

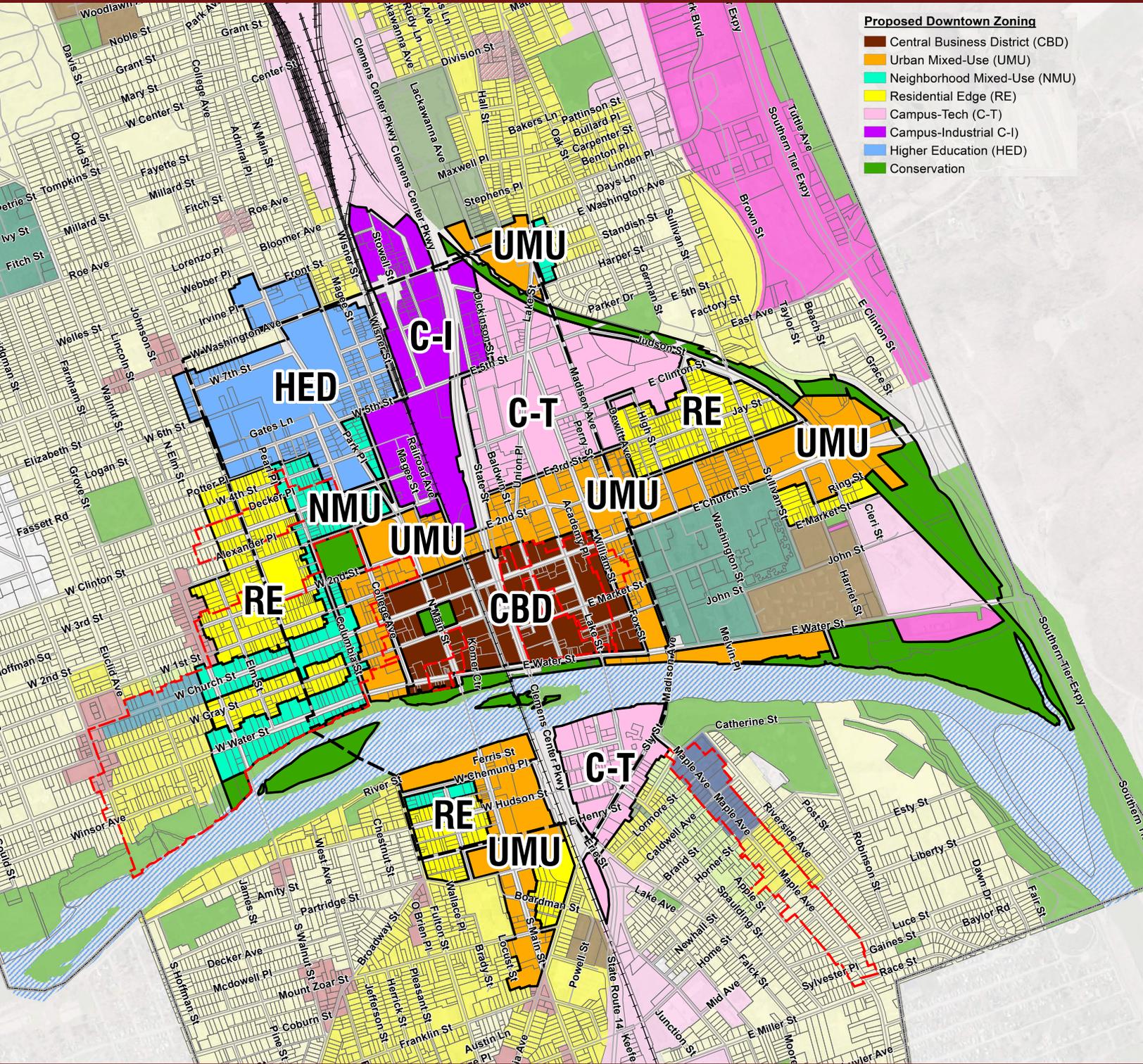
# FINAL

## City of Elmira Zoning City-Center Form Based Code

Prepared for the City of Elmira, NY



Date: August 3, 2020



- Proposed Downtown Zoning**
- Central Business District (CBD)
  - Urban Mixed-Use (UMU)
  - Neighborhood Mixed-Use (NMU)
  - Residential Edge (RE)
  - Campus-Tech (C-T)
  - Campus-Industrial (C-I)
  - Higher Education (HED)
  - Conservation

Prepared By:



**City of Elmira**  
**Downtown (DRI) Zoning Update**  
**City-Center Form Based Code**  
**December 27, 2019**

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## I. Introduction

The regulations and review procedures for the zoning districts within and around the Elmira Downtown Revitalization Initiative (DRI) boundary were assessed for their effectiveness in fostering new and infill development that is consistent with the redevelopment and revitalization efforts of Elmira’s downtown area. These downtown revitalization goals aim to promote infill development in vacant areas, increase the renovation of existing buildings, create economic incentives for businesses to locate in the downtown area, and improve walkability and the sense of place.

In order to realize these goals a form-based code was developed and incorporated into the City of Elmira Zoning Ordinance. Form-based zoning utilizes graphics to explain what the desired form and appearance of development should be—with an eye toward creating beautiful places—and a streamlined development review process which encourages revitalization and redevelopment.

The following provisions serve as Appendix B-1 (“City Center Form-Based Code” or “CCFBC”) of the Appendix B Zoning of the City of Elmira Code of Ordinances.

## II. Purpose and Intent

The purpose of the City-Center Form-Based Code is to provide regulatory standards governing building form and related urban design principles for new development and redevelopment projects in the DRI area of Elmira. These standards are intended to ensure that proposed development is consistent with the vision, goals and objectives of the *City of Elmira Comprehensive Plan* and other City planning and development initiatives. Downtown is the City’s financial, entertainment, governmental and institutional center for public services, social activity and employment. As such, the intent of the CCFBC is to maintain the distinctive character of the Central Business District and the areas surrounding to enhance relationships between buildings and streets and other public spaces by considering their visual compatibility.

## III. Guiding Principles

The establishment of these standards is based upon several guiding principles to:

- i. Implement the *City of Elmira Comprehensive Plan*;
- ii. Protect and reinforce the unique and historic character of the Central Business District (CBD);
- iii. Encourage adaptive reuse and desirable forms of development at infill locations and underutilized properties;
- iv. Re-establish walkability and strengthen the historic circulation patterns of walkable areas;
- v. Encourage reinvestment and revitalization by promoting mixed-use development;
- vi. Discourage less compatible suburban styles of development in the Downtown;
- vii. Enhance the visual character and quality of the public realm and improve pedestrian comfort; and

- viii. Promote diversity and compatibility in the design and use of urban buildings and public spaces.

## **IV. Applicability**

This ordinance applies to all buildings and the interface of buildings with the public realm and public realm amenities within the boundaries of the districts created below. All of the provisions of Appendix B Zoning of the City of Elmira Code of Ordinances shall apply except where modified by the following provisions. In the case of any conflict between the two the following shall prevail.

## **V. Definitions**

Refer to Appendix B Zoning of the City of Elmira Code of Ordinances.

## **VI. City Center Form-Based Districts**

### **A. City Center Form-Based Code Zoning Map**

The zoning districts are bounded and defined as shown on the “City Center Form-Based Code Map” which accompanies this City Center Form-Based Code and which, with all explanatory matter thereon, is hereby incorporated by reference.

### **B. District Intents**

#### **1. Central Business District (CBD)**

Highest density district with the greatest variety of uses including buildings of regional importance. New infill development should reinforce the urban character and respect the historic buildings. The CBD contains some of the most important landmarks, civic places and historic sites in Elmira.

#### **2. Urban Mixed-Use (UMU)**

The Urban Mixed-Use areas are generally located between the CBD and residential neighborhoods where land use transitions from intense urban business to lesser intense residential and compatible non-residential uses that begin to exhibit characteristics of urban/suburban areas with obvious changes in building types, architectural styles, lot sizes and pedestrian activity.

#### **3. Neighborhood Mixed-Use (NMU)**

Vibrant neighborhoods that allow for a mix of residential and commercial services, parks and community facilities. This district reflects the walkable and historic nature of Elmira’s neighborhoods with smaller scale commercial uses. The Neighborhood Mixed-Use District contains portions of the Near Westside Historic District along the major thoroughfares of Church and Water Streets and along Columbia Street as a connection to Elmira College. Development and revitalization of housing and the preservation of historic structures is critical to the quality of life in this district.

4. Residential Edge (RE)

Vibrant neighborhoods that allow for a mix of residential dwelling unit types, limited commercial services, parks and community facilities. This district reflects the walkable and historic nature of Elmira's neighborhoods. The Residential Mixed-Use District contains portions of the Near Westside Historic District. Development and revitalization of housing and the preservation of historic structures is critical to the quality of life in this district.

