



Syracuse City Planning Commission Meeting August 21, 2018

Begins at 6:00 p.m. in the City Council Chambers
1979 West 1900 South, Syracuse, UT 84075

Regular Meeting Agenda

PLANNING COMMISSIONERS

CHAIR

Grant Thorson

VICE CHAIR

Larry Johnson

Curt McCuiston

Greg Day

Dale Rackham

Brett Cragun

Gary Bingham

1. Meeting Called to Order

- Invocation or Thought by Commissioner **Rackham**
- Pledge of Allegiance by Commissioner **Bingham**
- Adoption of Meeting Agenda

2. Meeting Minutes

- July 17, 2018 Regular and Work Session

3. Public Comment

this is an opportunity to address the Planning Commission regarding your concerns or ideas, regarding items that have not been scheduled for a public hearing on this agenda. Please limit your comments to three minutes.

4. Public Hearing – Major Home Occupation, Best Friends Preschool, located 2323 West 1425 South

5. Continuation – Proposed Amendment to the General Plan Map R-1 to PRD, per request of Monterey Properties LLC. located approx. 2955 South Bluff Road

6. Adjourn

Work Session

1. Department Business

- a. City Council Liaison Report
- b. City Attorney Updates
- c. Upcoming Agenda Items

2. Discussion Items

- a. Housing Density Training
- b. Proposed Amendment to §10.82 RPC – Residential Planned Community Zone
- c. Proposed Amendment to §10.75 PRD – Planned Residential Development
- d. Proposed Amendment to §10.20.060 – General Plan Amendments

3. Commissioner Reports

4. Adjourn

NOTE

If you wish to attend a particular agenda item, please arrive at the beginning of the meeting. In compliance with the Americans Disabilities Act, those needing auxiliary communicative aids and services for this meeting should contact the City Office, at 801-614-9626, at least 48 hours prior to the meeting.

Meetings of the Syracuse Planning Commission may be conducted via electronic means pursuant to Utah Code Ann. §52-4-207. In such circumstance, contact will be established and maintained via electronic means and the meeting will be conducted pursuant to the Rules, Policies and Procedures established by the Governing Body for electronic meetings.

CERTIFICATE OF POSTING

This agenda was posted on the Syracuse City Hall Notice Boards, the State Public Notice website at <http://www.utah.gov/pmn/index.html>, and the Syracuse City website at <http://www.syracuseut.com>.



PLANNING COMMISSION AGENDA

August 21, 2018

Agenda Item # 2

Meeting Minutes

July 17, 2018 Regular and Work Session

Minutes of the Syracuse Planning Commission Regular Meeting, July 17, 2018

Minutes of the Regular Meeting of the Syracuse City Planning Commission held on July 17, 2018, at 6:00 p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present: Commission Members: Grant Thorson, Chair
Larry Johnson, Vice Chair
Curt McCuistion
Dale Rackham
Brett Cragun

City Employees: Noah Steele, Development Services Manager
Royce Davies, Planner
Heather Davies, Administrative Professional
Brian Bloeman, City Engineer
Paul Roberts, City Attorney
Jo Hamblin, Deputy Fire Chief

City Council: Councilwoman Corrine Bolduc

Excused: Gary Bingham
Greg Day

Visitors: Pam & Keith Warren
J.D. Bernards
Logan Johnson
Connie Barlow
Ruth Seaver
Kriste & Gordy Gerszewski
Kent & Jana Erikson
Mike Wright

James & Marlene Ruggles
Barbara Nichols
David Day
Shanon Stevenson
Dana Carrigan
Dan & Carol Gibson
Dewayne & Judy Jacobsen
Jerry McAlexander

6:09:57 PM

1. Meeting Called to Order:

Chair Thorson called the meeting to order. Commissioner Cragun provided an invocation. The Pledge of Allegiance was led by Commissioner Johnson.

6:11:59 PM

COMMISSIONER JOHNSON MADE A MOTION TO ADOPT THE PLANNING COMMISSION AGENDA FOR THE JULY 17, 2018 MEETING TO INCLUDE THE MEETING MINUTES FOR JUNE 19, 2018. THE MOTION WAS SECONDED BY COMMISSIONER MCCUISTION. ALL WERE IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.

6:12:48 PM

2. Meeting Minutes:

COMMISSIONER MCCUISTION MADE A MOTION TO ADOPT THE PLANNING COMMISSION MEETING MINUTES FOR THE JUNE 5, 2018 AND JUNE 19, 2018 REGULAR AND WORK SESSION. COMMISSIONER JOHNSON SECONDED. MOTION PASSES UNANIMOUSLY.

6:13:41 PM

3. Public Comment: This is an opportunity to address the Planning Commission regarding your concerns or ideas, regarding items that have not been scheduled for a public hearing on this agenda. Please limit your comments to three minutes.

Open public comment.

6:14:26 PM

Close public comment.

6:14:30 PM

4. Public Hearing – Amendment to Antelope Business Park Site Plan, located 1098 W 350 S

Development Services Manager Noah Steele shares that they have finished the construction on two of the buildings. However, the applicant did not build according to the approved plans. The building is missing windows and landscaping. The code has specific requirements 15% for brick, rock, stone and glass for the front of the buildings. The developer is proposing a different location for cutout of windows on the building which will bring them to the minimum standards of the code. Staff is not thrilled with the decrease in architectural standards however the changes will meet the minimum code requirements.

6:21:17 PM

Commissioner Johnson made a point that there were already a few windows being cut out. The applicant stated he was in a hurry and took the chance that it would be ok. Mr. Michael Wright, Antelope Business Park, stated there was an issue

with putting in the windows with the size of the trusses. Mr. Wright shares that there was no point in having the windows with the way the building was finished. Mr. Wright confirmed that they did cut the windows in as they made sense and looked uniform on the outside of the building.

[6:23:33 PM](#)

Open public comment.

[6:23:50 PM](#)

Ms. Dana Carrigan, of Syracuse, shares her concerns that approving this would lower the standards of architecture for the building. Ms. Carrigan shares her thoughts on sticking to what was initially approved.

[6:26:02 PM](#)

Close public comment.

[6:26:22 PM](#)

Mr. Wright shares that this was a mistake by his architect. Mr. Wright shares that they are willing to cut windows in at a different location to meet the Code. Mr. Wright is proud of his beautiful project. Commissioner McCuiston asks for some refreshment on the originally approved plans. Mr. Steele shares that this was approved in Jan 2017 and amended in Oct 2017 to remove landscaping around the building and increase landscaping at the entrances. Commissioner McCuiston points out that there is also missing sidewalk that was needed to extend towards the edge of the building. Commissioner Rackham points out that there was also missing landscape at the entries. Commissioner McCuiston asked why the developer wouldn't put fake windows up to make the building look like what was approved. Mr. Steele shares that they discussed multiple options with the developer, but this is the plan the developer would like, and this will meet the ordinance. Chair Thorson shares that he thinks that this project will still look good even with the adjustments to the site plan. Adding the two windows will make the developer meet the code requirement of 10% of masonry materials for the side.

[6:37:42 PM](#)

COMMISSIONER **JOHNSON** MOVED THE PLANNING COMMISSION APPROVE THE REQUEST TO THE AMENDMENT OF THE ANTELOPE BUSINESS PARK SITE PLAN WITH THE ADDITION OF THE TWO WINDOWS ON THE NORTH AND SOUTH SIDE OF BUILDING 1 AND THE LANDSCAPE AND SIDEWALK TO MEET THE DRAWINGS PRESENTED IN THE PACKET. COMMISSIONER **RACKHAM** SECONDED. Commissioner Cragun shares his concerns for future issues to arise and in going forward, that any changes be made aware to City Staff and addressed at that time. Commissioner McCuiston isn't happy of the changes made by the developer. THIS MOTION PASSES UNANIMOUSLY.

