uses in the same building, or in close proximity on the same site. For the VES zone, Mixed Use can be within the same building, or in two separate buildings on the same site. Mixed Use may also be accomplished by providing for a complimentary use on a separate parcel but within the VES Mixed Use zone.

**MULTIPLE STORY** –Refers to the usable levels in a building. It is related to height, but is more concerned with the occupied levels of a building. In for a building to be considered Multiple Story the stories above the first story must be able to be occupied by some use.

**PROTECTED CONSERVATION AREA** – Any space or area characterized by (1) natural scenic beauty or, (2) whose existing openness, natural condition, or present state of use enhances the present or potential value of abutting or surrounding property, or maintains or enhances the conservation of natural or scenic resources. For purposes of this Local Law natural resources shall include, but not be limited to, agricultural lands actually used in bona fide agricultural production.

**PUBLIC SPACE** – Any space or area generally accessible to the public, but not necessarily publicly owned property. Such areas are generally parking lots, courtyards, entranceways, sidewalks, the street, etc.

**REDEVELOPMENT** – The planning, development, design, clearance, construction, or rehabilitation of existing property improvements, regardless of whether a change in the Principal or Accessory Use occurs.

**III. Section 180-9 of Article II of Chapter 180 of the Code of the Village of Cazenovia is hereby amended to amend the definitions of the following terms presently included in Section 180-9 to read as follows:**

**DWELLING, MULTIFAMILY** – A building containing three or more dwellings, including apartments, townhouses, and condominiums, and also including a group of buildings on one lot with each building containing separate living units for three or more families.

**DWELLING** – A building or portion thereof containing kitchen, bathroom, dining, sleeping and related facilities incidental and necessary to human habitation, designed and intended as a self-contained housekeeping unit for exclusive occupancy by one family, as defined herein. In determining the number of Dwelling Units within a Structure, consideration is given to the separate use of or the provision made for cooking, heating and sanitary facilities whether installed or not; both the actual use to which the Dwelling is being put and the potential use to which the Dwelling might be put.

**IV. Subsection A of Section 180-10 of the Code of the Village of Cazenovia is hereby amended to read as follows:**

**§ 180-10. Enumeration of districts.**

In order to achieve the purposes of these regulations and in accordance with Comprehensive Plan determinations as to the suitability of all areas of the community for particular uses which will protect and preserve the character and value of existing buildings and uses and encourage the corporate use and development of land throughout the community, the Village of Cazenovia is hereby divided into zoning districts and overlay districts as herein described.

A. Zoning districts. All lots within the Village shall be subject to the regulations of one of the following hereby established zoning districts as designated on the Zoning Map:

AC	Conservation Area District
R-30	Residential District
R-20	Residential District
R-10	Residential District
R-6	Residential District
RM	Residential Multifamily District
C-1	College District 1
C-2	College District 2
B-1	General Business District 1
B-2	General Business District 2
VEN	Village Edge North District

VES-R Village Edge South Residential District  
VES-MU Village Edge South Mixed Use District  
LM Light Manufacturing District  
PD Planned Development District

V. The Zoning Map of the Village of Cazenovia is hereby amended to change the zoning classification of the premises presently classified as Village Edge South District to Village Edge South Residential District and Village Edge South Mixed Use District in accordance with the boundaries indicated on the map attached hereto and made a part hereof as Attachment B. The boundary line between the VES-MU district and the VES-R district shall be the centerline of the streambed running through the wooded watercourse dividing the zones as indicated on the referenced map.

**VI. Subsection M of Section 180-92 of the Code of the Village of Cazenovia is hereby amended to read as follows:**

M. High-intensity uses, defined as uses having an anticipated average vehicle trip generation rate of 1,000 or greater per day based upon the actual size, business activity and location of the use, which determination shall include reference to data as reported in the most recent edition of the Trip Generation Manual published by the Institute of Traffic Engineers. Typical uses that may constitute high intensity uses depending on actual circumstances include, but are not limited to: fast-food restaurants, convenience stores, discount stores, discount clubs, lumber/home improvement stores, shopping centers and supermarkets. In addition, some uses such as high-turnover (sit-down) restaurants, drugstores, drive-through banks, day-care centers, schools, hotels/motels, park-and-ride lots, post offices, medical offices/clinics, hospitals, libraries and other institutions may generate average vehicle trip generation rates of 1,000 or greater per day, depending upon actual circumstances.

