

# Village of Fairport



**CBC**  
Character-Based Code



## Fairport Village Board

July 28, 2025



# PURPOSE

- Introduce the draft zoning code
- Summarize process and activities to date
- Walk through the key components of the code



## [DRAFT] ZONING CODE VILLAGE OF FAIRPORT

July 2025



# TIMELINE



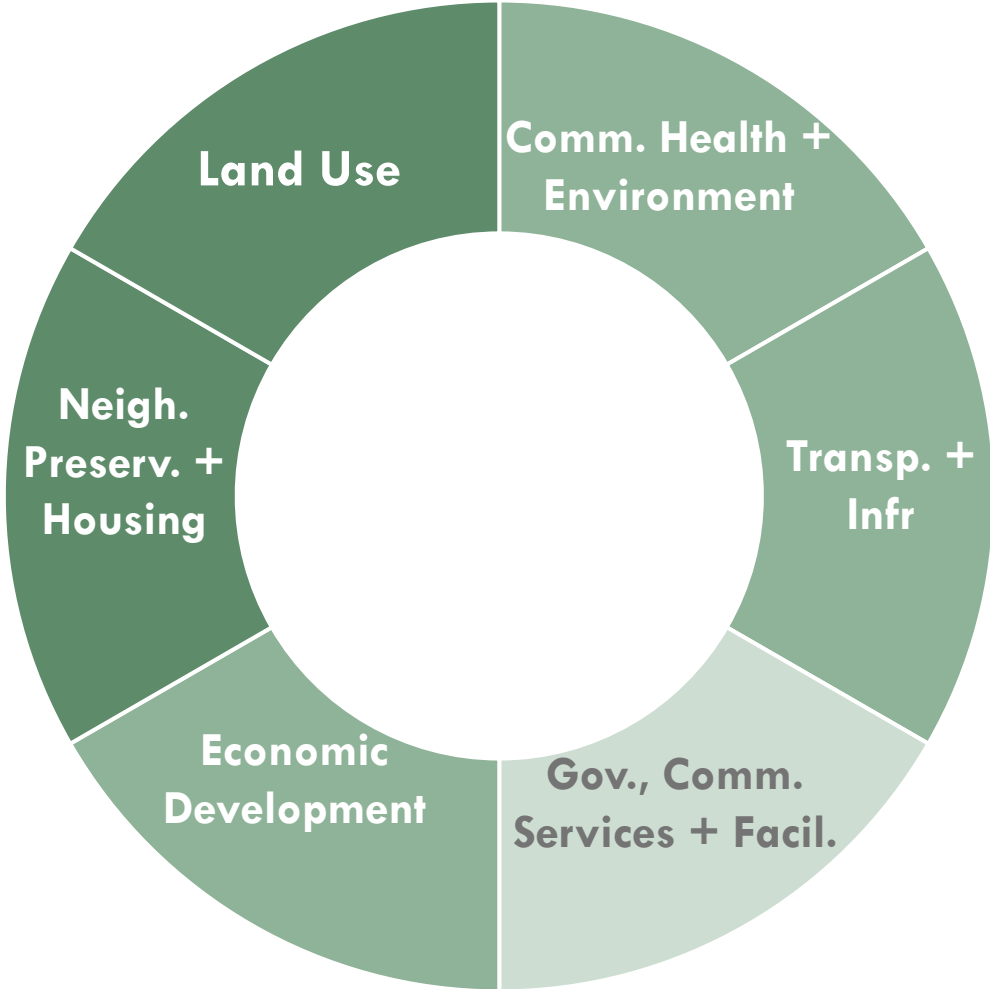
*There's still plenty of opportunities to refine the draft, but we are now in the final stages of completing this Code*

<b>JULY 28</b>	<b>Village Board Work Session</b> 6pm in the Board Room of Village Hall Presentation of Draft Code to Village Board
<b>JULY 29</b>	<b>Draft Zoning Code Release</b> Posted on the Zoning Code Update webpage, hardcopies will be available for review at the Library and the Village Clerk's Office, Comment period between July 29 <sup>th</sup> and August 20 <sup>th</sup>
<b>AUG 13</b>	<b>Public Meeting</b> 7pm in the Cafetorium of Johanna Perrin Middle School
<b>AUG 14</b>	<b>Open House</b> Drop in anytime between 9:30am and 12:30pm in the Community Room of the Fairport Public Library
<b>AUG 15</b>	<b>Open House</b> Drop in anytime between 11:30am and 2:30pm in the Technology Lab of the Fairport Public Library
<b>SEPT 8</b>	<b>Public Hearing</b> 6pm in the Board Room of Village Hall

# COMPREHENSIVE PLAN AND THE ZONING CODE

**Comprehensive plan = goals**

**Zoning = Helps to achieve goals**



## ***Impact of Zoning Code to Achieving Goals***

*Major Impact*

*Moderate Impact*

*Minimal Impact*

# COMPREHENSIVE PLAN AND THE ZONING CODE

## Land Use Goal 1:

Balance the impacts of growth and development on social diversity, community character, economic vitality, and environmental quality (p. IV.5)

## Land Use Goal 4:

Enhance the Village Neighborhoods & Celebrate its Historic & Cultural Resources (p. IV.9)

## Land Use Goal 5:

Provide diverse housing choices. (p. IV.9)

4. Promote a mix of residential types and densities that meet the needs of residents while maintaining healthy neighborhoods (See Goal 5: Provide Diverse Housing Choices).
  - Protect certain single-family neighborhoods from conversion to duplex or multi-family use. Develop performance standards for single-family neighborhoods where conversion may be appropriate (with consideration to unit size, parking regulation, setback, unit design, etc.)
  - Evaluate all residential zoning districts and update as necessary to provide land development regulations that manage performance, design, density, lot coverage, setbacks, scale, rooflines, materials, entrances, garages, etc.

4. Define "Neighborhoods" within the Village of Fairport, not by land use or development restrictions, but rather by character, proximity and connectivity. Identify opportunities for neighborhood scale Plan implementation.

1. Encourage an adequate and diverse Village housing stock, including housing for all ages, that offer an affordability spectrum, that includes multiple building types, and that offers ownership alternatives.



Diverse housing choices such as this multi-unit building can fit into historic neighborhoods.



Single family homes can be converted into duplexes, fit into their context and provide housing options.

# COMMUNITY ENGAGEMENT TO-DATE

- High degree of community outreach and community feedback
- GTC provided Public Input for coordinating + analyzing engagement activities
  - Getting the word out:
    - Village monthly newsletter
    - Everbridge
    - Posted flyers on Village Hall doors
    - Social Media
    - Flyers at all land use board meetings
    - Flyers included in neighbor notification for land use board meetings
    - Flyers provided to applicants before land use boards
    - Email sent to land use board members after every Village Board meeting
    - Webpage on Village website that was the repository of all things related to the Code update
    - Email signature for Buildings, Planning, and Zoning included a link to the Code Update webpage
    - Notice in the Democrat and Chronicle (Sunday, May 12, 2024)
    - Postcards (mailed on May 10, 2024)
    - Flyers at the Farmers' Market
    - Flyers at the Library
    - Posted as an e-flyer on the School District Website
    - ZWG and word-of-mouth



# COMMUNITY ENGAGEMENT TO-DATE

## Activities + Outreach Methods

- In-person forum
  - With survey component
- Online forum
- Online postings of forum
- Drop-in “office hours” at Library
  - 3 days
  - With survey component
- Online survey
- Booth at Farmers Market
  - With survey component
- Downtown walking tours
  - 2 tours, leaving from Market booth
- Emails, voicemails, Public Input website comments



# ZONING CODE ORGANIZATION

## Zoning Code Table of Contents



1. General Provisions
2. General Definitions
3. Zoning Districts
4. District Standards
5. Uses
6. Site Development Standards
7. Off-Street Parking and Loading
8. Sign Regulations
9. Review Authorities
10. General Procedures
11. Zoning Applications and Approvals
12. Nonconformities
13. Attainable Housing
14. Incentive Zoning
15. Enforcement

### *Intent is to:*

- *Have a logical organization*
- *Organize based on best practices*
- *Provide a distinction between standards applicable to buildings and structures versus uses*
- *Provide ability to amend code relatively seamlessly*