5. Campus TECH (C-T)

Campus TECH is intended for the re-use of existing and development of new institutional and campus type facilities. The layout of such parcels and buildings requires a flexible approach to redevelopment that respects the unique characteristics of the parcel and the surrounding neighborhoods.

6. Campus IND (C-I)

A district designed to diversify and strengthen the local economic base by allowing for light manufacturing, assembly and fabrication including small scale or specialized industrial operations, office and research related activities and general retail. External effects should not be perceived outside the district.

**C. Permitted Uses**

- A. The accompanying Use Table lists the permitted uses of land and buildings and the standards and requirements applying to such uses for the various zoning districts. Only those uses specifically listed for each district are permitted by right, site plan review, or subject to issuance of a special permit.
- B. All uses that require site plan approval shall be considered a Major Project pursuant to Appendix B Zoning of the City of Elmira Code of Ordinances.
- C. For uses that require site plan and special permit review procedures refer Appendix B Zoning of the City of Elmira Code of Ordinances Articles X and VII respectively.
- D. All uses allowed as a principal uses are allowed as accessory uses.
- E. If a use is not listed it is prohibited.
- F. The accompanying tables are herewith incorporated as a part of this chapter.

<b>a. RESIDENTIAL</b>	<b>RE</b>	<b>NMU</b>	<b>UMU</b>	<b>CBD</b>	<b>C-T</b>	<b>C-I</b>	<b>Supp Regs &amp;/or SP</b>
Attached Single-Family	P	P	P	P	P		
Detached Single-Family	P	P	P				
Two-Family	P	P	P	P	P		
Multi-Family (3-or-4 Family)	P	P	P	P	P		
Apartment Building	S	S	S	S	S		
Dwelling Unit [Accessory]	P	P	P	P	P		X
Community Residential Facility			SP	SP	S		X
Home Occupation, Category I	SP	SP	P	P	P		X
Home Occupation, Category II	SP	SP	P	P	P		X
Live-Work Unit	P	P	P	P	P		X
Residential Antennas/Satellite Dishes (> 3 feet)	SP	SP	SP	SP	SP		X

<b>DISTRICT</b>	
<b>RE</b>	Residential Edge
<b>NMU</b>	Neighborhood Mixed-Use
<b>UMU</b>	Urban Mixed-Use
<b>CBD</b>	Central Business District
<b>C-T</b>	Campus-Tech
<b>C-I</b>	Campus-Industrial
<b>KEY TO SYMBOLS</b>	
<b>P</b>	Allowed By Right
<b>S</b>	Allowed By Site Plan Review
<b>SP</b>	Allowed By Special Permit and Site Plan Review
<b>BLANK</b>	Not Allowed

<b>b. LODGING</b>	<b>RE</b>	<b>NMU</b>	<b>UMU</b>	<b>CBD</b>	<b>C-T</b>	<b>C-I</b>	<b>Supp Regs &amp;/or SP</b>
Bed and Breakfast (up to 5 rooms)	SP	SP	P	P	SP		X
Inn (up to 12 rooms)		S	S	P	P		
Hotel/Motel (no room limit)			S	S	S		
Nursing Home	SP	SP	S	S	S		X
Boarding, Lodging, Rooming House	SP	SP	SP				X
Short-Term Rental	SP	SP	SP	SP	SP		X

<b>c. COMMERCIAL</b>	<b>RE</b>	<b>NMU</b>	<b>UMU</b>	<b>CBD</b>	<b>C-T</b>	<b>C-I</b>	<b>Supp Regs &amp;/or SP</b>
<b>Amusement, Recreation, Entertainment, Indoor</b>			S	S	S	S	
<b>Amusement, Recreation, Entertainment, Outdoor</b>					SP	SP	X
<b>Micro Brewery</b>			P	P	P	P	
<b>Bar/Restaurant</b>		SP	S	P	S		X
<b>Nightclub</b>			S	S	S	P	
<b>Bank or Financial Institution</b>			P	P	P		
<b>Drive-Thru [Accessory]</b>			P	P	P		
<b>Outdoor Café [Accessory]</b>		SP	P	P	P		X
<b>Adult Care Facility</b>		SP	SP	SP	SP		X
<b>Nursery School/Day Care Center</b>	S	S	S	SP	S		X
<b>Day Care, Family Home</b>	P	P	P	P	P		
<b>Funeral Home</b>		SP	S	S	S	S	X
<b>Neighborhood Retail (≥ 2,500 s.f. &lt; 4,000 s.f.)</b>		S	S	S	S		
<b>General Retail (≥ 4,000 s.f.)</b>			S	S	S		
<b>Personal Service Establishment</b>		S	P	P	P		
<b>Shopping Center</b>			S	S		P	
<b>Mixed Commercial/Residential Use (other than Home Occupations)</b>		S	S	S	P	P	
<b>Office, General Business</b>		S	S	S	S	P	
<b>Health/Sport Club</b>			S	S	S	S	
<b>Private Club</b>		S	S	S	S	P	
<b>Vending Lot</b>		SP	SP	SP	P	P	X
<b>Commercial Antennas /Satellite Dishes (&gt; 3 feet)</b>	SP	SP	SP	SP	SP	SP	X

<b>DISTRICT</b>	
<b>RE</b>	Residential Edge
<b>NMU</b>	Neighborhood Mixed-Use
<b>UMU</b>	Urban Mixed-Use
<b>CBD</b>	Central Business District
<b>C-T</b>	Campus-Tech
<b>C-I</b>	Campus-Industrial
<b>KEY TO SYMBOLS</b>	
<b>P</b>	Allowed By Right
<b>S</b>	Allowed By Site Plan Review
<b>SP</b>	Allowed By Special Permit and Site Plan Review
<b>BLANK</b>	Not Allowed

City Center Form-Based Code  
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<b>d. AUTOMOTIVE</b>	<b>RE</b>	<b>NMU</b>	<b>UMU</b>	<b>CBD</b>	<b>C-T</b>	<b>C-I</b>	<b>Supp Regs &amp;/or SP</b>
Motor Vehicle Sales, Rental, Storage and/or Repairs			SP	SP	S	P	X
Car Wash			SP		SP	S	X
Convenience Store with Gasoline Sales			SP	SP	SP	SP	X
Motor Vehicle Gasoline Sales			SP	SP	SP	SP	X
Motor Vehicle Charging Station	P	P	P	P	P	P	
Commercial Parking Lot			S	S	P	P	X
Accessory Surface Lot		S	P	P	P	P	
Parking Structure			P	P	S	S	

<b>DISTRICT</b>	
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<b>C-T</b>	Campus-Tech
<b>C-I</b>	Campus-Industrial
<b>KEY TO SYMBOLS</b>	
<b>P</b>	Allowed By Right
<b>S</b>	Allowed By Site Plan Review
<b>SP</b>	Allowed By Special Permit and Site Plan Review
<b>BLANK</b>	Not Allowed

<b>e. MUNICIPAL/CIVIC</b>	<b>RE</b>	<b>NMU</b>	<b>UMU</b>	<b>CBD</b>	<b>C-T</b>	<b>C-I</b>	<b>Supp Regs &amp;/or SP</b>
Cemetery	S	S	S	S	S	S	
Transit Passenger Station				P	P	P	
Health Care Clinic			S	S	P		
Institution of Higher Education			S	S	S	S	
Convention Center/Sports Arena				S	S		
Hospital			S	S	S		
Municipal Parks/Recreational Facilities	P	P	P	P	P	P	
Cultural Service Facility [Museum, Library, Art Gallery, Performance Venue]		S	P	P	P		
School, Private/Public	S	S	P	P	P		
Place of Worship	S	S	S	S	P		
Essential Services	P	P	P	P	P	P	
Emergency Services	P	P	P	P	P	P	

<b>f. INDUSTRIAL</b>	<b>RE</b>	<b>NMU</b>	<b>UMU</b>	<b>CBD</b>	<b>C-T</b>	<b>C-I</b>	<b>Supp Regs &amp;/or SP</b>
Transportation/Trucking Terminal (< 20 bays)					SP	P	X
Transportation/Trucking Terminal (≥ 20 bays)						S	
Industrial Facility, Light			SP	SP	S	S	X
Research and Development Facility (and Light Assembly)			SP	S	S	S	X
Warehouse/Wholesale Distribution					S	S	
Railroad Facilities						S	
Recycling Centers and Stations						P	
Storage Yard					S	S	X
Self-Storage Units					S	S	
Wholesale Business			S	S	P	P	

<b>DISTRICT</b>	
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<b>KEY TO SYMBOLS</b>	
<b>P</b>	Allowed By Right
<b>S</b>	Allowed By Site Plan Review
<b>SP</b>	Allowed By Special Permit and Site Plan Review
<b>BLANK</b>	Not Allowed

<b>g. OTHER/AGRICULTURE</b>	<b>RE</b>	<b>NMU</b>	<b>UMU</b>	<b>CBD</b>	<b>C-T</b>	<b>C-I</b>	<b>Supp Regs &amp;/or SP</b>
Veterinary Clinic/Hospital					SP	SP	X
Animal Boarding/Kennel						SP	X
Greenhouse		S	P	P	P	P	
Urban Agriculture	P	P	P	P	P	P	X

<b>h. ENERGY</b>	<b>RE</b>	<b>NMU</b>	<b>UMU</b>	<b>CBD</b>	<b>C-T</b>	<b>C-I</b>	<b>Supp Regs &amp;/or SP</b>
Geothermal	P	P	P	P	P	P	
Public Utility	SP	SP	SP	SP	SP	SP	X
Solar [Accessory]	P	P	P	P	P	P	X
Solar, Large Scale					SP	SP	X

## **VII. General Standards**

### **A. Supplemental Regulations**

The following sections from the Elmira Zoning Ordinance Article IV Supplemental Regulations do not apply in the CCFBC.

