

Zoning Code Revision

Executive Summary

This summary is being provided as a brief overview and a snapshot of the Code Revision submitted to you for review.

All existing zoning code regulations were carefully reviewed and modified when necessary to advance the objectives of the Comprehensive Master Plan. Other sections were changed when confusing, when in conflict with other sections of the ordinance, or to conform to current best practices. While the revised code visually appears to be very much changed, it incorporates much of the existing code. Many changes are organizational or textual, i.e. the names of the districts and their alphabetical designations are changed although uses, boundaries, and regulations in them are little altered.

Zoning Districts: Consolidation into fewer districts is the major change. Most of downtown is now a single mixed use zone. Dimensional standards and other regulations were modified to reflect the differing character of the districts. For instance, there are different sign requirements for the CC (Gateway area) than for other commercial areas. Another major change in the draft is the use of size of Floor Area Ratio (FAR) with a sliding scale, as well as front, side and rear setbacks and height requirements to regulate residential buildings in SFR-1, SRF-2 and TFR districts.

New Designation	Former Designation	Description
SFR-1	R-1A	Single-Family Residential District
SFR-2	R-1B	Single-Family Residential District
TFR	R-1	Two-Family Residential District
MFR-1	R-2	Multi-Family Residential District (height maximum of 3 stories)
MFR-2	R-3	Multi-Family Residential District (height maximum of 4 stories)
MFR-3	R-4	Multi-Family Residential District (height maximum of 8 stories)
-	DD	Former area now in DMU and MFR-2
-	H	Former Hospital District now in TFR
-	HM-R	Former Hospital Multiple Residential now in TFR
DMU	C-1	Downtown Mixed Use District (includes Main Street south of N. Highland Ave. and Broadway commercial corridors, and west side of S. Franklin)
	C-1A	
CC	C-2	Corridor Commercial District (the CMP's Gateway)
WF	C-3	Waterfront Development District
RMU	R-M	Residential Mixed Use District
OMU	R-O	Office Mixed Use District
M	M	Manufacturing District- additional commercial uses allowed, M district at on S. Nyack border changed to RMU

Other Changes reflected in the Draft Revision:

- Organizes zoning regulation in single chapter and clarifies confusing items.
- Incorporates recently approved tree and stormwater management laws.
- Incorporates environmental controls (steep slope, erosion and sediment control, view corridors protection regulation).
- Clearly states permit application procedures.
- Clarifies how land use boards interact.
- Makes it easier for applicants to receive sign approval with reduced need for Zoning Board of Appeals approval for most signs.
- Increases regulation of signs in windows.
- Revises parking requirements to reflect current standards and to recognize available of off-site parking in downtown area.
- Clarifies the regulations related to demolition permits.