[6:40:45 PM](#)

5. Public Hearing – 3rd Amendment to the Ninigret North I Amended Subdivision Plat, located approx. 1000 W 350 S

Planner Royce Davies shares that this is subdividing one lot into two to provide a site plan for a future 7-Eleven. There is confusion concerning a right-of-way. This meets the requirements of the code for the zone. There is also a cross access easement on the property that will be discussed on the next item.

[6:42:55 PM](#)

Eric Rice, the applicant, shares that a previous Commissioner asked for a larger right-of-way for future widening of the street.

[6:44:07 PM](#)

Open public comment.

[6:44:16 PM](#)

Close public comment.

[6:44:48 PM](#)

COMMISSIONER **MCCUISTION** MOVED THE PLANNING COMMISSION APPROVE THE REQUEST OF PHIL HOLLAND AND LOGAN JOHNSON FOR A PLAT AMENDMENT CALLED NINIGRET NORTH AMENDED 3 AT 200 S 1000 W IN THE INDUSTRIAL ZONE. COMMISSIONER **JOHNSON** SECONDED. MOTION PASSES UNANIMOUSLY.

[6:45:16 PM](#)

6. Public Hearing – Site Plan for 7-Eleven, located approx. 1026 W 350 S

Planner Davies shares that the applicant has addressed some of the comments from both Staff and the ARC. Mr. Davies shares that they added bump out for their large architectural feature that is required for buildings located on a corner lot. The applicant has increased the amount of glass on the structure as well. The applicant plans to put a metal pole sign on the property on the corner of 200 S and 1000 W. Staff requested a pedestrian access to the west which wasn't included on the plans. Mr. Davies shares that the gas canopy was really long that didn't meet the code for colors. Staff and the ARC would prefer the gas canopy to not be the banded colors and therefore recommends continuing the project.

[6:53:22 PM](#)

Logan Johnson, the applicant, shares that they moved the location of the doors which changed the floor plan thus creating the asymmetry of the windows. Mr. Johnson also shares that they have included color concrete to emphasize the entryway. The signs will be approved at a later date. Commissioner Rackham asks if there will be a gazebo over the top of the picnic tables. Mr. Johnson states that there is no gazebo currently. Commissioner Johnson thanks the applicant for doing some of the recommendations made by the ARC. Mr. Davies shares that they put notches in the canopy as well as brick work up the arms of the canopy. Commissioner Rackham shares that he would like the posts to be the same as the arms on the canopy or removed altogether. Mr. Steele shares that he is ok with

asking the applicant to beef up the posts on the bump out and including maybe some trellis work to help the architecture not look like steel outlined box. Chair Thorson asks about what the canopy would look like if they didn't do the rainbow stripes in which the applicant shares that they did not have a plan just as yet.

7:12:43 PM

Commissioner Cragun is ok with conditional approval. Commissioner McCuiston asks the Staff's opinion as why they suggested tabling the item. Commissioner Rackham and Commissioner Johnson are ok with tabling the item. Chair Thorson is ok either way and would feel tabling would be better than conditional approval. There is deliberation towards how to word the motion.

7:17:22 PM

COMMISSIONER **JOHNSON** MOVED THE PLANNING COMMISSION APPROVE THE REQUEST OF PHIL HOLLAND FOR A COMMERCIAL SITE PLAN CALLED SYRACUSE 7-ELEVEN AT 200 S 1000 W IN THE INDUSTRIAL DEVELOPMENT ZONE WITH THE FOLLOWING CONDITIONS: 1. ALL OF STAFF'S COMMENTS ARE ADDRESSED 2. THE DEVELOPER WORKS WITH STAFF TO REDUCE THE STRIPING ON THE GAS CANOPY TO 25% 3. MAKE THE COLUMNS LESS HAZARDOUS. Motion suspended.

7:18:59 PM

Open public comment. Mike Wright, Antelope Business Park, shares that he is in favor of the project. Mr. Wright is glad for the pedestrian access. Mr. Johnson shares his desire for including a 6 ft gap in the fence on the west side of the property for the pedestrian access.

7:20:37 PM

Close public comment.

7:20:48 PM

There is some discussion about the fencing gap. Mr. Johnson asks for the motion to have wording stating they would consider a pedestrian access.

7:23:55 PM

COMMISSIONER **JOHNSON** CONTINUES HIS MOTION WITH THE ADDITION OF A 4TH CONDITION TO LOOK AT A CROSS ACCESS EASEMENT LOCATION FOR PEDESTRIAN TRAFFIC TO THE BUSINESS PARK TO THE WEST. COMMISSIONER **RACKHAM** SECONDED. MOTION PASSES UNANIMOUSLY.

7:25:44 PM

7. Adjourn

COMMISSIONER **RACKHAM** MADE A MOTION TO ADJOURN. COMMISSIONER **JOHNSON** SECONDED THE MOTION. ALL WERE IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.

Grant Thorson, Chairman
Date Approved: _____

Commission Secretary

Minutes of the Syracuse Planning Commission Work Session, July 17, 2018

Minutes of the Syracuse City Planning Commission Work Session held on July 17, 2018, at 6:00 p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present: Commission Members: Grant Thorson, Chair
Larry Johnson, Vice Chair
Dale Rackham
Curt McCuiston
Brett Cragun

City Employees: Noah Steele, Development Services Manager
Royce Davies, Planner
Heather Davies, Administrative Professional
Brian Bloemen, City Engineer
Jo Hamblin, Deputy Fire Chief
Paul Roberts, City Attorney

City Council: Councilwoman Corrine Bolduc

Excused: Greg Day
Gary Bingham

Visitors:

7:32:49 PM

Chair Thorson starts the Work Session.

1. Department Business:

7:33:00 PM

a. City Council Liaison Report

Councilwoman Corrine Bolduc shares:

- The Council approved Criddle Farms Phase 1 and Grayson Ridge Phase 4
- One Year lease for the Regional Park

7:33:48 PM

b. City Attorney Updates

Paul Roberts, City Attorney, stated that he has nothing.

7:33:54 PM

c. Upcoming Agenda Items

Mr. Steele shares the following items are as follows:

- Wilcox Farms Phase 2 Final
- Work session item potentially next meeting
- The Alan Prince project is postponed until a further date.

7:35:26 PM

2. Discussion Items:

a. Amendment to §10.82 RPC – Residential Planned Community Zone

Mr. Steele shares that spurred from the discussion of the RPC item that was on the agenda for the last meeting. Mr. Steele shares that the developer has talked with City Council and showed the plan that didn't meet the ordinance. The City Council is looking for a way to fund the regional park and therefore sees a way to reduce the common space requirements when located in close proximity to a public park. Mr. Steele reviews the proposed changes.

7:46:29 PM

Commissioner Johnson shares that they denied the project due to what was submitted did not meet the Code whatsoever. Commissioner Johnson isn't in favor of switching money and land around for parks that aren't being developed. Commissioner McCuiston shares that this project was premature and that it would be better addressed at a later date. Chair Thorson asks for clarification on the 15% for cash as well as the snow removal easements/locations. Chair Thorson doesn't feel like this is the right time to address this type of development. Commissioner Rackham asks if making the change would make enough revenue to fund the park, in which it would not. Commissioner Rackham is for the snow locations and none of the other changes. Commissioner McCuiston is worried about the increased traffic this would bring with the higher density. Mr. Steele asks what the Commissions thoughts were for that area being RPC use in place as the code is currently written. Chair Thorson makes the point in that there will not be direct access to the on/off ramp of the WDC. Commissioner Johnson is ok for townhomes but is not ok for apartments in that specific area. Chair Thorson is for revisiting this item on the Work Session again.

64 [8:08:48 PM](#)

65 Commissioner Rackham is ok with the money for the park, but not too comfortable with the distance restriction.
66 Commissioner Johnson likes some pieces and some not so much. Commissioner McCuiston feels this item is
67 too premature. Commissioner McCuiston is understanding where the park is concerned, however, he feels that
68 this wouldn't be accepted by residents just yet. Commissioner Cragun likes the park idea but concurs with
69 Commissioner McCuiston as this might be too premature. Chair Thorson feels that the distance is too large and
70 is not for the increased density.