**VII. Paragraph (2)(e) of Subsection D of Section 180-113 of the Code of the Village of Cazenovia is hereby amended to read as follows:**

Parking spaces shall not be located between the street curb, or the edge of pavement on streets without curbs, and the front building line or in required buffer areas. In the VES-MU and B-1 districts, parking spaces shall not be located between the street curb, or the edge of pavement on streets without curbs, and the principal building on the lot. Parking areas adjoining a residential district shall not be closer than 50 feet to the residential lot lines. This required distance may be reduced by up to 50% by the Planning Board where warranted by site conditions, provided that proposed screening of the parking area from residential uses is in accordance with the provisions of sections 180-109 and 180-110 of this chapter. All required parking spaces shall be located on the same lot as the use which they are intended to serve except as provided below.

**VIII. The opening sentence of Paragraph (7)(f) of Subsection D of Section 180-117 of the Code of the Village of Cazenovia is hereby amended to read as follows:**

In B-1, B-2, R-20, VEN, VES-MU, C-1 and C-2 Districts, each business/office establishment having a customer entrance directly from the front of the business to the public sidewalk or street (which shall be deemed to include sites where lawn, landscaped and/or parking areas between the customer entrance and the street or sidewalk are owned by, or exclusively leased

to, the business proprietor,) may display, without a sign permit, a single portable sidewalk business sign.

**IX. Paragraph (9) of Subsection D of Section 180-117 of the Code of the Village of Cazenovia is hereby amended to read as follows:**

Window signs in B-1, B-2, VEN and VES-MU districts, provided that the total area of window sign(s) in the VEN district shall not exceed 50% of the total area of the window within which it or they are located, and provided that the total area of window sign(s) in the B-1 and B-2 districts shall not exceed 25% of the total area of the window within which it or they are located.

**X. The opening paragraph of Subsection F of Section 180-117 of the Code of the Village of Cazenovia is hereby amended to read as follows:**

**XI. The opening paragraph of Subsection I of Section 180-117 of the Code of the Village of Cazenovia is hereby amended to read as follows:**

Signs permitted in LM, RM and PD Districts, subject to Site Plan Approval by the Planning Board and issuance of a sign permit by the Code Enforcement Officer shall be as follows

**XII. If any section or provision of this Local Law shall be adjudicated invalid for any reason, such invalidity shall not affect the validity of the remainder of this Local Law.**

**XIII. This local law shall take effect immediately upon its filing with the Secretary of State.**

**(Complete the certification in the paragraph that applies to the filing of this local law and  
Strike out that which is not applicable.)**

**1. (Final adoption by local legislative body only.)**

I hereby certify that the local law annexed hereto, designated as local law No. 1 of 2014 of the  
(~~County~~)(City)(~~Town~~)(Village) of Cazenovia was duly passed by the  
Board of Trustees on \_\_\_\_\_, 2014 in accordance with the applicable  
(Name of Legislative Body)  
provisions of law.

**2. (Passage by local legislative body with approval, no disapproval or repassage after disapproval by the Elective Chief Executive Officer\*.)**

I hereby certify that the local law annexed hereto, designated as local law No. \_\_\_\_\_ of 20\_\_\_\_ of  
the (County)(City)(Town)(Village) of \_\_\_\_\_ was duly passed by the  
\_\_\_\_\_ on \_\_\_\_\_ 20\_\_, and was (approved)(not approved  
(Name of Legislative Body)  
(repassed after disapproval) by the \_\_\_\_\_ and was deemed duly adopted  
(Elective Chief Executive Officer\*)  
on \_\_\_\_\_ 20\_\_\_\_, in accordance with the applicable provisions of law.

