

# 1<sup>st</sup> **DRAFT** of concepts for revised zoning for Village Edge South (6/25/2013)

## ZONING SECTION 180 – 163

### **Residential**

- A. Minimum residential lot size: 10,000 square feet for standard development layout reduced to 5,000 square feet for subdivision layout incorporating green space planning
- B. Maximum single-family residential lot size: 40,000 square feet.
- C. Minimum/maximum residential front yard: 20/30 feet for standard development layout with minimum reduced to 10 feet for subdivision layout incorporating green space planning
- D. Minimum residential side yard: 20 feet total / one side 5 feet
- E. Minimum residential rear yard: principal building 30 feet, accessory building 5 feet, garage located on alleyway vehicle access driveway 5 feet.
- F. Minimum/maximum residential lot width at road frontage: 50/200 feet.
- G. Minimum/maximum residential height: one story/two stories.
- H. Maximum number of residential structures per lot: one principal / two accessory.
- I. Maximum impervious surface: 40% (If property is within the Aquifer Protection Overlay District, the requirements of the overlay district shall supersede these provisions.)
- J. Maximum lot coverage: 30%.

### **Commercial**

- A. Minimum commercial lot size: 20,000 square feet.
- B. Maximum commercial lot size: none.
- C. Minimum/maximum commercial front yard: 20/none.
- D. Minimum commercial side yard: 20 feet.
- E. Minimum commercial rear yard: 30 feet.
- F. Minimum/maximum commercial lot width at road frontage: 50/none.
- G. Minimum/maximum commercial height: one story/two stories/or greater based on a setback analysis. Structures greater than 2 stories may be allowed if they appear no higher than a 2 story structure viewed at a horizontal setback of at least 100 feet from route 20 right of way
- H. Maximum impervious surface: 50% (If property is within the Aquifer Protection Overlay District, the requirements of the overlay district shall supersede these provisions.)
- I. Maximum lot coverage: 40%.
- J. Minimum commercial building footprint 3,500 square feet
- K. Maximum commercial building footprint 3,500 square feet per acre, excluding lands established for protection by the planning board based upon the conservation analysis, to a maximum allowable footprint of 35,000 square footprint.

## **NEW SECTION 1A CONSERVATION ANALYSIS**

The purpose of these regulations is to achieve a balance between well-designed commercial or residential development, meaningful open space 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 open space and important scenic and environmental resources.

### **CONSERVATION ANALYSIS:**

An applicant shall first prepare a Conservation Analysis Site Plan displaying a conservation analysis for the property. 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:

- DEC and Army Corps of Engineers wetlands
- Stream corridors and intermittent and perennial watercourses
- Ponds and lakes
- FEMA designated 100-year floodplains
- Steep slopes (average grade >15% over >5000 square feet of contiguous area).
- Vegetative Buffer areas necessary for screening and framing new development
- Unfragmented forest land, trees 12 inches diameter at breast height (dbh) or larger (which may be shown as individuals or in groupings).
- Land exhibiting present or potential, historic, ecological, agricultural, forest, water resource, scenic, or other natural resource value.
- Farmland in an designated agricultural district
- USDA prime soils and soils of agricultural significance
- Existing trail corridors
- Local scenic view sheds
- Public water supply watersheds , wellhead zones
- Park and recreation land, and historic and archaeological sites.
- Stone walls
- Public and private road rights-of-way
- Utility easements
- 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 open space 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

## **NEW SECTION 1B PREPARATION OF PRELIMINARY PLAN FOR GREEN SPACE DEVELOPMENT**

When a Conservation Analysis Site Plan establishing the lands of conservation value to be preserved has been approved by the Planning Board an applicant is encouraged to subdivide the residential portion of a site under a green space approach. If this residential development option is selected, a Preliminary Development Plan shall be prepared showing the land subdivided with the number of lots feasible under a standard development approach. This plan shall be submitted to the Planning Board for approval of the lot count. Following approval of the lot count that number of lots will be used as the maximum lots allowed for the preparation of Green Space residential development plans for the subdivision of the property.

**UNDER DEVELOPMENT/TO BE ADDED:**

## **BUILDING DESIGN STANDARDS**