71 [8:14:25 PM](#)

72 **3. Commissioner Reports**

73 Commissioner Rackham asks for information on the IBI Study. Mr. Steele shares that it will hopefully be ready by the
74 end of August. Commissioner Rackham asks what happened to the fence requirement on the south side of Stillwater Lake
75 Estates. Mr. Steele shares that there isn't going to be a fence on the south of the Stillwater Lakes but potentially not have
76 the fence on the north. Chair Thorson asks the question concerning road closures on Doral Drive.

77 [8:21:41 PM](#)

78 **4. Adjourn**

79 COMMISSIONER **MCCUISTION** MADE A MOTION TO ADJOURN. COMMISSIONER **JOHNSON** SECONDED. ALL
80 WERE IN FAVOR. MOTION PASSES UNANIMOUSLY.



PLANNING COMMISSION REGULAR MEETING

August 21, 2018

ADMINISTRATIVE ITEM

Agenda Item # 4

Public Hearing - Best Friends Preschool

Factual Summation

Please review the following information. Any questions regarding this agenda item may be directed to Royce Davies, City Planner.

Location:	2323 W 1425 S
Current Zoning:	R-1
General Plan:	R-2
Property Area:	0.41 Acres

Summary

The applicant is requesting a major home occupation permit approval for a preschool in the basement of their home. There will be one employee at the daycare with two classes per day, two and a half hours per session. Classes will be held Monday through Thursday.

The rear yard of the property is fenced with a 6-foot vinyl fence that has a locking gate on the east side of the house. Background checks have been provided for the owner and employee and do not indicate any concerns. A Professional Educator License from the State of Utah has been provided. The preschool will occupy approximately 589 square feet of the property with a walkout basement exit on the east side of the house. Davis County records show a total square footage of 2,547 making the daycare approximately 23% of the dwelling, falling within the 30% maximum allowed by City Code.

If this conditional use permit is approved by the Planning Commission, staff will move forward with the review of a City Business License.

Recommendation

Because the conditional use permit application meets all the requirements of the City Code, staff recommends that the conditional use permit be **approved**.

Suggested Motion Language

Approval – “I move the Planning Commission approve the request of Jennifer Stoker for a major conditional use permit for a preschool called Best Friends Preschool at 2323 West 1425 South in the R-1 Zone.

Table – “I move the Planning Commission continue the request of Jennifer Stoker for a major conditional use permit for a preschool called Best Friends Preschool at 2323 West 1425 South in the R-1 Zone. until (give date) based on the following findings:

1. (list findings)”

Denial – “I move the Planning Commission deny the request of Jennifer Stoker for a major conditional use permit for a preschool called Best Friends Preschool at 2323 West 1425 South in the R-1 Zone based on the following findings:

1. (list findings).”


Attachments:

- Aerial Map
- Zoning Map
- General Plan Map
- Floor Plan
- Home Occupation Business Code
- Application Photos

Best Friends Preschool

2323 West 1425 South

Legend

 2323 W 1425 S

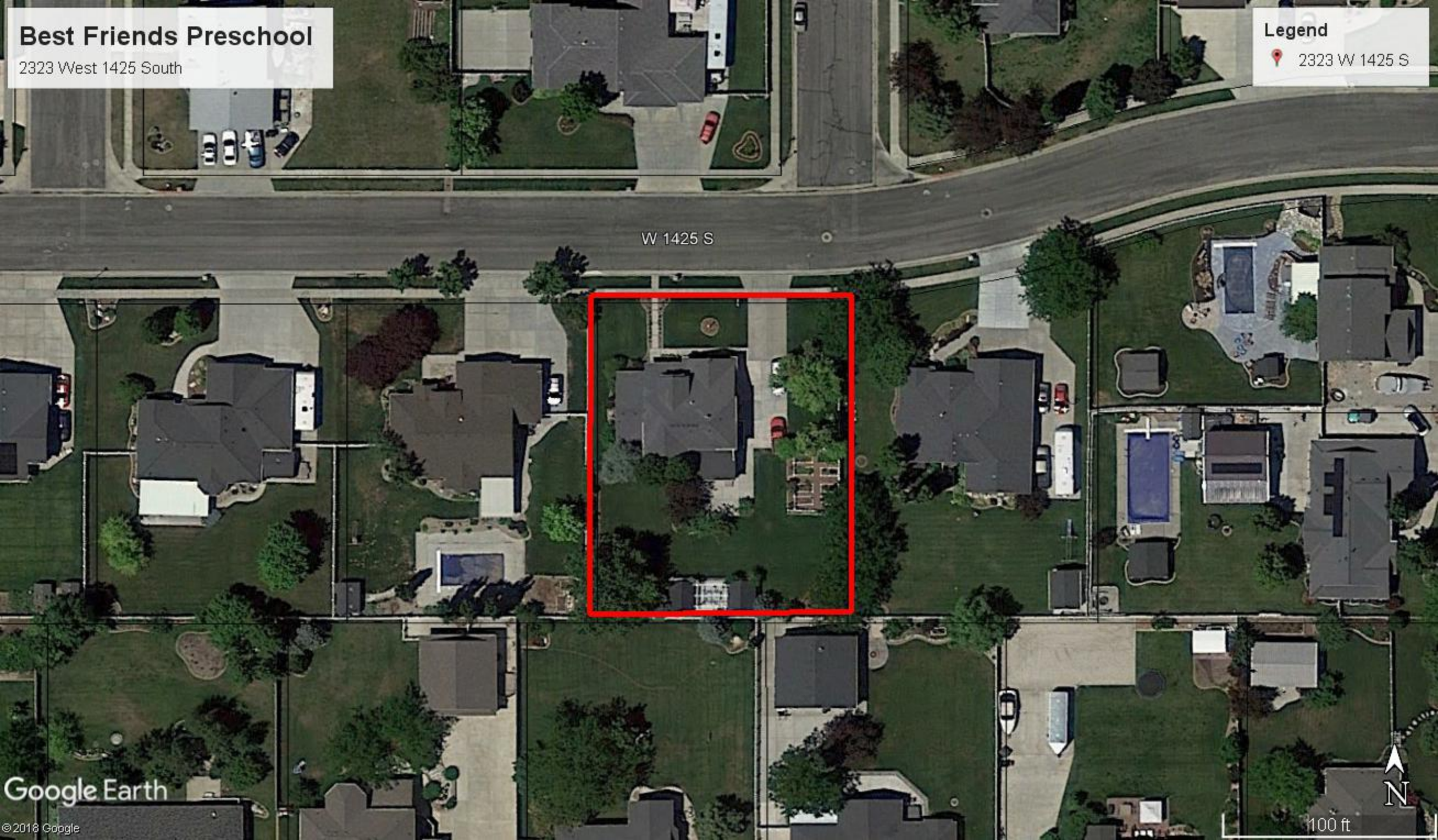
W 1425 S

Google Earth

© 2018 Google

100 ft

N



Best Friends Preschool General Plan

2323 West 1425 South

Legend

 R-2 (3 dwellings per acre)