### *The draft code:*

- *Attempts to use concise and clear language*
- *Incorporates tables for ease of understanding*
- *Includes diagrams to help explain text*

# ARTICLES 1 + 2

## Zoning Code Table of Contents

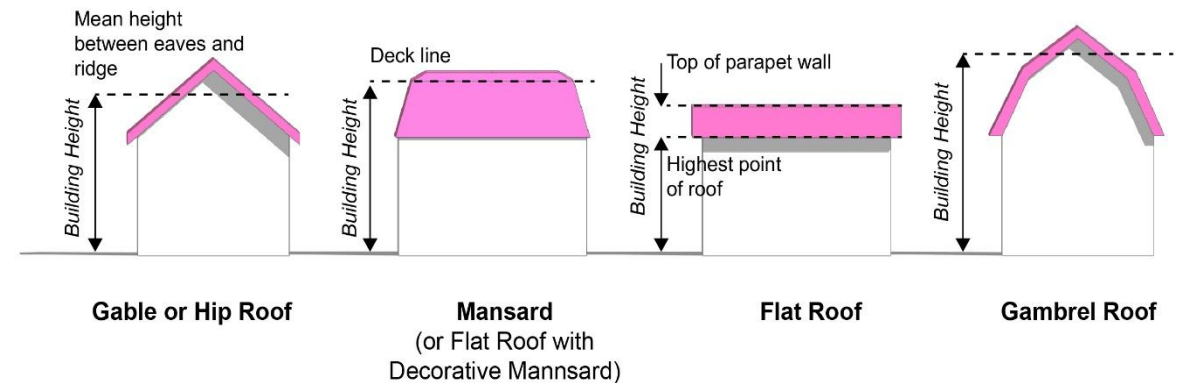
- 1. General Provisions**
- 2. General Definitions**
- Zoning Districts
- District Standards
- Uses
- Site Development Standards
- Off-Street Parking and Loading
- Sign Regulations
- Review Authorities
- General Procedures
- Zoning Applications and Approvals
- Nonconformities
- Attainable Housing
- Incentive Zoning
- Enforcement

## General Provisions

- Boilerplate and Legalese info
- Purpose section sets stage for code and connects it to the comprehensive plan

## General Definitions

- This article especially important for Building Inspector and Zoning Officer



*Heights for various building types*

# ARTICLE 3

## Zoning Code Table of Contents

1. General Provisions
2. General Definitions
- 3. Zoning Districts**
4. District Standards
5. Uses
6. Site Development Standards
7. Off-Street Parking and Loading
8. Sign Regulations
9. Review Authorities
10. General Procedures
11. Zoning Applications and Approvals
12. Nonconformities
13. Attainable Housing
14. Incentive Zoning
15. Enforcement

**RLD** - Low Density

**RN** - Residential Neighborhood

**RTN** - Residential Transitional Neighborhood

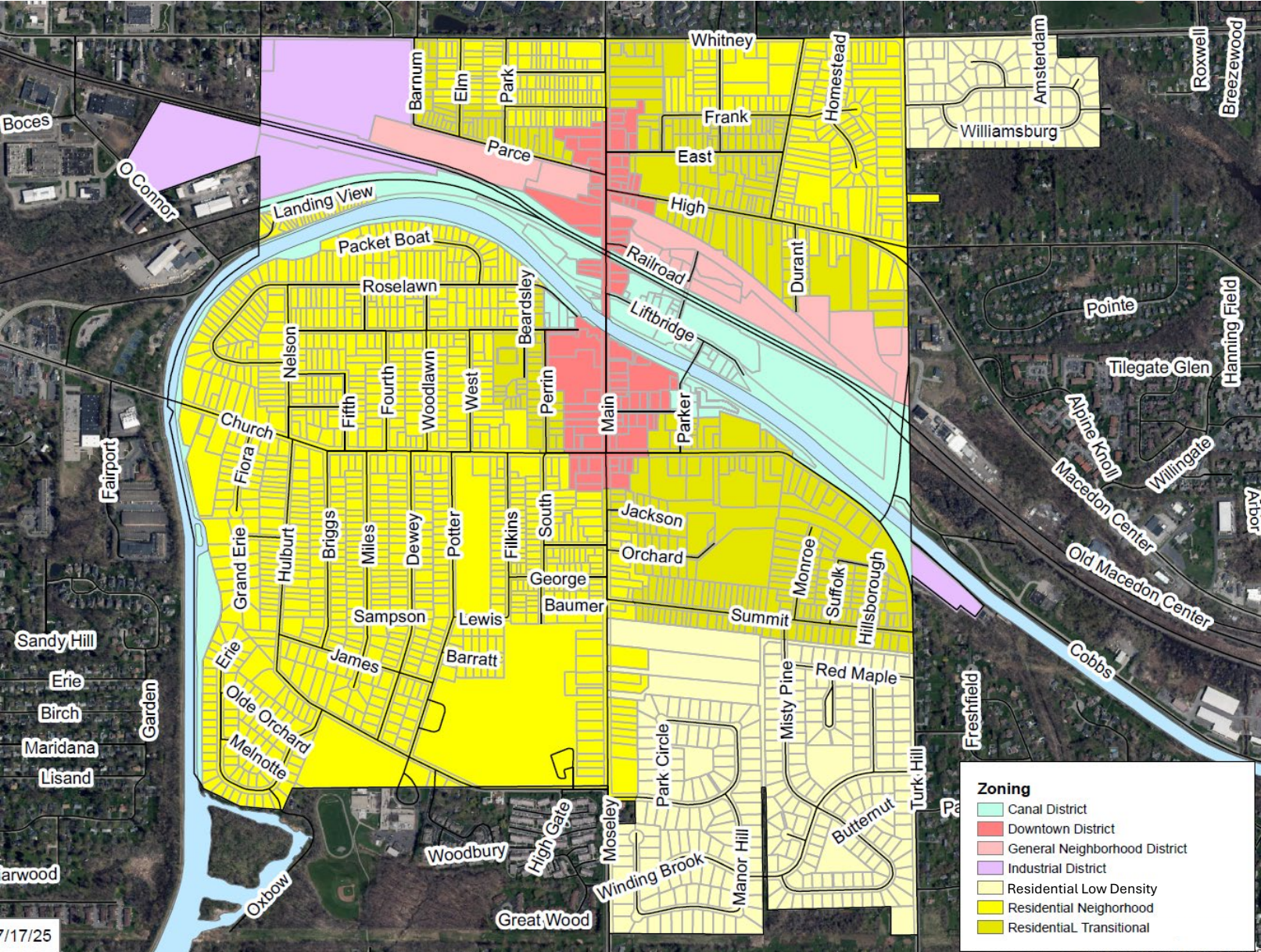
**GN** - General Neighborhood

**DTN** - Downtown

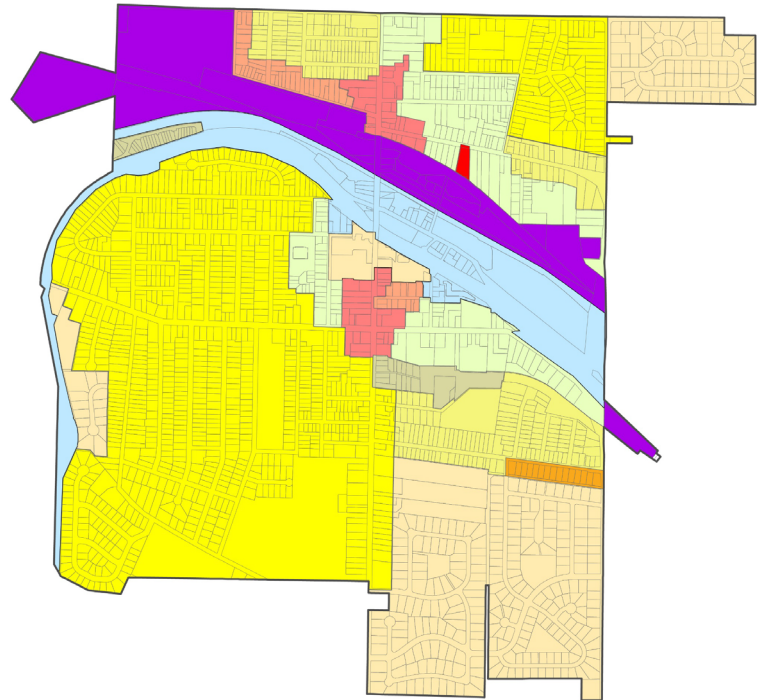
**CD** - Canal District

**IND** – Industrial

# ARTICLE 3

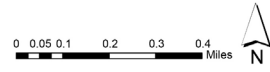


## Existing Zoning



### Legend

- |  |                              |                        |
|--|------------------------------|------------------------|
| B-1, Business                          | M-1, Industrial              | R-B, 50/35 Residential |
| C-D, Canal District                    | N-B, Neighborhood - Business | R-C, Residential       |
| L-D, Landing Development District      | R-A, Residential             | R-D, Residential       |
| LC-R, Limited Commercial - Residential | R-B, Residential             | R-E, Residential       |