**3. (Final adoption by referendum.)**

I hereby certify that the local law annexed hereto, designated as local law No. \_\_\_\_\_ of 20\_\_\_\_ of the  
(County)(City)(Town)(Village) of \_\_\_\_\_ was duly passed by the  
\_\_\_\_\_ on \_\_\_\_\_ 20\_\_\_\_, and was (approved) (not approved  
(Name of Legislative Body)  
(repassed after disapproval) by the \_\_\_\_\_ on \_\_\_\_\_ 20\_\_\_\_.  
(Elective Chief Executive Officer\*)  
Such local law was submitted to the people by reason of a (mandatory)(permissive) referendum, and received the  
affirmative vote of a majority of the qualified elector voting thereon at the (general)(special)(annual) election held on  
\_\_\_\_\_ 20\_\_\_\_, in accordance with the applicable provisions of law.

**4. (Subject to permissive referendum and final adoption because no valid petition was filed requesting referendum.)**

I hereby certify that the local law annexed hereto, designated as local law No. \_\_\_\_\_ of 20\_\_\_\_ of the  
(County)(City)(Town)(Village) of \_\_\_\_\_ was duly passed by the  
\_\_\_\_\_ on \_\_\_\_\_ 20\_\_\_\_, and was (approved) (not approved  
(Name of Legislative Body)  
(repassed after disapproval) by the \_\_\_\_\_ on \_\_\_\_\_ 20\_\_\_\_.  
(Elective Chief Executive Officer\*)  
Such local law was subject to permissive referendum and no valid petition requesting such referendum was filed as of  
\_\_\_\_\_ 20\_\_\_\_, in accordance with the applicable provisions of law.

• Elective Chief Executive Officer means or includes the chief executive officer of a county elected on a county-wide basis or, if there be none, the chairperson of the county legislative body, the mayor of a city or village, or the supervisor of a town where such officer is vested with the power to approve or veto local laws or ordinances.



**5. (City local law concerning Charter revision proposed by petition.)**

I hereby certify that the local law annexed hereto, designated as local law No. \_\_\_\_\_ of 20\_\_ of the City of \_\_\_\_\_ having been submitted to referendum pursuant to the provisions of section (36) (37) of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of such city voting thereon at the (special) (general) election held on \_\_\_\_\_ 20\_\_\_\_\_, became operative.

**6. (County local law concerning adoption of Charter.)**

I hereby certify that the local law annexed hereto, designated as local law No. \_\_\_\_\_ of 20\_\_\_\_\_ of the County of \_\_\_\_\_, State of New York, having been submitted to electors of the General Election of November \_\_\_\_\_ 20 \_\_\_\_, pursuant to subdivisions 5 and 7 of section 33 of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of such cities of said county as a unit and a majority of the qualified electors of the towns of said county considered as a unit voting at said general election, became operative.

**(If any other authorized form of final adoption has been followed, please provide an appropriate certification.)**

I further certify that I have compared the preceding local law with the original on file in this office and that the same is a correct transcript therefrom and of the whole of such original local law, and was finally adopted in the manner indicated in Paragraph 1, above.

\_\_\_\_\_  
Clerk of the county legislative body, ~~City, Town or~~ Village Clerk or officer designated by local legislative body

(Seal)

Date: \_\_\_\_\_

**(Certification to be executed by County Attorney, Corporation Counsel, Town Attorney, Village Attorney or other authorized attorney of locality.)**

STATE OF NEW YORK  
COUNTY OF MADISON

I, the undersigned, hereby certify that the foregoing local law contains the correct text and that all proper proceedings have been had or taken for the enactment of the local law annexed hereto.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Attorney for the Village  
Title

~~County~~  
~~City~~ of \_\_\_\_\_ Cazenovia  
~~Town~~  
Village

Date: \_\_\_\_\_