W 1425 S



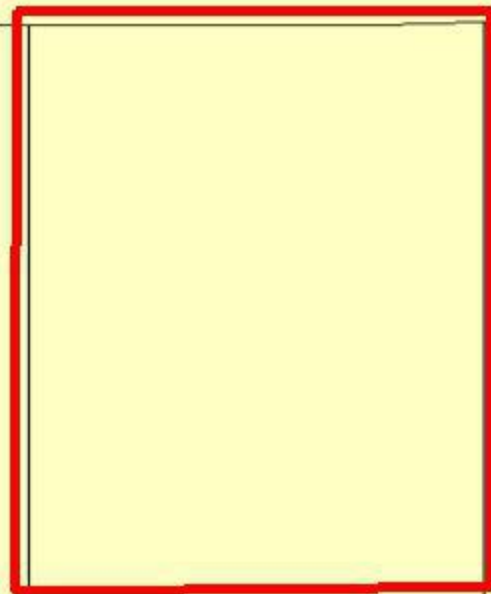
Best Friends Preschool Zoning

2323 West 1425 South

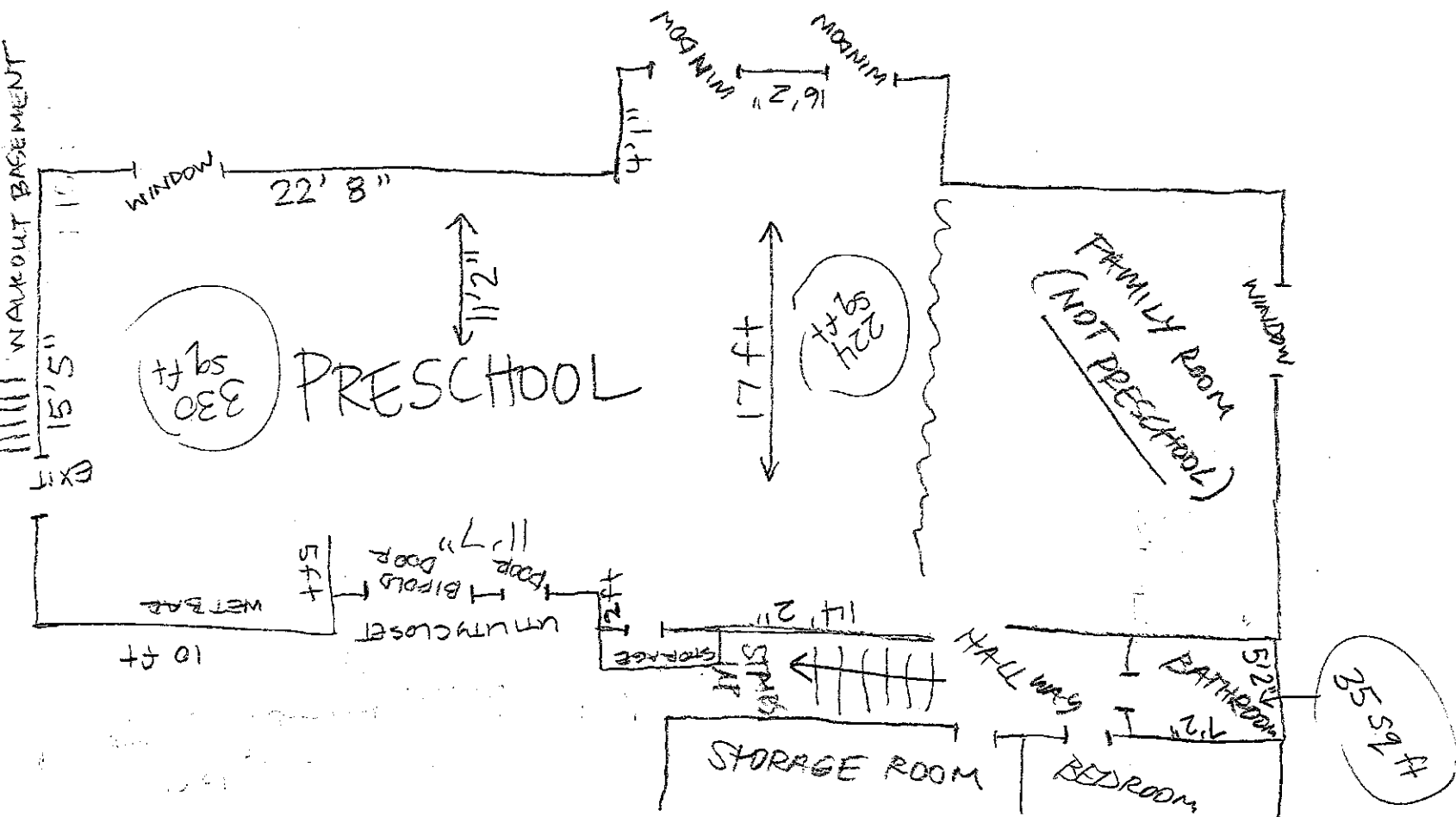
Legend

 R-1 (2.3 dwellings per acre)

W 1425 S



* Total sq ft for preschool = 589 sq ft



HOME OCCUPATION BUSINESS CODE

10.35.040 Home occupation.

(A) Purpose. The purpose for home occupations is to encourage the conducting of the majority of business activities within the more appropriate commercial zones while allowing business activities within residences on a limited basis if such activities comply with the standards of this section. All home occupations shall be secondary and incidental to the residential use. The occupants should conduct such businesses so that neighbors, under normal conditions, would not be aware such businesses exist. Home occupations are a temporary privilege that the Land Use Authority can revoke upon a determination that the home occupation disrupts the residential neighborhood.

(B) Standards. The following restrictions shall apply to any home occupation:

- (1) A home occupation shall not be permitted if it changes the outside appearance of the dwelling. No modifications shall be made to expressly accommodate the commercial use in the home.
- (2) The home occupation may include the sale of commodities; however, the business should deliver products to customers. The occupation may also include the retail sale of products and services at the home with a maximum of two customers per hour. The business owner may increase the number of customers or patrons approved to come to the home per hour by providing sufficient off-street parking and ensuring the home occupation does not adversely affect the neighborhood.
- (3) The area of the home devoted to the home occupation and/or storage of stock in trade shall not occupy more than 30 percent of the area of any one floor. Child care may use a larger percentage of the home.
- (4) The home occupation shall not involve the use of any yard space or activity outside the residence, except where the use or activity is of the type customarily found in the residential neighborhood and where said use or activity does not adversely impact the residential nature of the neighborhood.
- (5) The home occupation may store inventory or supplies within the garage or an accessory building as long as the garage still functions for parking as many vehicles as specified at the time of construction. The home occupation shall not store outside any type of material used for the business.
- (6) No display of merchandise or advertising shall be visible from the street or neighboring properties, except as permitted in SCC 10.45.050.
- (7) Residents may have one occupational vehicle and trailer, associated with the home occupation, that does not exceed 10,000 pounds gross vehicle weight for minor home occupations and 20,000 pounds gross vehicle weight for major home occupations, on site, provided they park said vehicles off the street, in compliance with residential off-street parking standards, and not on any street adjacent to or near their premises. By way of illustration and not limitation, this subsection prohibits the storage or parking of business vehicles, such as limousines, service or work vehicles (snowplows, landscape and maintenance trucks, etc.), and similar vehicles as well as delivery and contractor's vehicles, equipment, and trailers used to transport same. Business owners may not intentionally station, position, or park an occupational vehicle or trailer in any manner on

private property so as to advertise, promote, or draw attention to products, services, events, or other similar purposes at the homeowner's residence while parked thereon.

(8) The home occupation shall not allow employees, other than those living in the dwelling, to come to work at the home or to park vehicles at the home to go to a job site. The only exception is that one additional person may be employed as a second adult for a day care, secretary, apprentice, or assistant where there are no more than five family members actively engaged in the home occupation. An additional off-street parking space shall be provided.

(9) The home occupation shall generate no greater vehicular traffic or parking than commonly associated with the neighborhood wherein the applicant(s) will conduct business, i.e., heavy trucks, delivery, or similar vehicles, etc. The business shall limit vehicular parking to those living at the dwelling.

(10) A home occupation shall not store explosive or combustible materials anywhere on the premises. The home occupation shall not unreasonably disturb the peace and quiet of the neighborhood, including but not limited to interference of radio, television, or other electronic reception, by reason of design, materials, construction, lighting, odor, dust, sounds, noise, vibrations, vehicles, parking, and general operation of the business.

(11) Home occupations shall not hold promotional meetings, for the purpose of selling merchandise or taking orders, more than once per month.

(12) Home occupations shall not hold garage, basement, yard, or other similar sales more than four times each year, and each sale shall not last more than 72 hours.

(13) There shall be complete conformity with all City and state codes including fire, building, plumbing, electrical and health codes, and business license regulations. Appropriate departments will conduct any periodic inspections required by these codes.

(14) The home occupation shall not create a demand for municipal or utility services or community facilities in excess of those usually and customarily provided for residential uses.