Prepared by Fisher Associates  
**FISHER** ASSOCIATES



# ARTICLE 4

## Zoning Code Table of Contents

1. General Provisions
2. General Definitions
3. Zoning Districts
- 4. District Standards**
5. Uses
6. Site Development Standards
7. Off-Street Parking and Loading
8. Sign Regulations
9. Review Authorities
10. General Procedures
11. Zoning Applications and Approvals
12. Nonconformities
13. Attainable Housing
14. Incentive Zoning
15. Enforcement

- Organized first by district with purpose statement and basic dimensional standards
- Followed by design standards applicable to various districts
  - Residential
  - Commercial and Mixed-Use
- Additional standards for Canal District
- Industrial District
- Accessory Structures
- Planned Development District

# ARTICLE 4

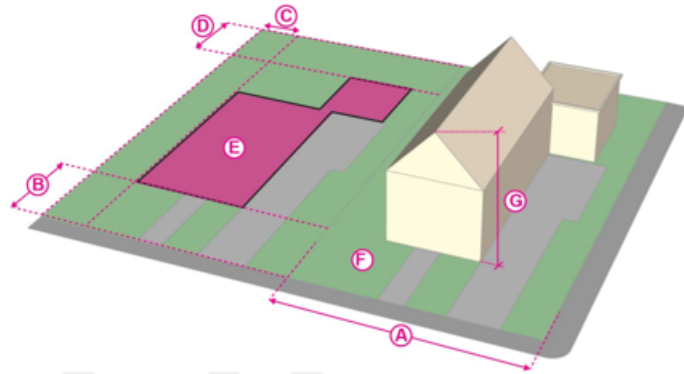
## ARTICLE 4. DISTRICT STANDARDS

### 550-10 Residential Low Density (RDL)

#### A. Purpose

The RDL District is intended to maintain residential areas in relatively low densities. The RDL District is primarily characterized by predominantly single-family detached homes, while allowing for accessory structures, accessory dwelling units, and home occupations. This District has larger lot sizes and larger setbacks than the other residential districts.

#### B. RDL - Lot Standards



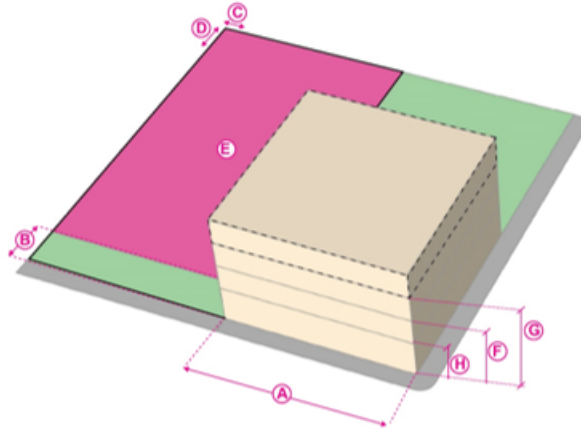
RDL			
<b>Lot Standards</b>			
Minimum Lot Area	-	15,000 sf	
Minimum Width	A	100 ft	
		<b>Principal Building</b>	<b>Accessory Building</b>
Minimum Front Setback	B	50 ft min	50 ft min
Minimum Side Setback	C	15 ft min	5 ft min
Minimum Rear Setback	D	50 ft min	5 ft min
Maximum Building Coverage (% of area)	E	15	
Maximum Building Height (Feet)	G	30 ft	

### 550-13 Downtown (DTN)

#### A. Purpose

The DTN District is an area that is the heart of the Village. This District is centered on Main Street and is primarily the downtown business district. The DTN District accommodates a wide range of uses that are compatible based on their design and performance. The District is characterized by mixed-use and commercial buildings that are located close to lot lines with consideration given to historic conditions and adjacencies. Buildings are generally multi-story and have shopfronts on the ground floor with commercial uses on the first floor and residential uses on the upper floors. This District also has a substantial degree of pedestrian activity, as parking is located behind buildings.

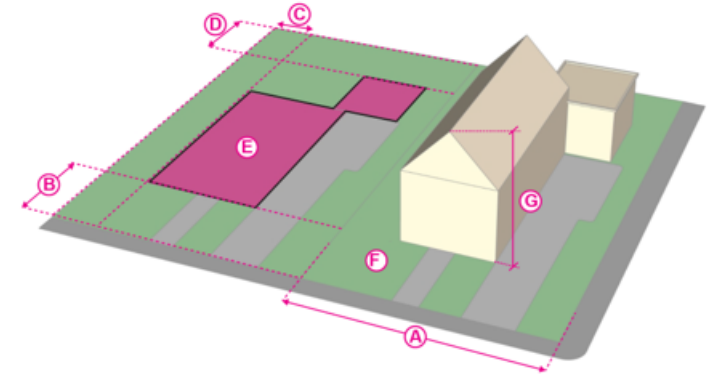
#### B. DTN - Lot Standards



DTN			
<b>Lot Standards</b>			
Minimum Lot Area		No minimum	
Minimum Width	A	25 ft	
		<b>Principal Building</b>	<b>Accessory Building</b>
Front Setback	B	None	25 ft
Minimum Side Setback	C	None	5 ft
Minimum Rear Setback	D	None	None

DTN			
Maximum Building Coverage (% of area)	E	100	
<b>Height Standards</b>			
Minimum Building Height	F	24 ft	
Maximum Building Height (Stories / Feet)	G	3 / 45 4 / 55 via Special Permit. See 550-18.	
Minimum First Floor Height	H	12 ft	

#### B. CD - Lot Standards



CD			
<b>Lot Standards</b>			
Minimum Lot Area		No minimum	
Minimum Width	A	40 ft	
		<b>Principal Building</b>	<b>Accessory Building</b>
Front Setback	B	None	25 ft
Minimum Side Setback	C	5	5 ft
Minimum Rear Setback	D	25	10 ft
Maximum Building Coverage (% of area)	E	50	
<b>Height Standards</b>			
Minimum Building Height	F	24 ft	
Maximum Building Height	G	3 / 45	
Minimum First Floor Height	H	12 ft	
<b>Parcels that abut the 'blue line' of the Erie Canal</b>			
		<b>Principal Building</b>	<b>Accessory Building</b>
Front Setback (Facing the Canal)		15 ft	25 ft
Minimum Side Setback		10 ft	10 ft

# ARTICLE 4

**Single / Two-Family home** standards cover:

- Building context: needs to be compatible with existing homes based on a number of criteria (roof style, porches, floor area, building massing, etc.)
- Porches
- Front yard standards