- a) Section 411 Supplementary Yard Requirements and Exceptions
- b) Section 419 Building Floor Area

The following are Supplemental Regulations for the City-Center Form Based Code

1. Accessory Dwelling Unit
  - a) Only one accessory dwelling unit per single family dwelling, or one accessory dwelling unit per two family dwelling shall be permitted.
  - b) Accessory dwelling units shall not be permitted on the same lot as a multi-family dwelling or apartment.
  - c) The property owner shall occupy either the primary or the accessory dwelling unit as his or her primary residence.
  - d) An accessory dwelling unit, whether detached or attached to a primary dwelling structure, may be directly accessed from an alley, but shall not be accessed via a driveway separate from that serving the primary dwelling structure.
2. Live-Work Unit
  - a) The following only apply in the RE District
  - b) Uses shall include but not be limited to studios for artists, crafters, photographers, composers, writers and other uses of similar impact and intensity.
  - c) Studio uses shall be conducted for gain or support entirely within a residential building, or a structure accessory thereto, which is secondary to the use of such building for dwelling purposes and which does not change the essential residential character of such building.
  - d) Retail sales are prohibited, except the display or sale of art objects produced on site which is incidental and secondary to the studio use.
  - e) Live-work space is limited to occupant(s) of the dwelling. No employees are allowed in the conduct of the profession, occupation or trade.
3. Storage Yards
  - a) Prohibit.
4. Solar (Accessory)

a) **Roof-Mounted Solar Energy Systems.**

(1) Roof-Mounted Solar Energy Systems that use the electricity onsite or offsite are permitted as an accessory use in all zoning districts when attached to any lawfully permitted building or structure.

(2) Height. Solar Energy Systems shall not exceed the maximum height restrictions of the zoning district within which they are located and are provided the same height exemptions granted to building-mounted mechanical devices or equipment.

(3) Aesthetics. Roof-Mounted Solar Energy System installations shall incorporate, when feasible, the following design requirements:

(4) Panels facing the front yard must be mounted at the same angle as the roof's surface with a maximum distance of 18 inches between the roof and highest edge of the system.

(5) Roof-Mounted Solar Energy Systems that use the energy onsite or offsite shall be exempt from site plan review under this ordinance.

b) **Ground-Mounted Solar Energy Systems.**

(1) Ground-Mounted Solar Energy Systems that use the electricity primarily onsite are permitted as accessory structures in all districts.

(2) Height and Setback. Ground-Mounted Solar Energy Systems shall adhere to the height and setback requirements of the underlying zoning district.

(3) Lot Coverage. The surface area covered by Ground-Mounted Solar Panels shall be included in total allowable lot coverage of the underlying district.

(4) All such Systems in RE and NMU Districts shall be installed in the side or rear yards.

**B. Form-Based Code Dimensional Requirements**

The following illustrates the form and dimensional requirements for each district.

# Central Business District (CBD)

## 1. District Intent

Highest density with the greatest variety of uses including buildings of regional importance. New infill development should reinforce the urban character.

## 2. Description

Buildings are limited to 8 stories with stepback requirements above 50 feet. There are no minimum parking requirements. Maximum lot coverage is 100%



## 2. Frontage Elements

Only the following frontage elements indicated in **BOLD** are allowed:

Stoop      Porch      Lightwell      **Awning**      **Arcade**

## 3. Lot Dimensions

A	Lot area (min)	NO MIN
B	Lot width (min/max)	10 ft
C	Lot coverage (max)	90%

## 7. Transparency

L	Ground floor transparency, front facade (min)	75%
M	Ground floor transparency, corner side facade (min)	50%
N	Upper floor transparency, front and corner side facades (min)	30%

## 4. Building Setbacks\*

D	Front yard (min/max)	0 ft / 10 ft
E	Facade length (max)	n/a
F	Side yards (min total)	n/a
G	Rear yard (min)	n/a
H	Parking Setback	greater than principal façade

## 8. Pedestrian Access

O	Main entrance location (required)	Facing Sidewalk
P	Functional entry spacing	30ft max

## 5. Building Height

I	Building height (max)	8 Stories*
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## 9. Building Articulation

Q	Vertically oriented projection or recess no greater than 30 ft apart. Exceptions: not required above 5th story or where windows are consistently recessed 4 in. or more.
R	A horizontal projection is required between the first and third stories.
S	Any building taller than 50 ft must have a 5 ft minimum front facade stepback between 20 ft minimum and 60 ft maximum above grade.
T	<b>*Stepback Bonus:</b> Stepbacks greater than 8 ft allow for additional stories with a floor area no more than 3 times the total area of the stepback.

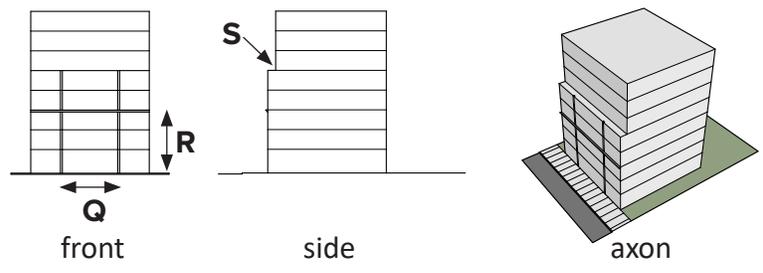
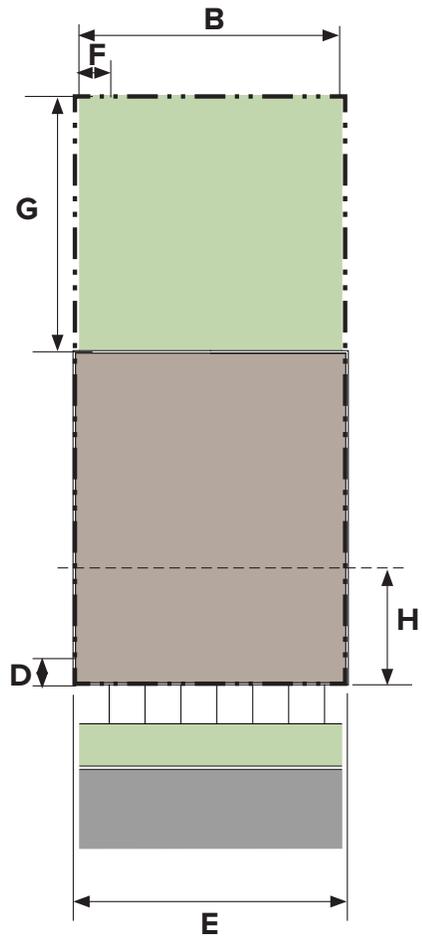
## 6. Story Height

J	First Story Minimum Height	12 ft
K	Story Minimum Height	9 ft

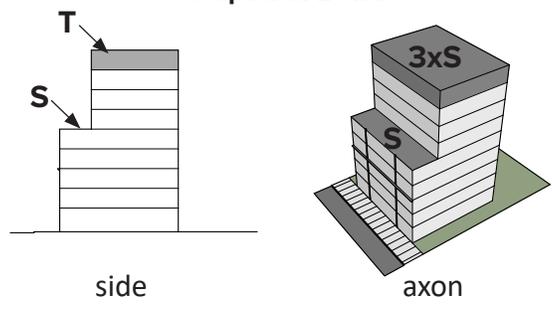
## 10. Other Standards

U	Max 12 ft frontage unbuilt
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\* See Article IV – Section 411 Supplementary yard requirements and exceptions.