(15) The home occupation shall not involve the installation of any equipment, fixtures, plumbing, or electrical wiring that is incompatible with a residential area by reason of excessive noise, utility usage, waste production or broadcast interruption, etc.

(16) The Land Use Authority may review and revoke any home occupation license upon a finding of noncompliance with this section. Inspections by the City may occur as necessary to assure conformance with these regulations.

(17) Disabled individuals can obtain a waiver through the Land Use Administrator to allow such persons to become self-sufficient.

(18) The City may place additional restrictions on a home occupation relating to hours of operation, parking, traffic, or other matters as it deems necessary to mitigate impacts on the neighborhood and the City in general.

(19) A permit for a home occupation is valid for only the original applicant and is not transferable to any resident, address, or any other occupation. Upon termination of the applicant's residency, the home occupation permit shall become null and void.

(C) Minor Home Occupations. This section shall deem businesses conducted on residential properties, which meet the standards outlined above, as minor home occupations. The Land Use Administrator shall review and approve all minor home occupations. The Land Use Administrator may refer a home occupation application to the Planning Commission for the imposition of additional requirements as deemed necessary in order to mitigate potential negative impacts on surrounding property owners. Minor home occupations shall include, but not be limited to, the following:

- (1) Advertisement services.
- (2) Artists, authors, architectural services.
- (3) Barber shops and beauty shops.
- (4) Consulting services, craft sales.
- (5) Dance studio, aerobic exercise, music lessons, tutoring.
- (6) Day care, where the number of children equals eight or less.
- (7) Direct sales distribution.
- (8) Data processing, computer programming.
- (9) Garden produce.
- (10) Health and fitness (such as personal trainers, diet and weight loss supplements).
- (11) Home crafts.
- (12) Insurance sales or broker, interior design.
- (13) Janitorial.
- (14) Mail order (not including retail sales from site).
- (15) Preschool, where the number of sessions equals four or less.
- (16) Real estate sales or broker.
- (17) Sales representative.
- (18) Swimming lessons.

(D) Major Home Occupations.

- (1) The definition of a major home occupation shall include any business within a residential zone that meets the standards listed in subsection (B) of this section but

requires additional conditions of approval imposed by the Land Use Authority, as provided herein, to mitigate the increased impact of such home occupations on the surrounding property owners.

Major home occupations shall be conditional uses in all residential zones due to the potential increase in the impact of a business as allowed by the following:

(a) A larger commercial vehicle, not exceeding 20,000 pounds, may be used, provided it is parked on private property and adequately screened. Parking of the commercial vehicle shall occur on the side or in the rear of the home.

(b) Day care, where the number of children is greater than eight and a second employee is required at the home.

(c) Preschools, where the number of sessions is greater than four per week.

(d) A larger percentage of the home or an accessory building may be used for the home occupation under conditions recommended by the Planning Commission. The use of an accessory structure or an attached or detached garage, or yard space, for a home occupation may be considered as a conditional use only under the following conditions:

(i) The Planning Commission finds that the proposed home occupation will be clearly accessory and subordinate to the principal use of the property for dwelling purposes; and

(ii) The Planning Commission finds that the proposed home occupation will not adversely affect the residential nature and aesthetic quality of the neighborhood; and

(iii) Any off-street parking displaced by the home occupation is relocated elsewhere on the lot or parcel in compliance with setback standards for the zoning in which the property is located; and

(iv) The Planning Commission may impose any conditions it deems necessary to mitigate impacts of the home occupation on the neighborhood.

(2) Major home occupations may include, but not necessarily be limited to, the following:

(a) Any use allowed as a minor home occupation that is requiring additional conditions of approval as shown in subsection (D)(1) of this section.

(b) Small engine repairs (excluding automobiles, motorcycles, and snowmobiles).

(c) Woodworking.

(d) Pest or weed control service.

(3) The following uses, by the nature of the investment or operation, have a pronounced tendency once started to increase beyond the limits permitted for home occupations and thereby impair the use and value of a residentially zoned area for residential purposes and

are more suited to professional or business districts. Therefore, the uses specified below shall not be permitted as home occupations:

- (a) Minor or major auto repair, painting of vehicles, trailers, or boats;
- (b) Funeral chapel or home;
- (c) Gift shops;
- (d) Medical or dental clinic;
- (e) Welding or machine shops; and
- (f) Appliance repair (large).

(E) Child day care home occupations shall limit the number of children at the residence to eight unless a second adult works for the home occupation, in which case the day care shall limit the number of children at the residence to 16.

(1) All day care home occupations shall have a back yard fully enclosed with a secure fence.

(2) All day care home occupations shall acquire a license from the Utah Department of Health, Bureau of Licensing Requirements.

(3) Any person residing within the dwelling or employed from out of the dwelling shall not have a conviction of any crime, identified in Section 77-27-21.5(1)(e)(i), Utah Code Annotated 1953, or any other sexual crime against another person. Employees and everyone 18 years of age or older in the household shall provide a criminal background clearance through the Utah Bureau of Criminal Investigation prior to any contact with the children attending such day cares.

(F) Adult day care home occupations shall limit the number of adults at the residence to six at only one time. The following standards shall apply:

(1) The adult day care must be operated by a person who resides in the single-family dwelling.

(2) An adult day care participant, who is not mentally or physically capable of negotiating a normal path to safety, shall count as three persons. The City may request a statement from a physician that a participant is mentally and physically capable of negotiating a normal path to safety.

(3) An off-street, unobstructed, paved parking area for the pick up and drop off of adults must be provided.

(4) When assistive devices or aids are necessary for an adult day care participant to negotiate a normal path to safety, the adult day care shall be handicap accessible.

(5) The rear yard shall be fully enclosed with a secure fence at least 60 inches in height.

(6) The adult day care must be licensed by the state of Utah and continuously maintain a current license with the state as outlined in State Administrative Code R501-13.

(G) Preschool Home Occupations. Home preschools shall have back yards fully enclosed with secure fencing and shall limit the number of students to 16 children per session.

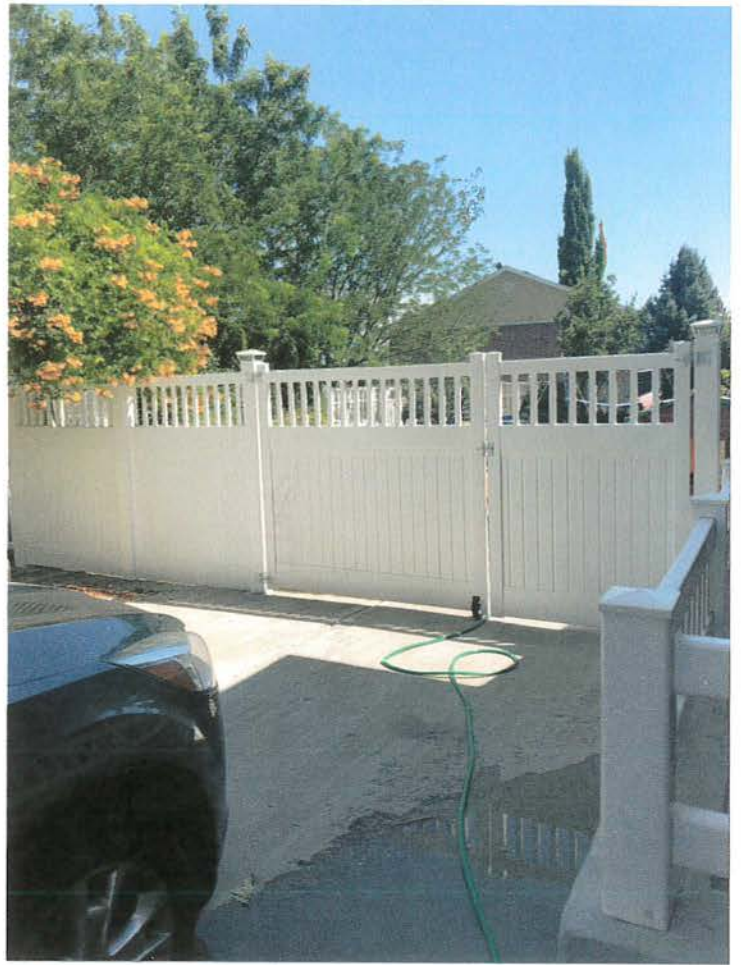
2323 W 1425 S



2323 W 1425 S



← Fence along
West side of home



↑ Fence at end of
driveway along
East side of house



PLANNING COMMISSION REGULAR MEETING

August 21, 2018

ADMINISTRATIVE ITEM

Agenda Item # 5

General Plan Map Amendment: R-1 to PRD.