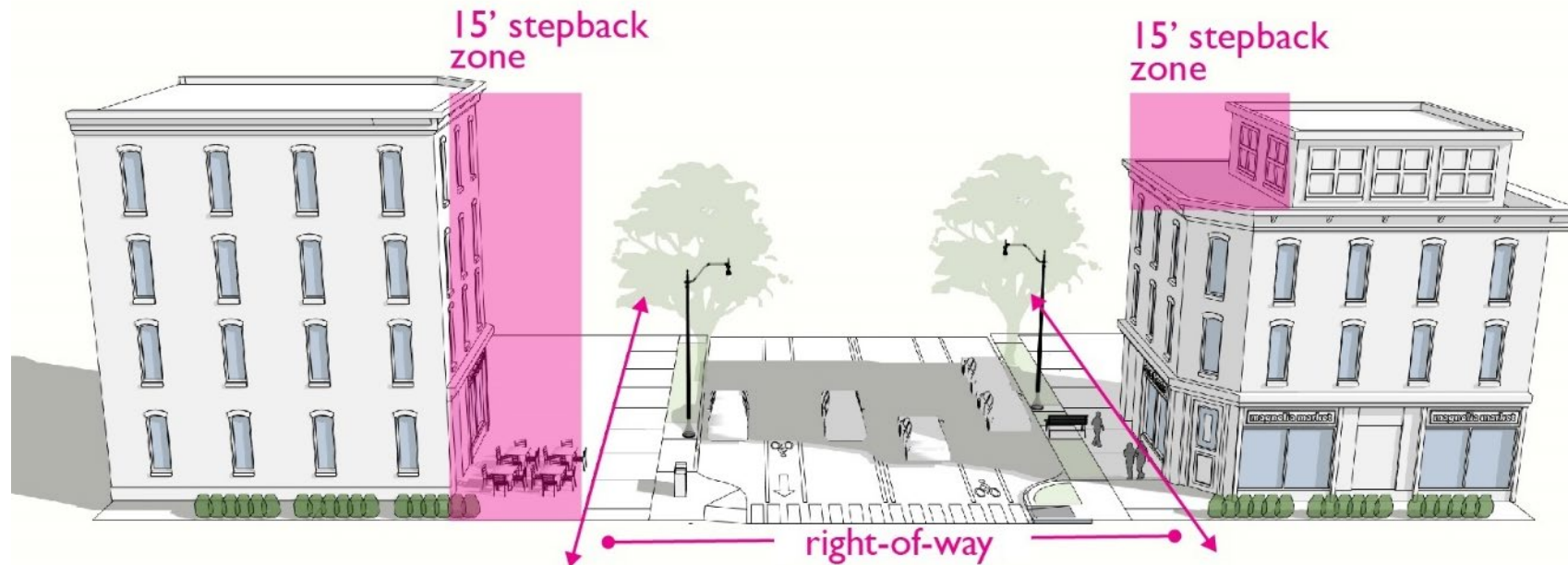
**Townhomes** standards cover:

- Requirements for windows, porches, and architectural details
- Garages
- Materials

# ARTICLE 4

## Downtown heights

- Discussed at a previous Village Board meeting
- 3 stories with criteria for a potential 4<sup>th</sup> via a Special Permit by the Planning Board
  - Not always appropriate and based on criteria such as vistas, surrounding context, impact on street
  - If building is stepped back, requirements for front yard to activate space



# ARTICLE 4

## Design standards

- Numerous requirements for commercial, mixed-use, and multifamily buildings
- Intent is to provide clear direction that promotes context-sensitive design while also allowing for flexibility and creativity
- Promotes pedestrian connectivity, both within sites and to the public rights-of-way
- Incorporates aspects from existing code's Design Overlay and new standards



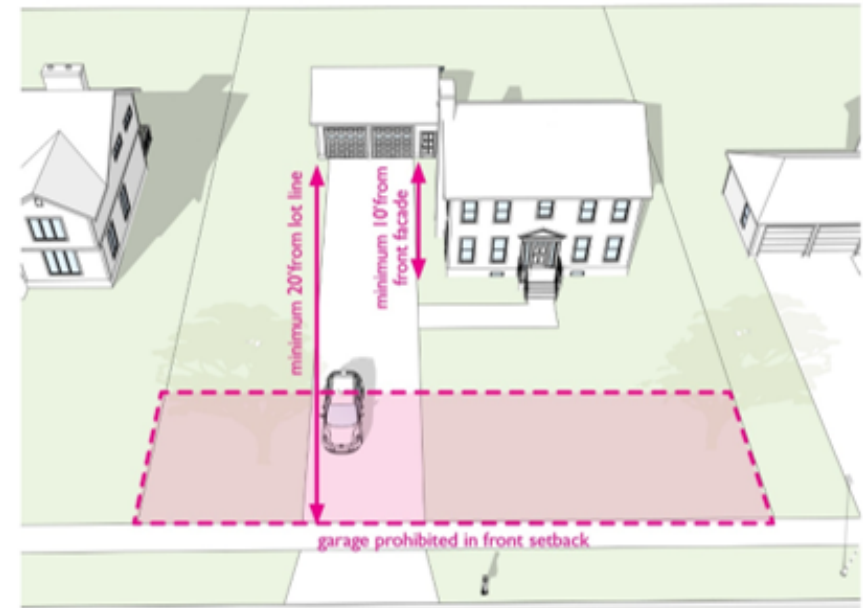
# ARTICLE 4

## Accessory Structures

- Requirements applicable to all accessory structures
- Additional requirements for specific accessory structures
  - Garages
  - Sheds
  - Swimming pools
- List of prohibited accessory structures

### (c) Garage, Detached

- [1] Detached garages are permitted in the interior side, corner side, and rear yards. One detached garage is permitted per lot.
- [2] The area above the vehicle parking spaces in a detached garage shall not contain a kitchen or sleeping area.
- [3] A detached garage is permitted only in the rear yard.
- [4] The front yard and must be setback a minimum of ten feet from the front façade of the principal building.
- [5] When accessed from a street, other than an alley, detached garages must be set back a minimum of 20 feet from the lot line parallel to the garage door.
- [6] When a property is abutting an alley, access to a garage must be from the alley.



# ARTICLE 4

## **Planned Development District**

- An option available for large tracts of land (8+ acres) to allow for a unified development
- Requires a high level of process, community engagement
- Provides flexibility for these potentially catalytic sites
- A PDD must advance the goals of the comprehensive plan
- Adopted (or denied) by Village Board of Trustees

# ARTICLE 4

## Zoning Code Table of Contents

1. General Provisions
2. General Definitions
3. Zoning Districts
4. District Standards
- 5. Uses**
6. Site Development Standards
7. Off-Street Parking and Loading
8. Sign Regulations
9. Review Authorities
10. General Procedures
11. Zoning Applications and Approvals
12. Nonconformities
13. Attainable Housing
14. Incentive Zoning
15. Enforcement

Uses organized into 4 sections:

1. Introductory provisions
2. Use Table and prohibited uses
3. Use Standards
  - Certain uses have specific requirements that must be followed
4. Use Definitions
  - Every use is defined
  - These definitions are distinguished from General Definitions (Article 2) to be a single, unified Article covering uses

# ARTICLE 5

USE TABLE								
Use Category	RLD	RN	RTN	GN	DTN	IND	CD	Use Standards
<b>Principal Uses</b>								
Animal Care Facility	-	-	-	SP	SP	SP	-	N/A
Bed-and-breakfast	SP	SP	SP	-	-	-	P	550-25.A
Cannabis Establishment: Retail Dispensary	-	-	-	P	P	-	-	550-25.B
Clinic, Outpatient	-	-	-	P	P	-	-	N/A
Commercial Use, Indoor (retail sales, personal services, office uses, eating and drinking establishments)	-	-	-	P	P	P	P	550-25.C
Community Center	-	-	SP	SP	-	-	-	550-25.D
Community Garden	SP	SP	SP	-	-	-	-	550-25.F
Community Home	SP	SP	SP	-	-	-	-	550-25.F
Craft Production	-	-	-	P	P	-	-	550-25.G
Day Care Center	-	-	-	P	P	-	-	550-25.H
Day Care Home	P	P	P	-	-	-	-	550-25.I
Day Care Home, Adult	P	P	P	-	-	-	-	550-25.I
Dwelling, <u>Multi-family</u> (3-4 units)	-	-	P	P	SP	-	-	N/A
Dwelling, <u>Multi-family</u> (5+ units)	-	-	-	P	SP	-	-	550-25.K
Dwelling, Residential Conversion from Single-Family to Two-Family	P	P	P					550-25.L
Dwelling, Single-family	P	P	P	-	-	-	SP	N/A
Dwelling, Townhouse	-	-	P	P	-	-	SP	N/A

*If there are standards for a particular use they are referenced in the Use Table*

# ARTICLE 5

## Zoning Code Table of Contents



1. General Provisions
2. General Definitions
3. Zoning Districts
4. District Standards
5. Uses
6. Site Development Standards
7. Off-Street Parking and Loading
8. Sign Regulations
9. Review Authorities
10. General Procedures
11. Zoning Applications and Approvals
12. Nonconformities
13. Attainable Housing
14. Incentive Zoning
15. Enforcement