**Stepback Bonus**



# Urban Mixed-Use (UMU)

## 1. District Intent

The Urban Mixed-Use areas are generally located between the CBD and residential neighborhoods where land use transitions from intense urban business to lesser intense residential and compatible non-residential uses that begin to exhibit characteristics of urban/suburban areas with obvious changes in building types, architectural styles, lot sizes and pedestrian activity.

## 2. Description

Buildings are 2-4 stories. Front setbacks are minimal. Vertical Mixed Use is encouraged. Private parking is subordinate to the public realm.



## 2. Frontage Elements

Only the following frontage elements indicated in **BOLD** are allowed:

**Stoop**      **Porch**      **Lightwell**      **Awning**      **Arcade**

## 3. Lot Dimensions

A	Lot area (min)	1000 sf
B	Lot width (min/max)	10 ft / 100 ft
C	Lot coverage (max - corner)	70% - 90%

## 7. Transparency

L	Ground floor transparency, front facade (min)	50%
M	Ground floor transparency, corner side facade (min)	30%
N	Upper floor transparency, front and corner side facades (min)	30%

## 4. Building Setbacks\*

D	Front yard (min/max)	Average
E	Facade length (max)	60 ft
F	Side yards (min total)	10 ft
G	Rear yard (min)	10 ft
H	Parking Setback	greater than principal façade

## 8. Pedestrian Access

O	Main entrance location (required)	Facing Sidewalk
P	Functional entry spacing	n/a

## 5. Building Height

I	Building height (max)	4 Stories*
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## 9. Building Articulation

Q	Vertically oriented projection or recess no greater than 30 ft apart. Exceptions: not required above 5th story or where windows are consistently recessed 4 in. or more.
R	A horizontal projection is required between the first and third stories.
S	Any building taller than 50 ft must have a 5 ft minimum front facade stepback between 20 ft minimum and 60 ft maximum above grade.
T	<b>*Stepback Bonus:</b> Stepbacks greater than 8 ft allow for additional stories with a floor area no more than 3 times the total area of the stepback.

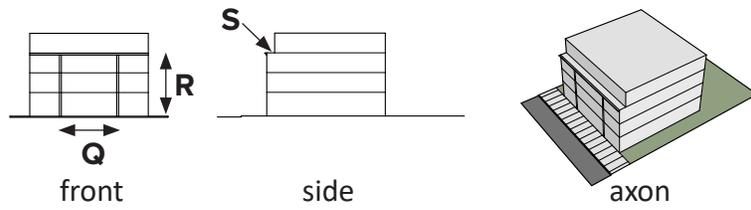
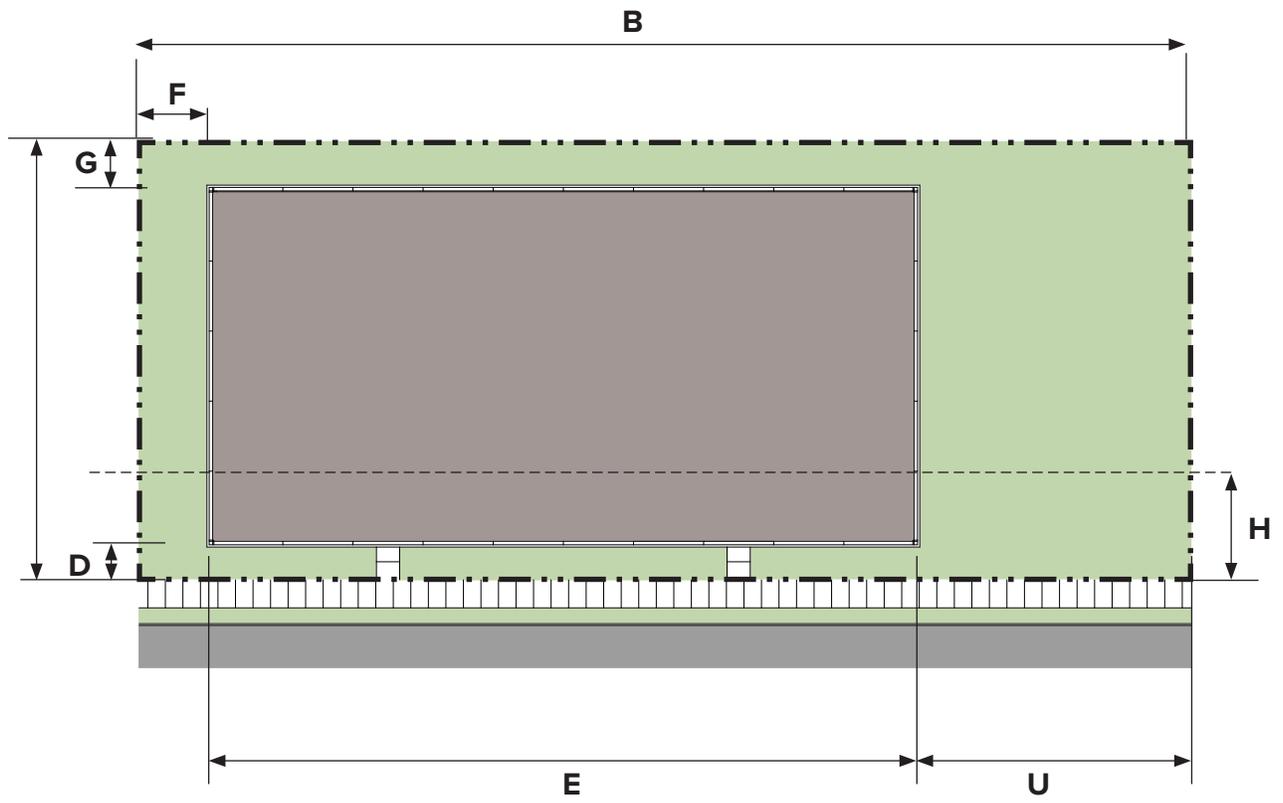
## 6. Story Height

J	First Story Minimum Height	12 ft
K	Story Minimum Height	9 ft

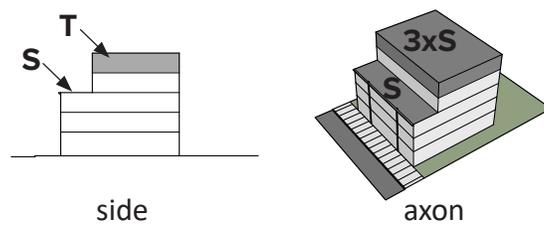
## 10. Other Standards

U	Max 12 ft frontage unbuilt
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\* See Article IV – Section 411 Supplementary yard requirements and exceptions.



**Stepback Bonus**



# Neighborhood Mixed-Use (NMU)

## 1. District Intent

Vibrant neighborhoods that allow for a mix of residential dwelling unit types, limited commercial services, parks and community facilities. This district reflects the walkable and historic nature of Elmira’s neighborhoods with limited neighborhood-scale commercial uses located on the corners. The Neighborhood Mixed-Use District contains the Near Westside Historic District. Development and revitalization of housing and the preservation of historic structures is critical to the quality of life in this district.

## 2. Description

Buildings are 2-3 stories. Lot sizes are small to medium.



## 2. Frontage Elements

Only the following frontage elements indicated in **BOLD** are allowed:

**Stoop**      **Porch**      Lightwell      Awning      Arcade

## 3. Lot Dimensions

A	Lot area (min)	1000 sf
B	Lot width (min/max)	10ft - 100 ft
C	Lot coverage (max - corner)	70% - 90%

## 7. Transparency

L	Ground floor transparency, front facade (min)	30%
M	Ground floor transparency, corner side facade (min)	30%
N	Upper floor transparency, front and corner side facades (min)	30%

## 4. Building Setbacks\*

D	Front yard (min/max)	Average
E	Facade length (max)	n/a
F	Side yards (min total)	10 ft
G	Rear yard (min)	10 ft
H	Parking Setback	greater than principal façade