Factual Summation

Please review the following information. Any questions regarding this agenda item may be directed to Royce Davies, City Planner.

Location:	Approx. 3100 South Bluff Road
Current Zoning:	A-1
Current General Plan:	A-1 and R-1
Requested General Plan:	PRD
Property Area:	13.527 Acres

Summary

During their regular meeting on June 12, 2018 the Planning Commission moved to continue this item to an unspecified date. Since that time, the developer has worked with the Army Corps of Engineers to determine the location and intensity of wetlands and with the Trailside community to the west to address concerns raised during the June 12th meeting. Wetlands issues have since been addressed to an extent that the developer feels comfortable coming forward again to the Planning Commission.

The applicant is requesting that the General Plan Map be amended to allow three parcels to be changed from an A-1 and R-1 General Plan designation to PRD. It is intended that a subdivision like Trail's Edge to the west be constructed with similar lot sizes, open space, and trail amenities in the PRD Zone. Proximity to Bluff Road (a Minor Arterial Road), the planned West Davis Corridor, and existence of the same product type in Trail's Edge has been cited by the applicant as reasoning to allow the PRD Zoning.

Without amortization of this property by the City, development will likely occur in some form. The current General Plan designation of R-1 requires lots that are at least 12,000 square feet. New homes on lots in this zone in Syracuse are currently selling between \$350,000 and \$400,000. The viability of this price point is low in the current market and even lower when next to a highway such as the West Davis Corridor. Moving to a higher density product in the R-3 Zone doesn't change much with prices for properties in this zone in Syracuse ranging between \$290,000 and \$350,000. As many of these homes are similar in size and quality, the desirability in the market is similar and severely decreased by the adjacency of a highway.

A small-lot single family product such as is permitted in the PRD Zone would likely be the beginning of marketability on this property given its location and the inflated prices of the

current market. Price point is lower for this product type, but not by much as properties in the Still Water development across the proposed highway corridor range between \$275,000 and \$350,000. The PRD limits density to 6 units per acre while the areas of Still Water with the 3,500 square foot lot designation are roughly 7 units per acre, including open space. It would follow that a development in the PRD might have larger lots than Still Water and be more expensive as a result.

Alternatively, if this property does not develop as small-lot single family homes, once the highway is built, the viability of lower densities on the property will be even lower. As such, future development would likely be attached to provide viable marketability at a lower price point that proximity to a highway would support.

The applicant also has requested a comparison of the densities permitted on the subject property in various zones in the city. The following table compares these various densities:

Acres	Zone	Max units/acre	Max allowed lots	Proposed units	Proposed units/acre
13.45	A-1	.5	6	NA	NA
13.45	R-1	2.3	30	NA	NA
13.45	R-2	3	40	NA	NA
13.45	R-3	4	53	NA	NA
13.45	R-4	11	147	NA	NA
13.45	PRD	6	80	64	4.75
13.45	RPC	4	53	NA	NA

As is shown above, the total number of units permitted on this property per its size is 80. The applicant is proposing 64.

Recommendation

Because of proximity to the proposed West Davis Corridor, trail access to Jensen Nature Park that would facilitate open space in a development on the property, and direct access to a Minor Arterial (Bluff Road), staff recommends that this General Plan amendment request be **approved**.

Suggested Motion Language

Approval – “I move the Planning Commission recommend that the City Council approve the request of Alan Prince to amend the General Plan Map from R-1 and A-1 to PRD at 3500 South Bluff Road.

Table – “I move the Planning Commission continue the request of Alan Prince to open the General Plan Map for a potential change from R-1 and A-1 to PRD at 3500 South Bluff Road until (give date) based on the following findings:

1. (list findings)”

Denial – “I move the Planning Commission recommend that the City Council deny the request of Alan Prince to amend the General Plan Map from R-1 and A-1 to PRD at 3500 South Bluff Road based on the following findings:

1. (list findings).”

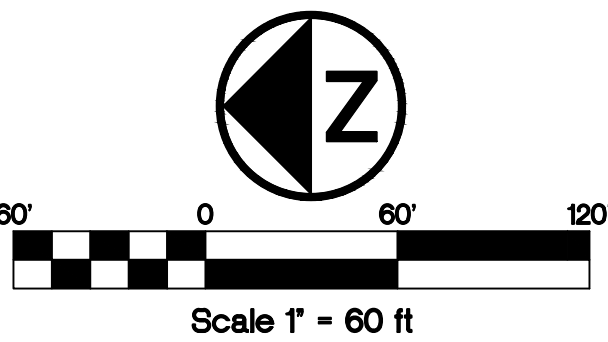
Attachments:

- Proposed General Plan Map Amendment

EDGEWATER PARK

BLUFF DRIVE - SYRACUSE

CONCEPT PLAN



WILDING
ENGINEERING

14721 SOUTH HERITAGE CREST WAY
BLUFFDALE, UTAH 84065
801.553.8112
WWW.WILDINGENGINEERING.COM

GENERAL NOTES

TOTAL AREA IN THE ASSEMBLED 3 TAX ID PARCELS: 14.36 AC

TOTAL AREA IN SITE MINUS EXISTING PARCEL NORTH OF BLUFF DRIVE: 13.51 AC

AREA REMAINING AFTER REMOVING BLUFF DRIVE: 12.55 AC

TOTAL DENSITY ALLOWED AT 6 UNITS/ACRE (PRD ZONE): 81 LOTS

TOTAL AREA IN BLUFF DRIVE: 0.96 AC (66' ROW)

TOTAL AREA IN TRAIL PARCEL: 1.40 AC

TOTAL AREA IN INTERNAL OPEN SPACE (A, B, C, D, TERRA PARK): 1.18 AC

TOTAL REQUIRED OPEN SPACE (20% OF AREA): 2.51 ACRES (12.55 AC)

DENSITY: 4.73 UNITS/ACRE

TOTAL LOTS: 64

AREA OF UNDISTURBED WETLANDS: 2.40 ACRES

IMPROVED TERRA PARK: 0.19 ACRES (8,400 SQFT)

TYPICAL INTERNAL LOT: 46'X94' (8'+8' SIDE YARDS)

TYPICAL CORNER LOT: 58'X91' (8'+20' SIDE YARDS)



NO.	REVISION	DATE

PROJECT INFORMATION

EDGEWATER

CONCEPT PLAN

SYRACUSE, UTAH

DRAWN DCC	CHECKED GPW	PROJECT # 18097
ENGINEER'S STAMP		DATE 7/30/2018
		SCALE 1" = 60'
		SHEET C101

C:\DATA\18097 Syracuse, Bluff DR - Alan Prince\dwg\concept 4.dwg
PLOT DATE: 30 JUL 2018