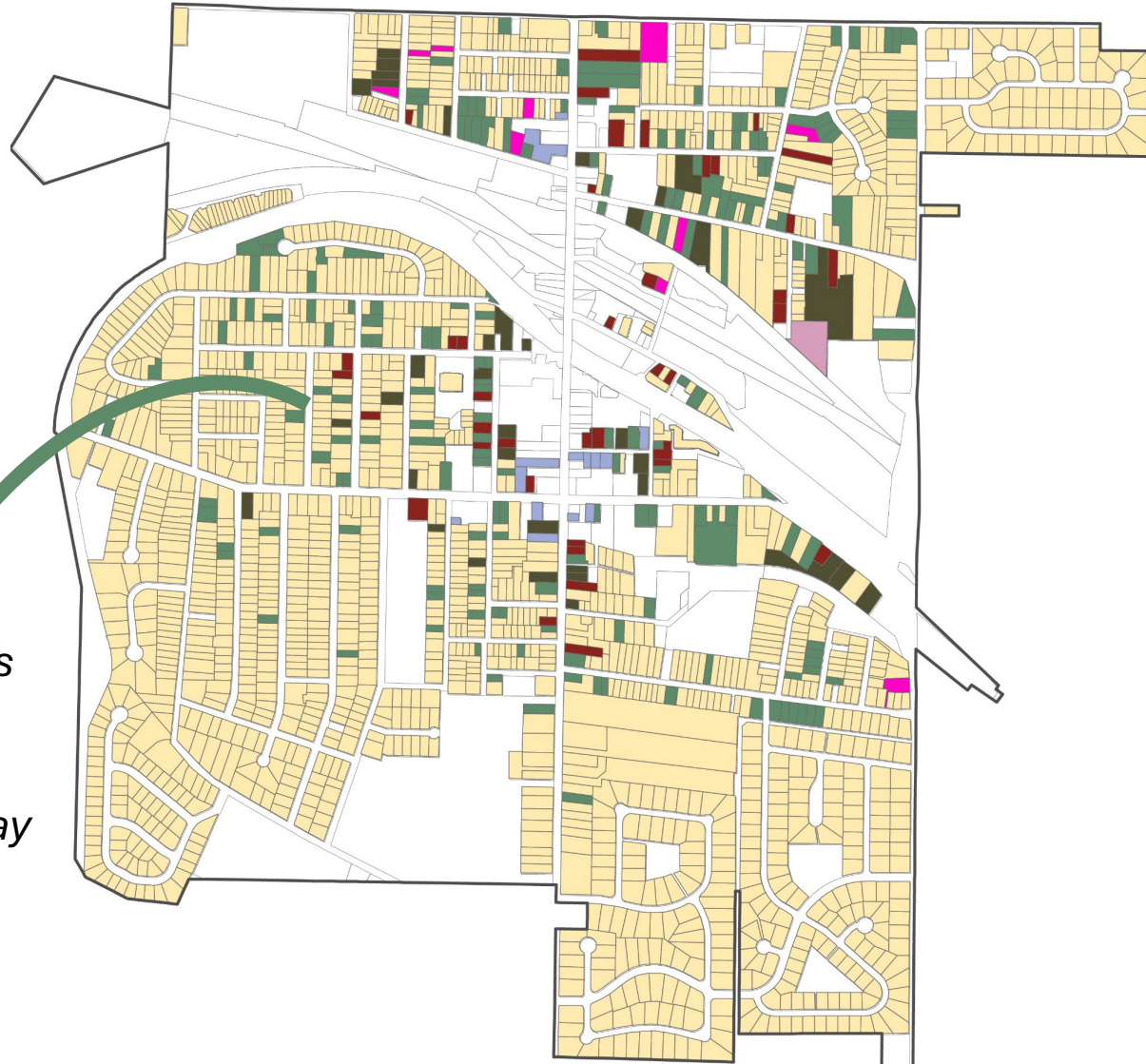
*Previously discussed issues related to single family districts (ADUs and allowing more than a single-family home). As noted before, these generated the majority of comments but are a small portion of the overall code.*

# ARTICLE 5

## 2) Looked at existing conditions

### Legend

	1 Family Residential		Apartment
	2 Family Residential		Converted Residential
	3 Family Residential		Residential Multiple
	Aged - home		



*These are numerous  
2- and 3- family  
homes existing in  
what are zoned today  
as single family  
districts*

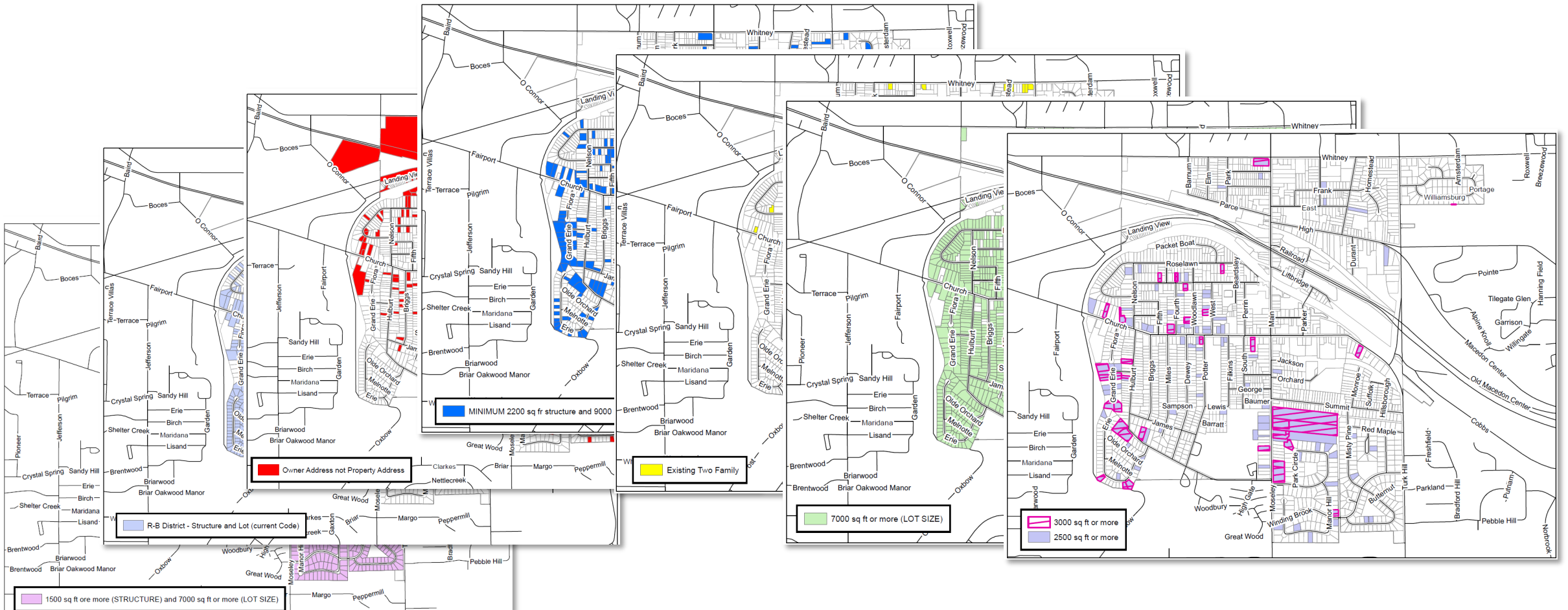
# ARTICLE 5

*Honing in, these 2- and 3- families “look” like single family homes*



# ARTICLE 5

ZWG met multiple times, reviewed comments, did additional analysis, and discussed issues (for hours)



# ARTICLE 5

There are a spectrum of nuanced options with this issue that were discussed

## Allowing 2 or more family units in the this term to denote the zoning, not th

The following list is generally in order fr

- No change from current zoning
  - Current 2 and 3 family un
  - Reason for this approach
  - the only real flashpoints
  - Reason against this a
  - properties. Doesn't refle
  - goals
- Allow existing 2 and 3 families b
  - Similar to the above in th
  - gives a path for the existi
  - Recommend that this is 1
- Options for allowing new 2- or 3-
  - Need to consider if only 2
  - Need to consider what ci
- Allow 2- or 3-unit homes as a conversion from existing single family
  - Prevents tear-down of existing homes for 2 families
  - Ensures the building keeps with neighborhood character

- Allow new 2- or 3-unit homes (not necessari
- The following can be used as a combination of a Special Permit process. It can apply to
  - Allow 2- or 3-unit homes with design s
    - Ensures buildings still fit with c
    - More flexibility than previous o
    - Potential concern of teardowns if easier to start fresh rather than convert an existing structure
  - Allow 2- or 3-unit homes with policy requirements (primarily to address concerns about rentals)
    - Require each unit to be condo-ized
      - Each unit can be owned separately. Seeks to address issue of absentee landlords buying up properties
      - Adds financial and logistical hurdle (but that might be OK)
      - May not result in desired impact: each condo could be separate condos but could still technically have a single owner. Could still result in rental units
      - Not common in NY state, which may be another barrier or element of confusion
- NOT being considered
  - Uncontrolled 2- or 3-family structures
  - Buildings more than 3 units
- Require the owner to reside in one of the units as a condition for being able to rent out the second one
  - Ensures property owner lives on site
  - Challenge to enforce?