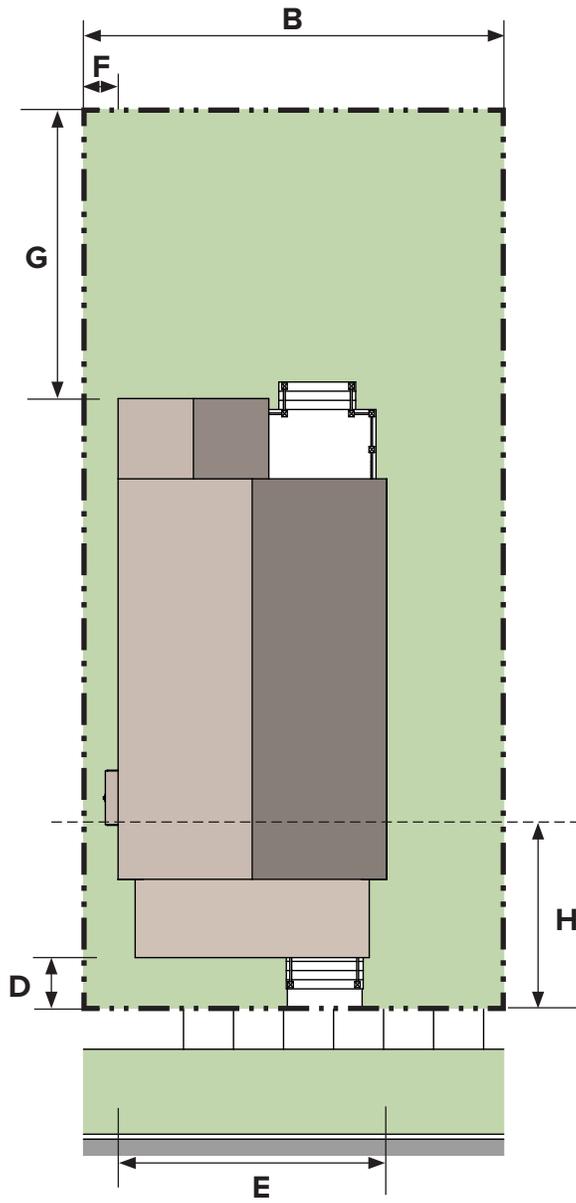
## 5. Building Height

I	Building height (max)	3 Stories
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## 6. Story Height

J	First Story Minimum Height	9 ft
K	Story height (min)	9 ft

\* See Article IV – Section 411 Supplementary yard requirements and exceptions.



# Residential Edge (RE)

## 1. District Intent

Vibrant neighborhoods that allow for a mix of residential and commercial services, parks and community facilities. This district reflects the walkable and historic nature of Elmira’s neighborhoods with smaller scale commercial uses. The Residential Edge (RE) District contains portions of the Near Westside Historic District along the major thoroughfares of Church and Water Streets and along Columbia Street as a connection to Elmira College. Development and revitalization of housing and the preservation of historic structures is critical to the quality of life in this district.

## 2. Description

Buildings are 2-3 stories. Lot sizes are small to medium.



## 2. Frontage Elements

Only the following frontage elements indicated in **BOLD** are allowed:

**Stoop**      **Porch**      Lightwell      Awning      Arcade

## 3. Lot Dimensions

A	Lot area (min)	1000 sf
B	Lot width (min/max)	10ft - 100 ft
C	Lot coverage (max - corner)	70% - 90%

## 7. Transparency

L	Ground floor transparency, front facade (min)	30%
M	Ground floor transparency, corner side facade (min)	30%
N	Upper floor transparency, front and corner side facades (min)	30%

## 4. Building Setbacks\*

D	Front yard (min/max)	Average
E	Facade length (max)	n/a
F	Side yards (min total)	10 ft
G	Rear yard (min)	10 ft
H	Parking Setback	greater than principal façade

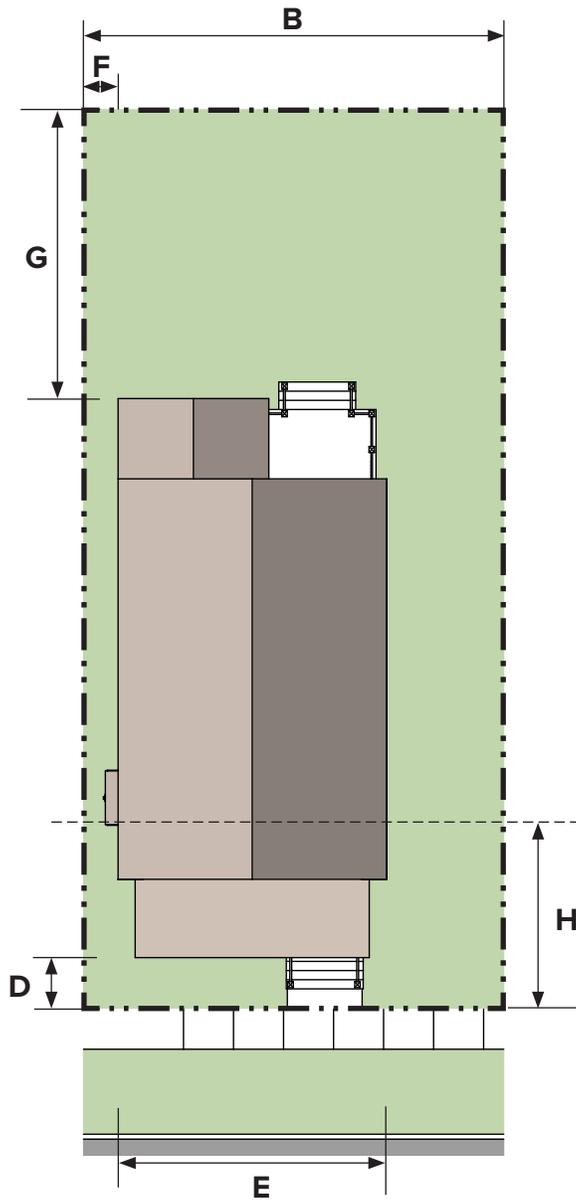
## 5. Building Height

I	Building height (max)	3 Stories
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## 6. Story Height

J	First Story Minimum Height	9 ft
K	Story height (min)	9 ft

\* See Article IV – Section 411 Supplementary yard requirements and exceptions.



# Campus TECH (C-T)

## 1. District Intent

Campus TECH is intended for the re-use of existing and development of new institutional and campus type facilities. The layout of such parcels and buildings requires a flexible approach to redevelopment that respects the unique characteristics of the parcel and the surrounding neighborhoods.

## 2. Description

This district will apply to existing large institutional campuses that will either be adaptively reused or configured to blend into the existing urban fabric.



## 2. Frontage Elements

Only the following frontage elements indicated in **BOLD** are allowed:

**Stoop**      **Porch**      Lightwell      **Awning**      Arcade

## 3. Lot Dimensions

A	Lot area (min)	1000 sf
B	Lot width (min/max)	10 ft / 100 ft
C	Lot coverage (max - corner)	70% - 90%

## 7. Transparency

L	Ground floor transparency, front facade (min)	65%
M	Ground floor transparency, corner side facade (min)	30%
N	Upper floor transparency, front and corner side facades (min)	30%

## 4. Building Setbacks\*

D	Front yard (min/max)	Average
E	Facade length (max)	150 ft
F	Side yards (min total)	10 ft
G	Rear yard (min)	10 ft
H	Parking Setback	greater than principal façade

## 8. Pedestrian Access

O	Main entrance location (required)	Facing Sidewalk
P	Functional entry spacing	n/a

## 5. Building Height

I	Building height (max)	4 Stories*
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## 9. Building Articulation

Q	Vertically oriented projection or recess no greater than 30 ft apart. Exceptions: not required above 5th story or where windows are consistently recessed 4 in. or more.
R	A horizontal projection is required between the first and third stories.
S	Any building taller than 50 ft must have a 5 ft minimum front facade stepback between 20 ft minimum and 60 ft maximum above grade.
T	<b>*Stepback Bonus:</b> Stepbacks greater than 8 ft allow for additional stories with a floor area no more than 3 times the total area of the stepback.