PLANNING COMMISSION WORK AGENDA

August 21, 2018

Agenda Item # 2a

Residential Housing Training

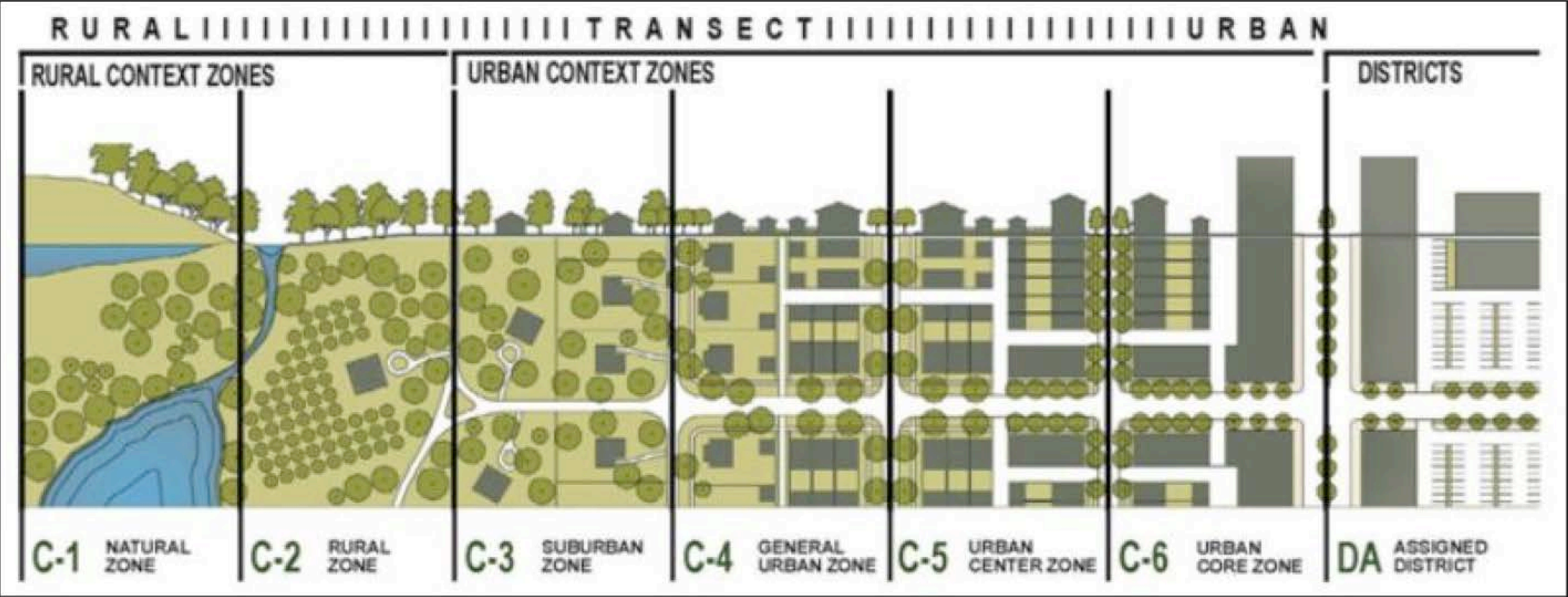
Residential Housing Types

(& their respective densities)

Goals:

1. Learn about different housing products currently allowed in the city
2. Learn about different housing products being built in surrounding city's
3. Become more familiar with units per acre associated with different housing types
4. Formulate opinions of what makes a successful residential development and what that looks like for our fine city