# ARTICLE 5

## L. Dwelling, Residential Conversions: Single-Family to Two-Family

The intent of this section is to provide standards for conversion of existing single-family homes that are 3,000 square feet or greater to convert to a two-family home. Conversions that do not meet the standards established in this section may be permitted based on the standards for [a use variance](#) in Section 550-76.

- (1) Minimum Requirement. For a [single family](#) home to be eligible for conversion to a [two family](#) home, the floor area of the existing [single family](#) home must be 3,000 square feet or greater. Accessory structures and garages are excluded from this calculation.
- (2) No major structural changes shall be made to the front or sides of such existing dwellings other than to provide light and ventilation for the units.
- (3) Minor extensions to the rear of the dwelling shall not exceed the existing height or width of the dwelling.
- (4) No outside stairway of any description shall be permitted, except those required for emergency use by state or local municipalities. In such [event](#), such stairways [shall](#), whenever possible, be placed on the rear wall of the structure.

## 550-26 Use Standards: Accessory Uses

### A. Accessory Dwelling Unit (ADU)

- (1) One ADU is permitted per lot per single-family dwelling.
- (2) An ADU may be fully enclosed within the existing principal structure or attached to the existing principal structure. Detached ADUs, whether a new or existing structure [are](#) prohibited.
- (3) An ADU must be attached to the principal building. A minimum of 25% of the total wall area or the floor or ceiling of the ADU must be fully connected to a wall, floor, or ceiling of the principal residential structure.
- (4) An ADU must be connected by utilizing common structural elements including any combination of shared walls, floors, ceilings or roofs.
- (5) An ADU is limited to a maximum of one bedroom.
- (6) The maximum size of an ADU is 650 square feet.
- (7) The addition of an attached ADU to an existing structure cannot extend past the existing building's front building line.

*Language in draft code based on Village Board direction:*

- *Conversion into 2-family homes in limited situations (3,000 + sf homes)*
- *ADUs with numerous provisions to address concerns*

# ARTICLE 6

## Zoning Code Table of Contents

1. General Provisions
2. General Definitions
3. Zoning Districts
4. District Standards
5. Uses
- 6. Site Development Standards**
7. Off-Street Parking and Loading
8. Sign Regulations
9. Review Authorities
10. General Procedures
11. Zoning Applications and Approvals
12. Nonconformities
13. Attainable Housing
14. Incentive Zoning
15. Enforcement

Covers general site development standards including:

- Frontage landscape
- Lighting
- Fences
- Refuse Containers
- Mechanical, HVAC, utility equipment
- Performance Standards (vibration, drainage, odors, etc.)



# ARTICLE 7

## Zoning Code Table of Contents

1. General Provisions
2. General Definitions
3. Zoning Districts
4. District Standards
5. Uses
6. Site Development Standards
- 7. Off-Street Parking and Loading**
8. Sign Regulations
9. Review Authorities
10. General Procedures
11. Zoning Applications and Approvals
12. Nonconformities
13. Attainable Housing
14. Incentive Zoning
15. Enforcement

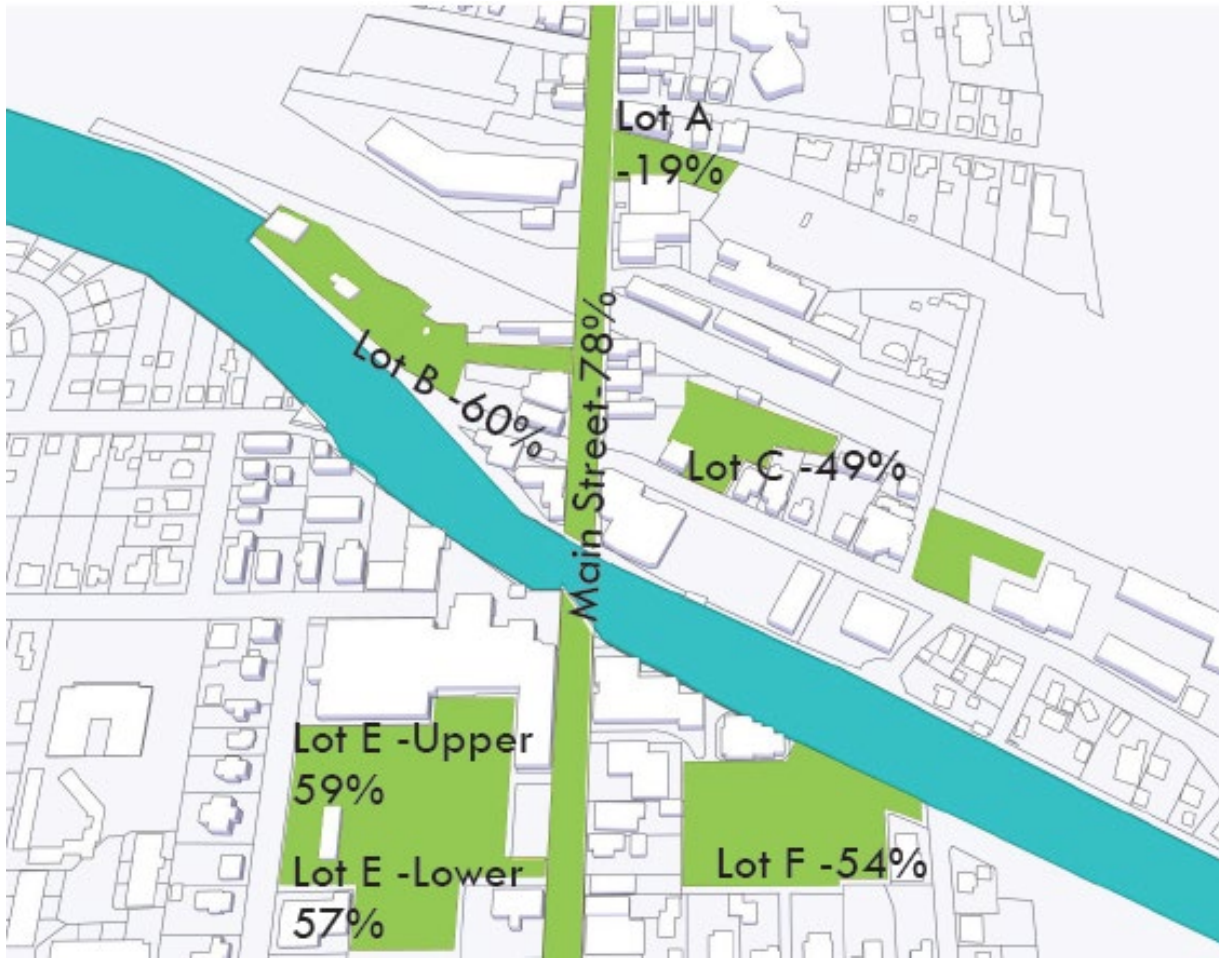
This article includes:

- The amount of vehicular parking required
- Bicycle parking
- Parking facility design requirements
  - Far more extensive than what is in there today
- Storage

