



**CITY OF SYRACUSE, MAYOR BEN WALSH**  
**300 South State Street, Suite 700 Syracuse, NY 13202**

Department of Neighborhood and Business Development  
 Jake Dishaw, Zoning Administrator  
 Office of Zoning Administration – P: (315)448-8640 E: Zoning@syr.gov

<b><u>Z-2868</u></b>	<b><i>Staff Report – May 28, 2024</i></b>
<b><i>Application Type:</i></b>	Text Amendments – Zoning Ordinance
<b><i>Project Address:</i></b>	City of Syracuse
<b><i>Summary of Proposed Action:</i></b>	Amendments to Articles 1, 2, 3, 5, and 7.
<b><i>Owner/Applicant</i></b>	Office of Zoning Administration
<b><i>Summary of Changes</i></b>	During the May 6, 2024 CPC public hearing, the Planning Commission deliberated on SEQR for Z-2868 and voted on a negative declaration for the SEQR review.
	The City Planning Commission had a Work Session to discuss the proposed Zoning Ordinance Text Amendments on May 22, 2024.
<b><i>Scope of Work:</i></b>	The following is a summary of text amendments in:
	<p><b>All Articles</b></p> <ul style="list-style-type: none"> <li>• Corrects scrivener and grammatical errors and omissions;</li> </ul> <p><b>Article 1</b></p> <ul style="list-style-type: none"> <li>• Insert date of ReZone adoption;</li> <li>• Clarifies the burden for determining non-conforming status;</li> <li>• Grandfathers 2 story single unit homes previously used as two-unit homes if established prior to July 1, 2023;</li> </ul> <p><b>Article 2</b></p> <ul style="list-style-type: none"> <li>• Clarifies “impervious” lot coverage to be “lot coverage, maximum,” revises standards;</li> <li>• Clarifies and corrects number of buildings allowed per lot and orientation thereof;</li> <li>• Clarifies setback requirements and adds setback regulation for lots with more than two frontages;</li> <li>• Revises “Impervious Lot Coverage” to describe the types of impervious coverage and clarifies coverage maximums;</li> </ul> <p><b>Article 3</b></p> <ul style="list-style-type: none"> <li>• Revises language in Section 3.2 relating to Table 3.1;</li> <li>• Clarifies language in the New and Unlisted Use Determinations section, 3.2.D;</li> <li>• Modifies Primary Residential Use Classifications in Table 3.1, creates Residential-commercial Living Use Category;</li> <li>• Creates Congregate Living Use Type;</li> <li>• Clarifies terms in Mixed Income Development regulations;</li> <li>• Establishes new use type and use specific regulations for Single-Unit and Two-Unit Dwelling Conversion;</li> <li>• Revises use specific regulations for Accessory Dwelling Units;</li> <li>• Creates new section 3.6 containing Use Definitions;</li> <li>• Clarifies gasoline fueling station with retail parking regulations;</li> </ul>

Z-2868**Article 4**

- No amendments to Article 4;

**Article 5**

- Clarifies applicability of Site Plan Review and exemptions; revises table relating Site Plan Review thresholds;
- Eliminates references to Syracuse Onondaga County Planning Agency, inserts Office of Zoning Administration, as appropriate;

**Article 6**

- No Amendments to Article 6;

**Article 7**

- Sec. 7.2 deletes section and moves definitions of Use Categories to new section 3.6, Use Definitions;
- Eliminates definition of housekeeping unit and household and calculation thereof;
- Sec. 7.3 Deletes and moves “use definitions” to new section 3.6, Use Definitions;
- Adds or revises existing definitions.

***SEQR Determination:***

Pursuant to 6 NYCRR §614. Regulations, the proposal is a Type I Action.

***Onondaga County  
Planning Board  
Referral:***

Pursuant to GML §239-1, m and n, the proposed text amendment was reviewed by the Onondaga County Planning Board with no position.