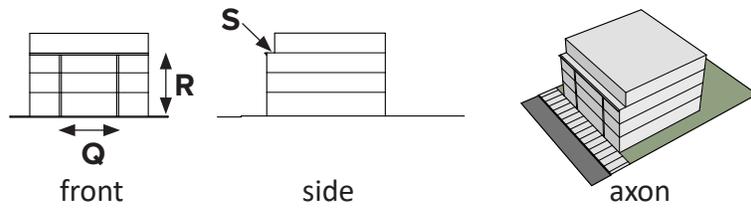
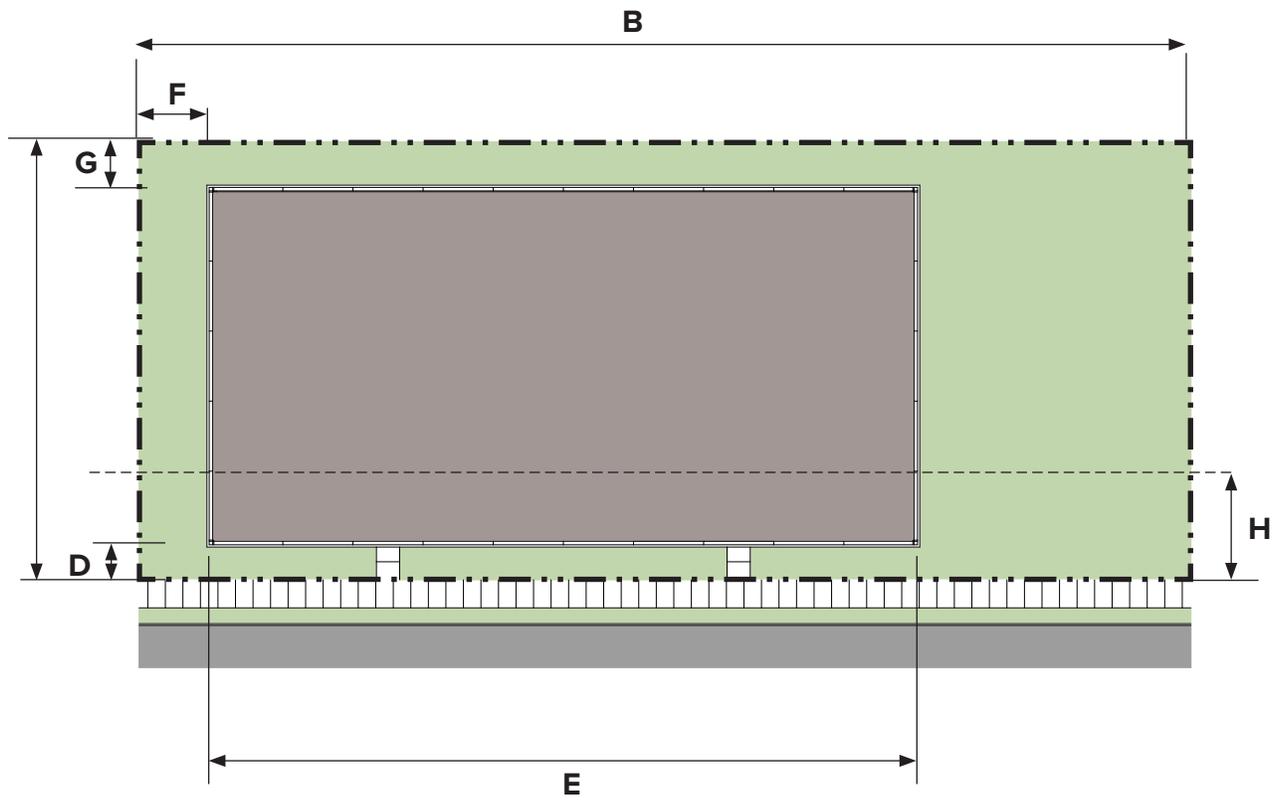
## 6. Story Height

J	First Story Minimum Height	9 ft
K	Story Minimum Height	9 ft

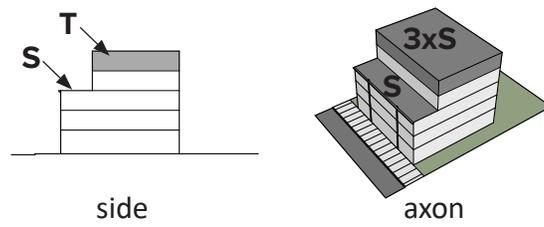
## 10. Other Standards

max 12 ft frontage unbuilt

\* See Article IV – Section 411 Supplementary yard requirements and exceptions.



**Stepback Bonus**



# Campus IND (C-I)

## 1. District Intent

A district designed to diversify and strengthen the local economic base by allowing for light manufacturing, assembly and fabrication including small scale or specialized industrial operations, office and research related activities and general retail. External effects should not be perceived outside the district.

## 2. Description

Multi-story buildings with on-site parking for automobiles and/or trucks.



## 2. Frontage Elements

Only the following frontage elements indicated in **BOLD** are allowed:

Stoop      Porch      **Lightwell**      **Awning**      Arcade

## 3. Lot Dimensions

A	Lot area (min)	20000 sf
B	Lot width (min/max)	50 ft / none
C	Lot coverage (max)	60%

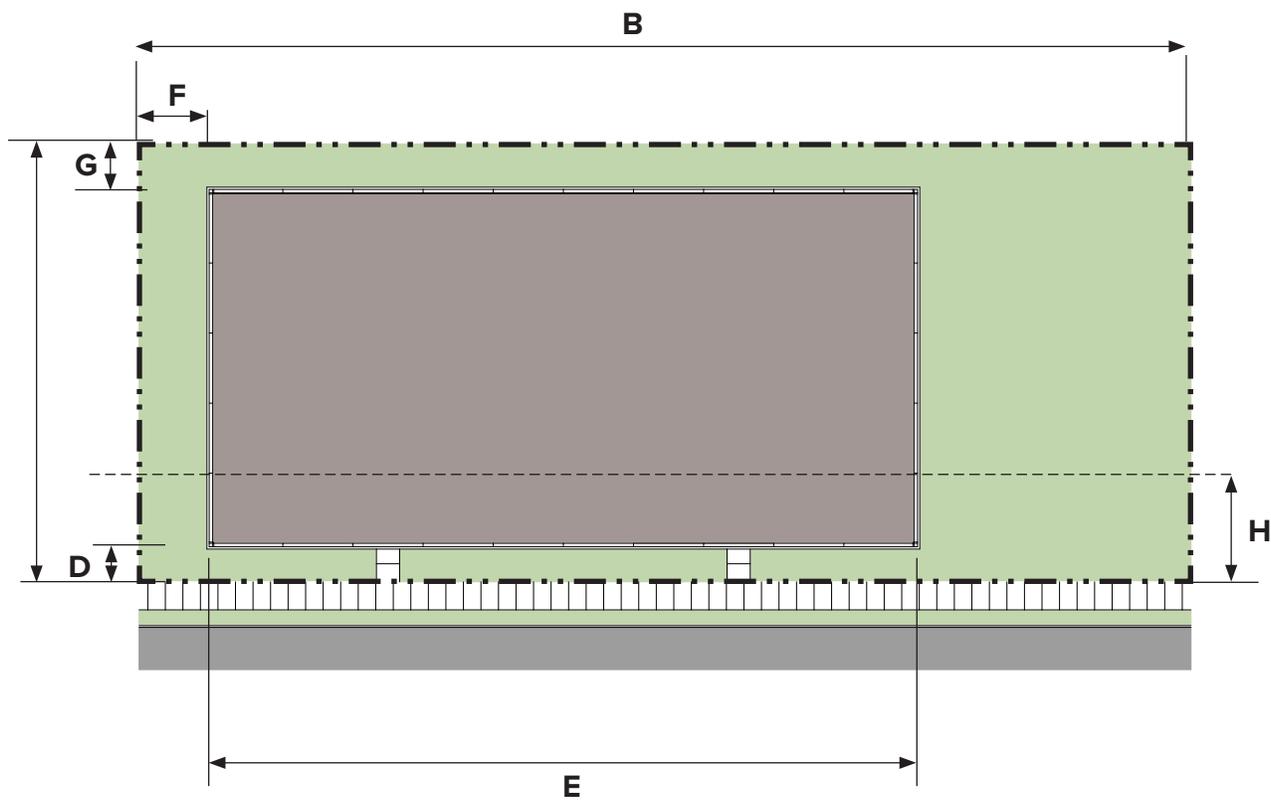
## 4. Building Setbacks\*

D	Front yard (min/max)	25 ft / none
E	Facade length (max)	n/a
F	Side yards (min total)	10 ft + buffer
G	Rear yard (min)	10 ft + buffer
H	Parking Setback	greater than principal façade

## 5. Building Height

I	Building height (max)	4 Stories
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\* See Article IV – Section 411 Supplementary yard requirements and exceptions.



## **C. Parking Standards**

### **A. Applicability**

- (1) Parking and loading requirements shall apply to all zoning districts in the City Center Form-Based Code.
- (2) All structures and land uses hereafter erected, enlarged, created, or changed shall have parking and loading and unloading as provided below.

### **B. Parking Evaluation Process**

- (1) Required parking facilities shall be determined before a building permit shall be issued.
- (2) The Director of Code Enforcement or the Planning Board shall make a determination of the required number of parking spaces and the size and location of loading and unloading zones based on the Parking Criteria below.
- (3) The Planning Board shall have the authority during site plan and special permit review to regulate the number of spaces and alter the size and location of loading zones.
- (4) The parking table in Appendix B Zoning of the City of Elmira Code of Ordinances may be referred to as a guide but off-street parking may not be required for new buildings and uses.

### **C. Parking Criteria**

- (1) The proposed parking shall not result in limit impacts on the "street wall" which should be maintained through a combination of building facade, fencing, landscaping and limit any openings in the street wall to 20' max for residential uses and 24' max for commercial uses and 6' max for pedestrian openings.
- (2) On-site parking shall be balanced against lot size, dimensional limitations and topography.
- (3) Parking should be located on the same lot as the use it is intended to serve if practicable.
- (4) On-street parking space may be used as an alternative to on-site parking where availability can be demonstrated.
- (5) The availability of public parking within a reasonable distance from use.
- (6) The availability of off-site private parking.
- (7) The availability of shared parking.