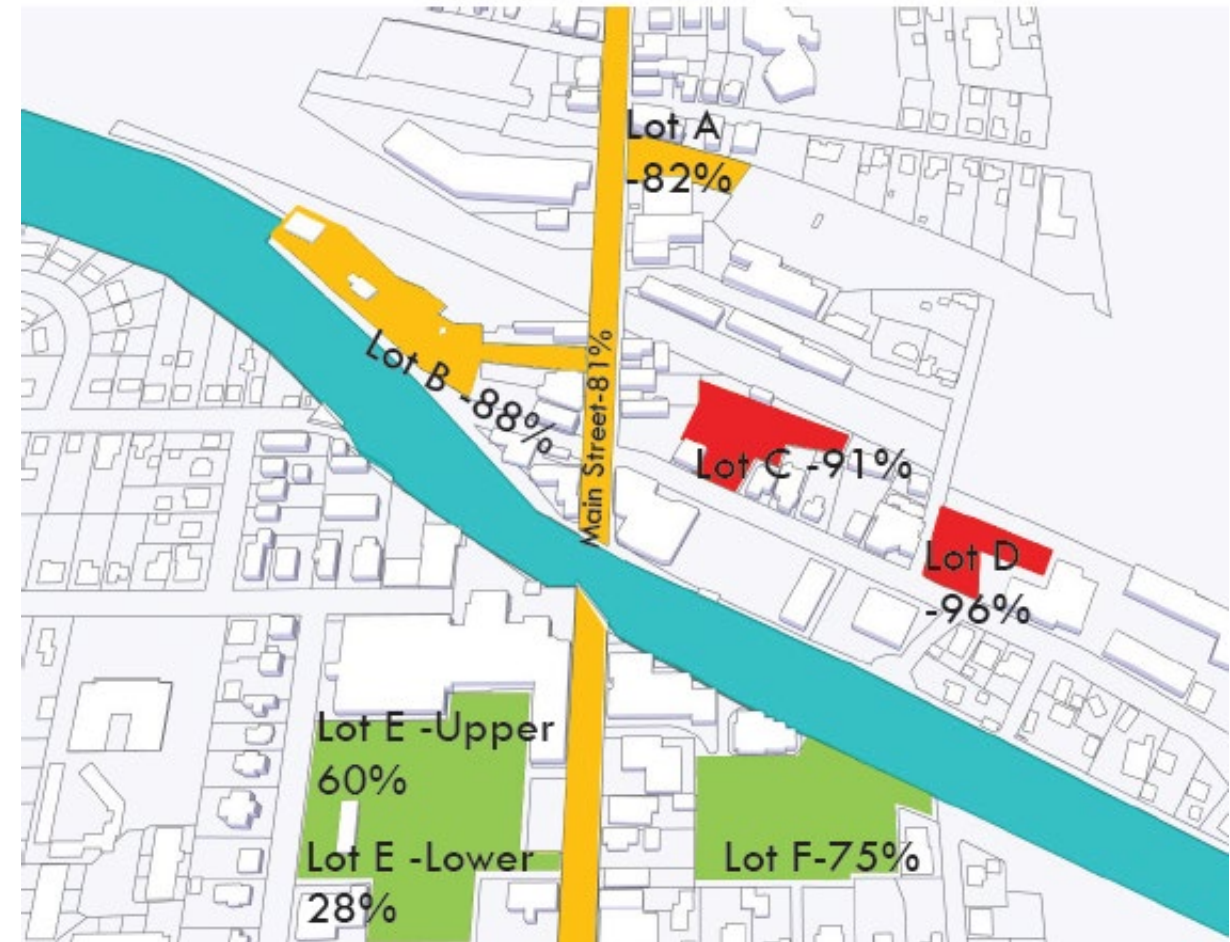
# ARTICLE 7

## Summer

### Lunch



### Evening




# ARTICLE 7

## C. Residential Districts Required Parking Spaces Parking Spaces

(1) For the following uses, the number of off-street parking spaces shall include:

Use	Minimum Parking Requirement	Maximum Parking Limitation
Bed and Breakfast Establishment	1 per guest bedroom plus 1 for the owner	110% of the total minimum required parking
Community Home	.5 per sleeping unit	110% of the total minimum required parking
Day Care Home	1 per dwelling unit	3 per dwelling unit outside of garage
Day Care Home, Adult	1 per dwelling unit	3 per dwelling unit outside of garage
Dwelling, <u>Multi-Family</u>	1 per dwelling unit	110% of the total minimum required parking
Dwelling, Single-Family detached, Single-Family attached, Two-Family	1 per dwelling unit	2 per dwelling unit outside of garage
Educational Facility	1 per 1,000 GFA	110% of the total minimum required parking
Hospice Residence	.5 per bed	110% of the total minimum required parking
Museum	1 per 1,000 GFA	110% of the total minimum required parking
Place of Worship	1 per 1,000 GFA	110% of the total minimum required parking
Public and Semi-Public Use	1 per 1,000 GFA	110% of the total minimum required parking



*Including parking maximums, as well as minimums is a current best practice in zoning codes*

# ARTICLE 7

## D. Non-Residential Districts Required Parking Spaces.

(1) Buildings Less than 4,000 Square Feet Gross Floor Area. There are no minimum off-street parking spaces required in the Downtown District.

### (2) Parking Plan

(a) Applicability. A Parking Plan is required for buildings 4,000 square feet or greater of gross floor area where there is a change of use within such building or new construction.

(b) Contents. A Parking Plan shall be submitted in a form and with such documentation as established by the Zoning Officer and made available to the public. At a minimum, such plans shall include the rationale for how parking demand will be accommodated.

### (c) Review and approval procedure.

[1] In the cases where five or fewer parking spaces are proposed to be supplied, the Zoning Officer shall be authorized to make a decision pursuant to the procedures for administrative adjustment in Section 550-74.

[2] In cases where six or more parking spaces are proposed to be supplied the Planning Board shall be authorized to make a decision.

(d) Eligible means of meeting parking demand. Potential means to be considered include, but are not limited to:



*A parking plan rather than a set requirement allows for flexibility, incorporates market demand, and promotes transportation demand management policies.*

*Meeting demand can be accomplished through:*

- *Off-street spaces*
- *Shared parking*
- *Public parking*
- *Mixed-use development*
- *Shuttle*
- *Other TDM*