#### **D. Shared Parking Requirements**

Shared is allowed either on the same, adjacent or nearby parcels, provided:

- (1) There is an agreement on the separate parcel or lot guaranteeing the maintenance of the required off-street parking facilities during the existence of any of the principal uses having beneficial use of the shared parking. Said covenant shall:
  - (a) Be executed by the owner of said lot or parcel of land and the parties having beneficial use thereof;
  - (b) Be enforceable by any one or all of the parties having beneficial use thereof; and
  - (c) Be enforceable against the owner, the parties having beneficial use, and their heirs, successors and assigns.

#### **E. Parking Lot Screening**

- (1) Parking lots shall be screened from all street or rights-of-way in such a manner as to facilitate adequate sight distance at points of egress.
- (2) A well maintained rail, fence, wall, or other continuous barricade of a height sufficient to retain all cars completely within the property shall be provided. Such barricade may consist of planted material at least four feet (4'), but no greater than seven feet (7') in height.
- (3) In addition, on any side of the parking lot abutting a residential district or abutting a property being used for residential purposes and not owned by the owner of the parking lot, a minimum six foot (6') wide buffer strip of planted material shall be installed, said planting to consist of compact hedge material and shall be maintained in good condition by the owner.

#### **F. Parking lot landscaping requirements.**

- (1) Buffer planting shall be installed between the parking lot and adjacent properties.
- (2) Buffer planting shall be installed between the parking lot and the street.
- (3) If existing trees and vegetation are left on the site, these may be used in lieu of new plantings.
- (4) Consideration should be given to green infrastructure techniques such as bioretention areas.

#### **G. Parking lots with more than 40 (Forty) cars shall be designed in accordance with the following:**

- (1) One tree planted on the perimeter of the parking lot for every 10 cars or fraction thereof.
- (2) One tree planted in the interior of a parking lot (on traffic islands) for every 10 cars or fraction thereof.
- (3) Internal traffic islands including one for every 20 cars or part thereof to reduce the impact of the parking area and provide safety for vehicles moving within the area.
- (5) Consideration should be given to green infrastructure techniques such as bioretention areas.

**H. New plantings shall comply with the following sizes:**

- (1) Major tree 3-1/2" caliper
- (2) Flowering tree 2-1/2" caliper
- (3) Evergreen tree 4-6' height
- (4) Shrub 2-3' height or spread

**I. Parking space size.**

- (1) Perpendicular parking (90°)
  - a. Each parking space shall be nine feet by eighteen feet (9' x 18').
  - b. The minimum aisle width shall be twenty-four feet (24') for two-way traffic.
  - c. The minimum aisle width shall be twenty-two feet (22') for one-way traffic.
  
- (2) Angled parking (60°)
  - a. Each parking space shall be nine feet by twenty-two feet (9'x 20')
  - b. The minimum aisle width shall be twenty-three feet (23') for two-way traffic.
  - c. The minimum aisle width shall be fifteen feet (15') for one-way traffic.

**J. Stacked parking restrictions.**

- (1) Except as otherwise provided herein, parking facilities shall be designed so that each motor vehicle may proceed to and from the parking space provided for it without the moving of any other motor vehicle.
- (2) Stacked or valet parking may be allowed at the discretion of the Director of Code Enforcement or Planning Board.

**K. Loading Areas**

- (1) Off-street loading facilities shall be provided for each commercial or industrial use unless it is demonstrated that the use does not require a dedicated loading area.
- (2) Off-street loading facilities shall be so arranged as not to interfere with pedestrian or motor traffic on the public street or highway.
- (3) Any required off-street loading berth shall have a clear area not less than twelve (12) feet in width by twenty-five (25) feet in length

## D. Signage Standards

The sign table below refers to allowable signs by district. Refer to Article V: Signs Appendix B City of Elmira Zoning Ordinance of the City Code for additional regulations.

Type of Sign	RE	NMU	UMU	CBD	Campus TECH	Campus IND
Awning	P	P	P	P	P	P
Billboard	NP	NP	NP	NP	SP	SP
Business	SP	SP	P	P	P	P
Flashing (See Sec. 520.16)	NP	NP	NP	SP	P	P
Freestanding	P	P	NP	NP	P	P
Internally Illuminated	NP	NP	P	P	P	P
Indirectly Illuminated	P	P	P	P	P	P
Marquee	NP	NP	NP	SP	NP	NP
Nameplate	P	P	P	P	P	P
Off-Site Advertising	NP	NP	P	P	P	P
Projecting	SP	SP	P	P	P	P
Public Service	SP	SP	SP	SP	SP	SP
Temporary	P	P	P	P	P	P
Wall	SP	SP	P	P	P	P
Window	P	P	P	P	P	P

**Key: NP - Not Permitted; SP - Special Permit Required; P - Permitted**

## E. Lighting Standards

In the City-Center Form Based Code, lighting shall conform the following standards:

### A. General Requirements.

- a. All outdoor lights and illuminated signs shall be designed in such manner as to prevent objectionable light at and across the property lines, and to prevent direct glare at any location on or off the property.
- b. In the RE and NMU Districts no lighting level measured at the building Frontage Line shall exceed 1.0 foot candles.
- c. In the UMU, C-T, and C-I Districts no lighting level measured at the building Frontage Line shall exceed 2.0 foot candles.
- d. In the CBD no lighting level measured at the building Frontage Line shall exceed 5.0 foot candles.

- e. Shielding. All outdoor fixtures shall be fully shielded and installed in such a way that no light is emitted above a horizontal plane running through the lowest part of the fixture. The lighting shall also be shielded to prevent direct glare and/or light trespass, and shall be, as much as physically practical, contained to the target area.



**F. Historic District**

Refer to Article IV Section 440 of Appendix B City of Elmira Zoning Ordinance of the City Code for requirements for projects located within historic districts in the City-Center Form Based Code.

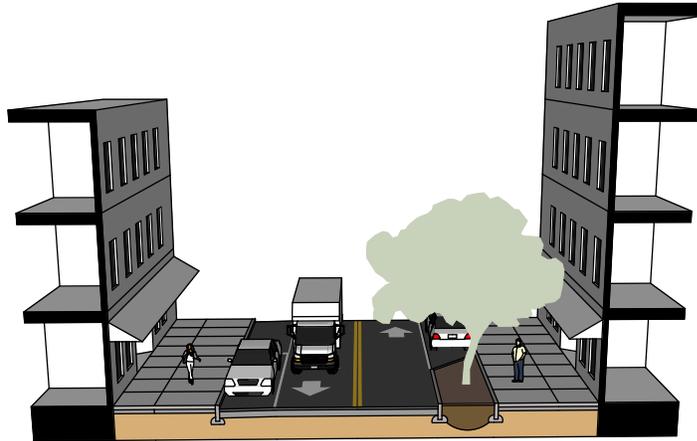
## **VIII. Thoroughfare Standards and Civic Spaces**

### **A. Future Streets**

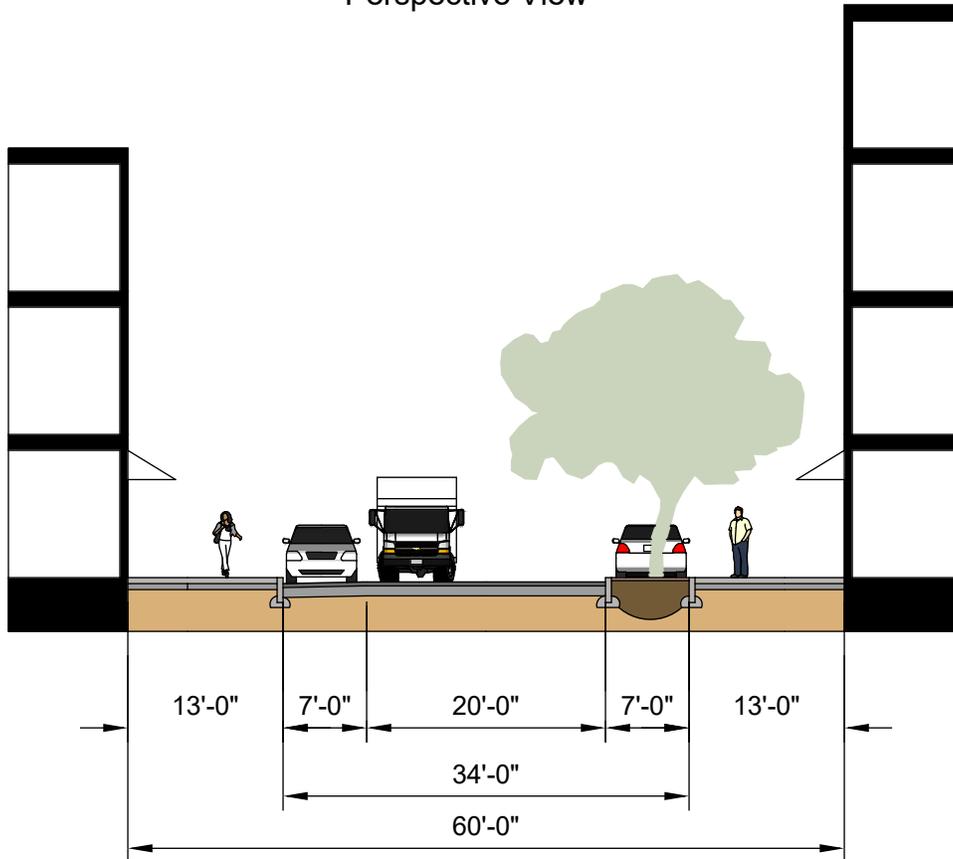
The following pages provide guidance on street types by district including street widths, speed, lane width, walkway type, curb type, landscape requirements, and transportation provision. These regulations apply when new streets are constructed.

# THOROUGHFARE ASSEMBLIES: TYPE A

Thoroughfare Type	Main Street
Sub Area Assignment	CBD, UMU
Right-of-Way Width	60 feet
Pavement Width	34 feet
Movement	Slow
Design Speed	25 MPH
Pedestrian Crossing Time	XX seconds
Traffic Lanes	2 lanes - asphalt
Parking Lanes	Two sides @ 7 feet marked both sides
Curb Radius	15 feet
Walkway Type	13 foot sidewalk both sides - concrete
Planter Type	7 foot planter bump outs
Curb Type	Granite curb
Landscape Type.	Trees at 30' o.c. avg.
Transportation Provision	Bus route and Bikes share lane



Perspective View

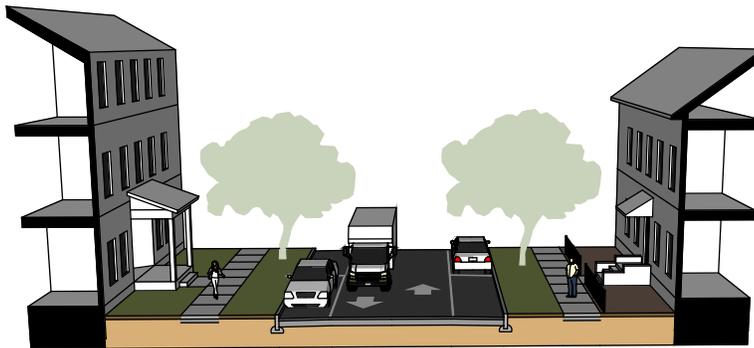


Street Section

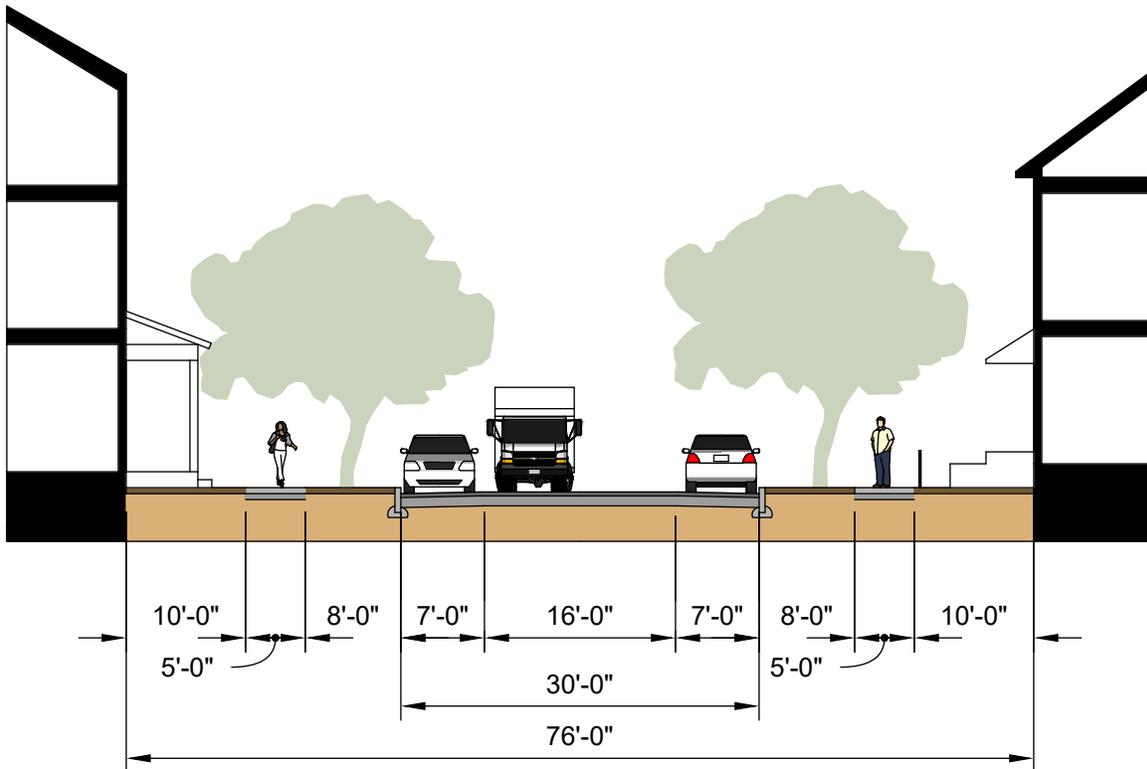
SCALE: 1"=16'

# THOROUGHFARE ASSEMBLIES: TYPE B

Thoroughfare Type	Local Street
Sub Area Assignment	NMU, RE, C-T, C-I
Right-of-Way Width	76 feet
Pavement Width	30 feet
Movement	Slow
Design Speed	25 MPH
Pedestrian Crossing Time	XX seconds
Traffic Lanes	2 lanes - asphalt
Parking Lanes	Two sides @ 7 feet unmarked both sides
Curb Radius	none
Walkway Type	5 foot sidewalk both sides - concrete
Planter Type	8 foot tree lawn both sides
Curb Type	Granite curb
Landscape Type.	Trees at 30' o.c. avg.
Transportation Provision	Bikes share lane



Perspective View



Street Section

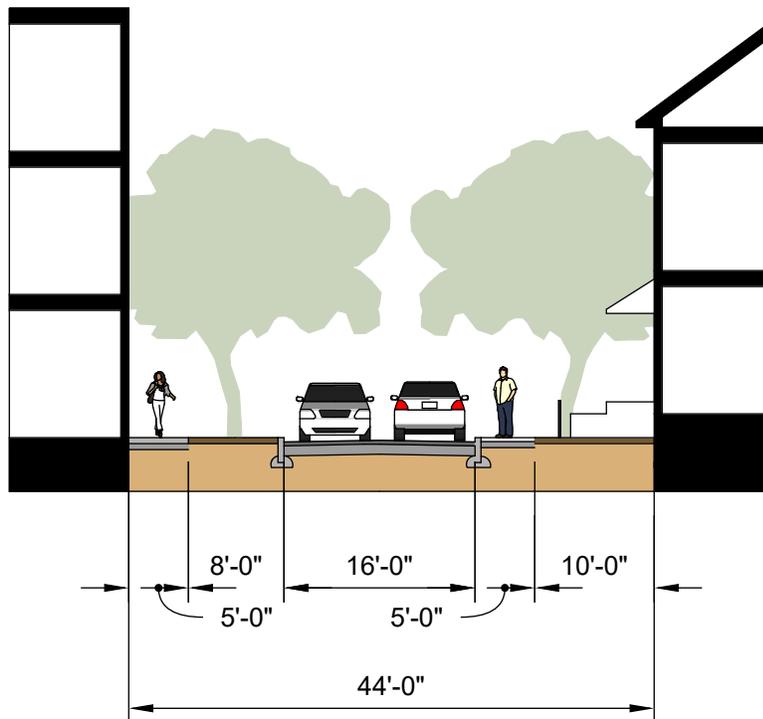
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# THOROUGHFARE ASSEMBLIES: TYPE C

Thoroughfare Type	Yield Street
Sub Area Assignment	NMU, RE
Right-of-Way Width	44 feet
Pavement Width	16 feet
Movement	Slow
Design Speed	25 MPH
Pedestrian Crossing Time	XX seconds
Traffic Lanes	2 lanes - asphalt
Parking Lanes	none
Curb Radius	none
Walkway Type	5 foot sidewalk both sides - concrete
Planter Type	8 foot tree lawn or 10 ft yard
Curb Type	Granite curb
Landscape Type.	Trees at 30' o.c. avg.
Transportation Provision	Bikes share lane



Perspective View



Street Section

SCALE: 1"=16'