# ARTICLE 8

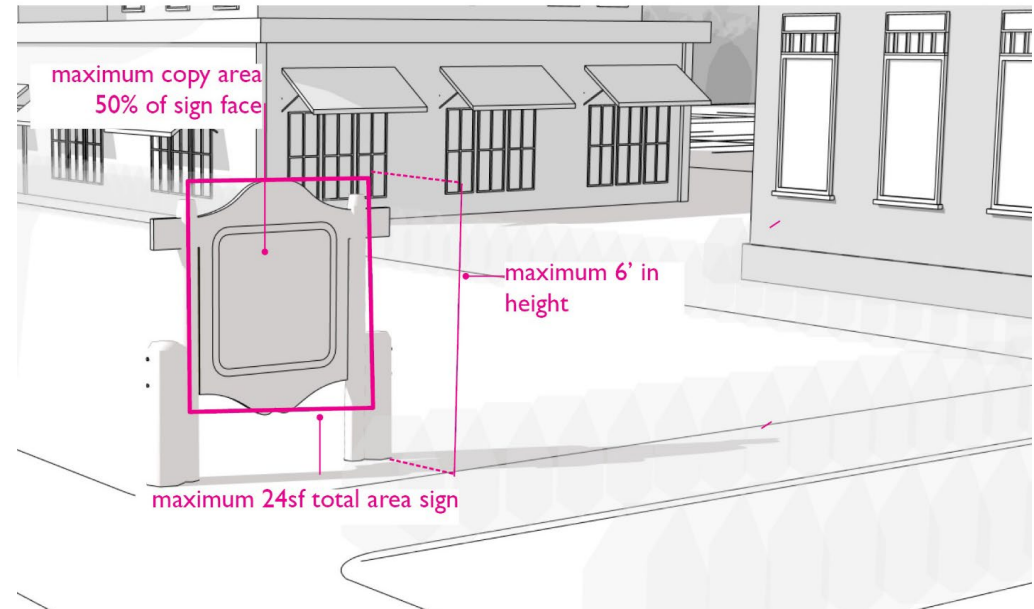
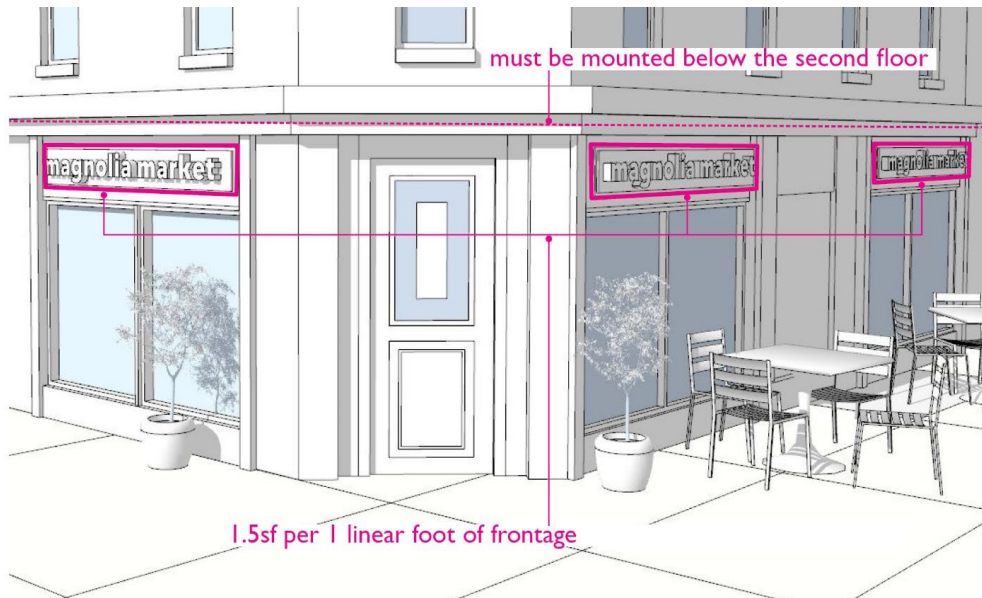
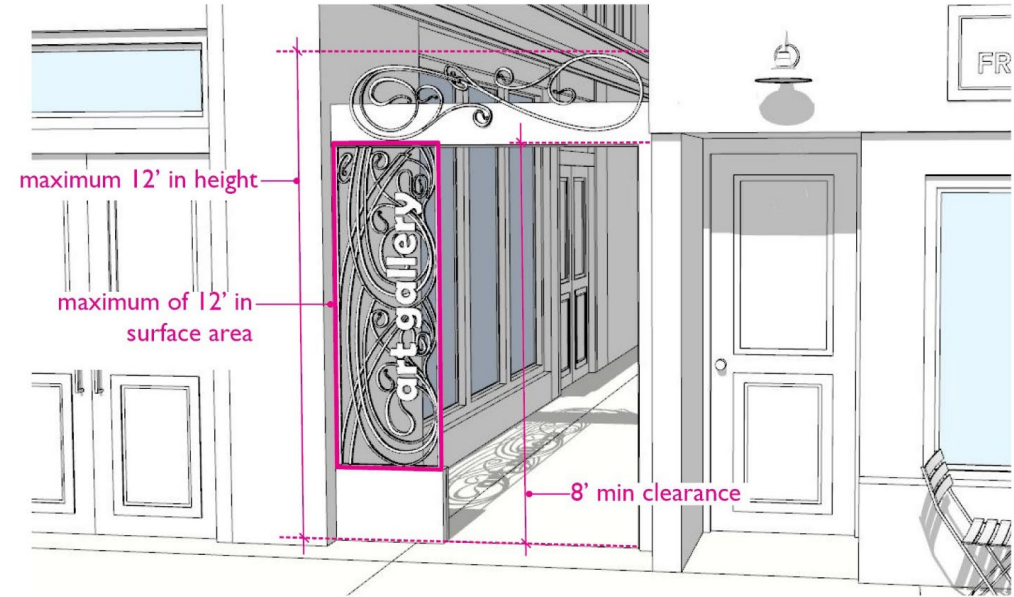
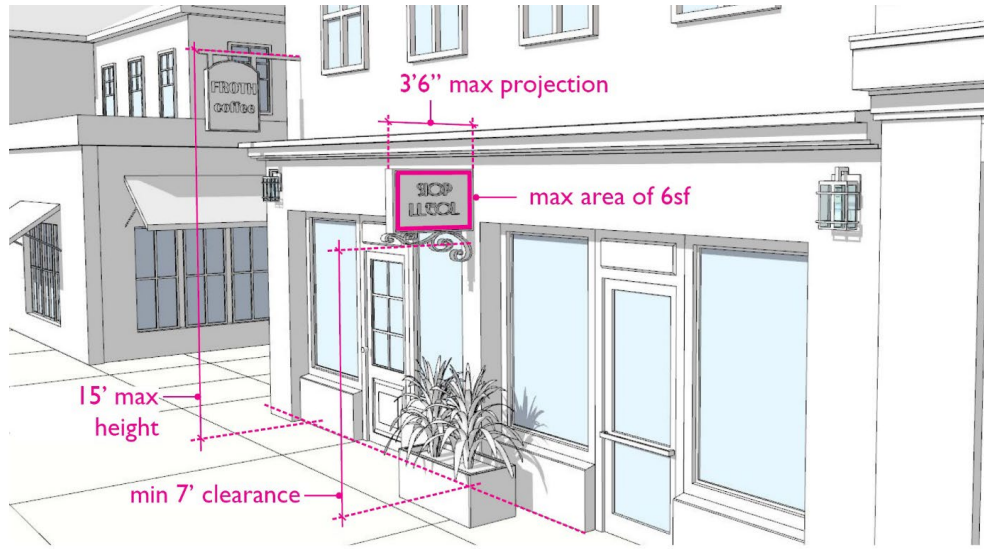
## Zoning Code Table of Contents

1. General Provisions
2. General Definitions
3. Zoning Districts
4. District Standards
5. Uses
6. Site Development Standards
7. Off-Street Parking and Loading
- 8. Sign Regulations**
9. Review Authorities
10. General Procedures
11. Zoning Applications and Approvals
12. Nonconformities
13. Attainable Housing
14. Incentive Zoning
15. Enforcement

This article extensively covers signage, including:

- General standards
  - E.g., Digital signs are prohibited
- Coordinated Sign Plan
  - When there are multiple signs in a development
- Alternative Sign Plan
  - Option for creative signage via Special Permit
- List of Prohibited Signs
- Requirements for Various Types of Signs

# ARTICLE 8



# ARTICLES 9-12

## Zoning Code Table of Contents

1. General Provisions
2. General Definitions
3. Zoning Districts
4. District Standards
5. Uses
6. Site Development Standards
7. Off-Street Parking and Loading
8. Sign Regulations
- 9. Review Authorities**
- 10. General Procedures**
- 11. Zoning Applications and Approvals**
- 12. Nonconformities**
13. Attainable Housing
14. Incentive Zoning
15. Enforcement

These articles focus on process

- **Article 9** covers the various review authorities (Village Board, Planning Board, ZBA, Historic Preservation Commission, Zoning Officer) and their responsibilities
- **Article 10** covers application requirements
- **Article 11** covers each of the various processes for the review authorities
- **Article 12** covers nonconforming uses, lots, structures, and signs; provides a means to ensure that pre-existing non-conforming can be maintained

# ARTICLES 9-12

- Village Board: Amendments, Preservation District Designation, PDDs
- Planning Board: Site Plan Review, Special Permits (in most cases),
- Zoning Board of Appeals: Administrative Appeals, Variances, Interpretation
- Historic Preservation Commission: Landmarks, Certificate of Appropriateness in preservation districts and landmarks
- Zoning Officer: Administrative Adjustment (minor deviations from standards to reduce need for variances)

# ARTICLES 9-12

## Zoning Code Table of Contents

1. General Provisions
2. General Definitions
3. Zoning Districts
4. District Standards
5. Uses
6. Site Development Standards
7. Off-Street Parking and Loading
8. Sign Regulations
9. Review Authorities
10. General Procedures
11. Zoning Applications and Approvals
12. Nonconformities
- 13. Attainable Housing**
- 14. Incentive Zoning**
- 15. Enforcement**

These are specialized articles that do not fall under other articles

- **Article 13** requires a percentage of units larger multifamily developments to be “attainable” for working class wages.
  - For developments > 10 units, 10% of units restricted to households at 80% of area median income.
- **Article 14** is adapted from the existing zoning code to incentivize various amenities and benefits to the Village in exchange for relaxing certain requirements
- **Article 15** covers enforcement issues (violations, code compliance, etc.)

# DISCUSSION

*Thank You!*