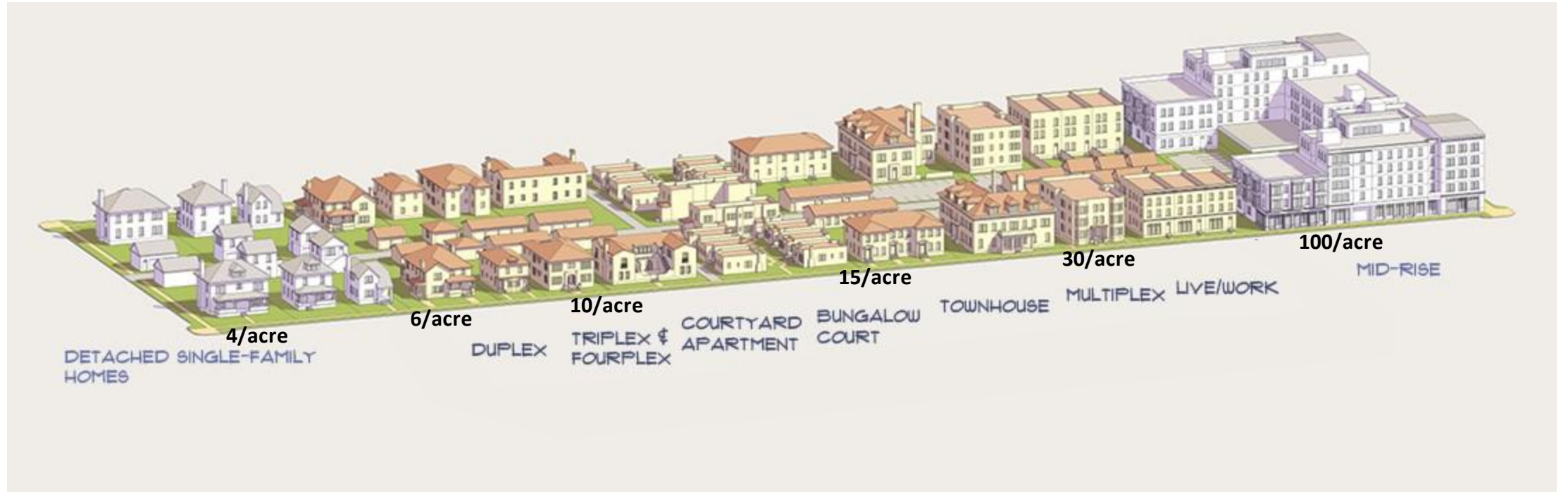
Rural-Urban Transect



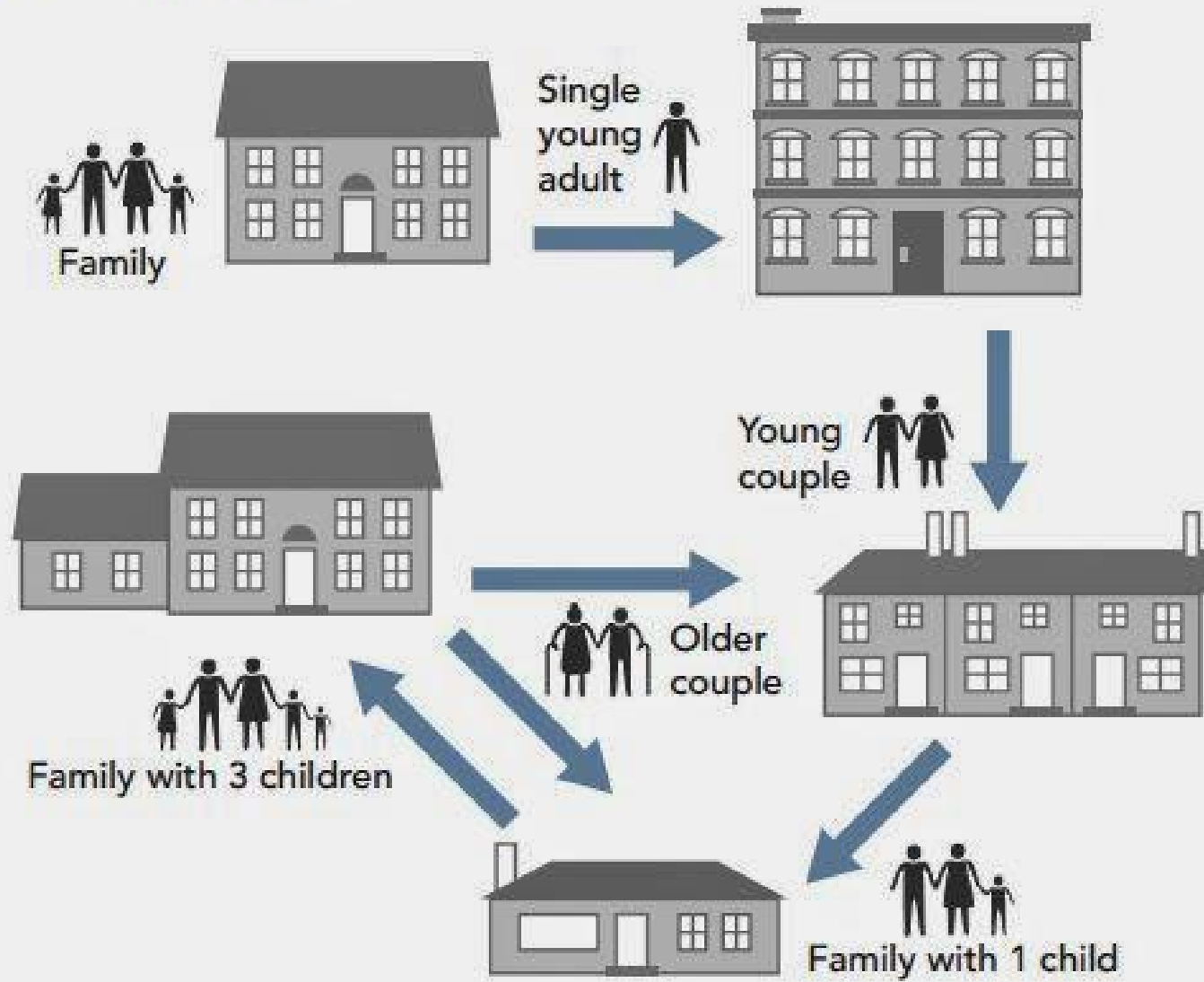
1935 1990 2000 2018

—————→

Housing Types



HOUSING LIFE CYCLE



Syracuse Residential Zones

Zone	Type	Maximum Density (Units Per Acre)	Minimum Lot Size (Square Feet)
A-1	Agriculture	0.5	21,780 (1/2 acre)
R-1	Single Family Detached Residential	2.3	12,000
R-2	Single Family Detached Residential	3	10,000
R-3	Single Family Detached Residential	4	8,000
R-4	Mixed Residential	11	None
PRD	Mixed Residential	6	None
RPC	Large Scale Mixed Residential	4	3,500, 5,600, and 7,000



Single Family Detached A-1

- 21,780 sq ft min lot
- .5 units per acre max (1 acre)



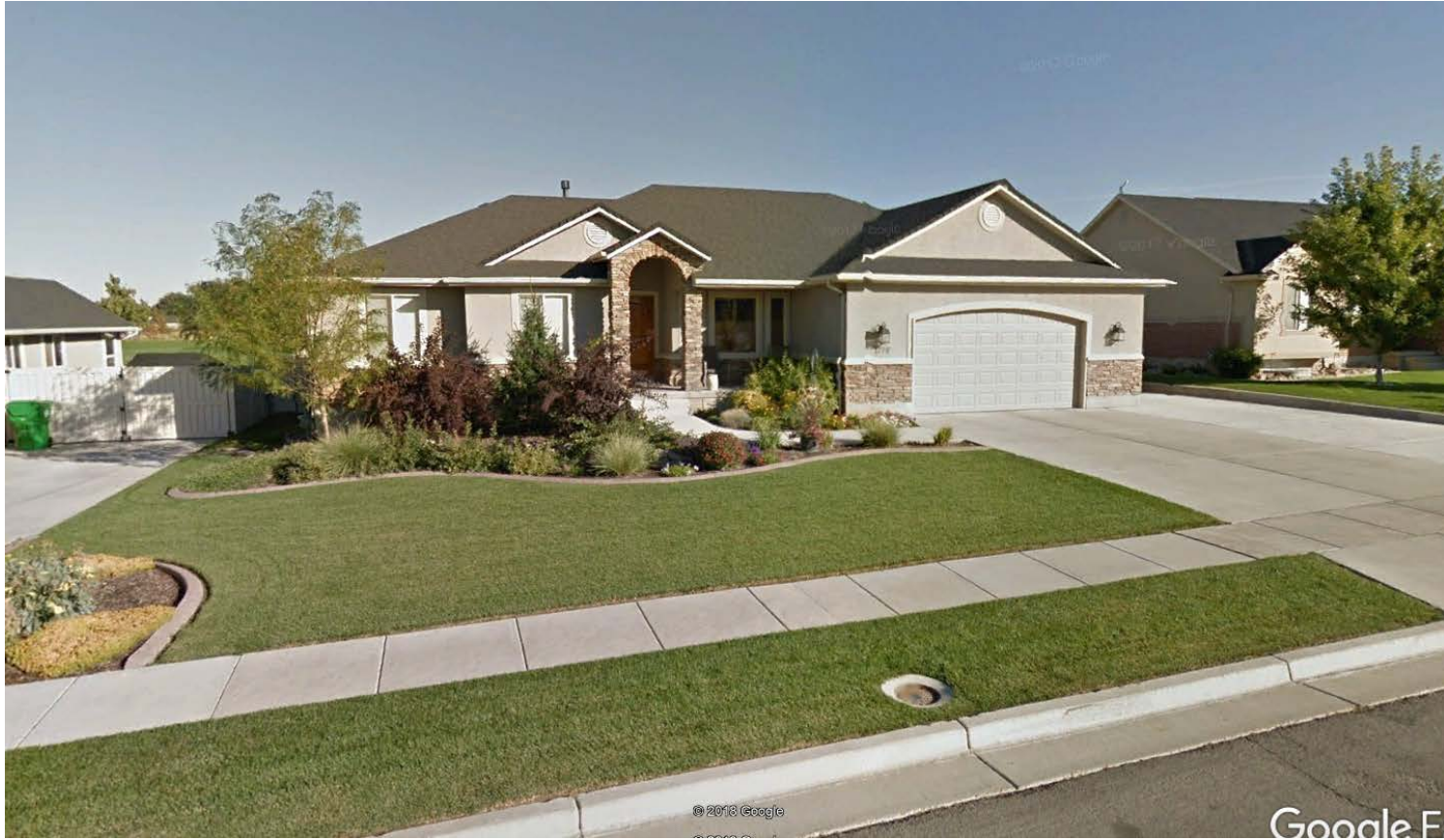
Single Family Detached R-1

- 12,000 sq ft min lot
- 2.3 units per acre max



Single Family Detached R-1 Cluster

- 7,000 min lot
- 2.3 units per acre max
- Open space/park land to city



Single Family Detached R-2

- 10,000 sq ft min lot
- 3 units per acre max



Single Family Detached R-3

- 8,000 sq ft min lot
- 4 units per acre max



Single Family Detached R-4

- 6,000 min lot
- 11 units per acre max



Single Family Detached RPC

- 3,500 min lot
- 4 units per acre max
- Required 25% open space.
- This picture is of phase two which counted independently is about 7.18 units per acre.



Single Family Detached PRD Zone

- no min lot size
- 6 units per acre max

None built since density was reduced to 6 units per acre

Attached
PRD Zone

- no min lot size
- 6 units per acre max

Local Case Studies

Moderate Density Developments in Our Area



Townhomes

General Density Range: 11-20 Units Per Acre




Angels Landing-Layton

- 14.2 Units Per Acre
- 24 Units
- Built in 2016
- 6 Units Per Building
- 2 Stories
- Rent-only

Angels Landing Townhomes

1177 West 925 North, Layton, Utah 84041

Legend

 Property Outline

Google Earth

©2018 Google

N

300 ft





Amenities

- Tot Lot (1.7% of project area)
- Green Space in Fenced Backyard Areas
- Single Car Garages with 2-Car Driveway




- 12 Units Per Acre
- 60 Units
- Built in 1995
- 6 Units Per Building
- 2 Stories
- Rent-only

Legacy Village-Layton

Legacy Village Townhomes

1125 West Gordon Avenue, Layton, Utah 84041

Legend

 Property Outline





Amenities

- Tot Lot, Clubhouse, and Pool
 - 10% total common space
- 1-car Garages
- 1 Driveway Parking Space




The Village at Church and Main - Layton

- 20 Units Per Acre
- 56 Units
- Built in 2017
- 5-9 Units Per Building
- 3 Stories
- Rent-only

Village at Church and Main Townhomes

100 North Cross Street, Layton, Utah 84041

Legend

 Property Outline



Google Earth

©2018 Google

Amenities

- 2% Common Space
 - Tot Lot
 - Dog Park
 - Green Space
- 1 & 2-car Garages





Property Rear




Sandy Point Townhomes- West Point

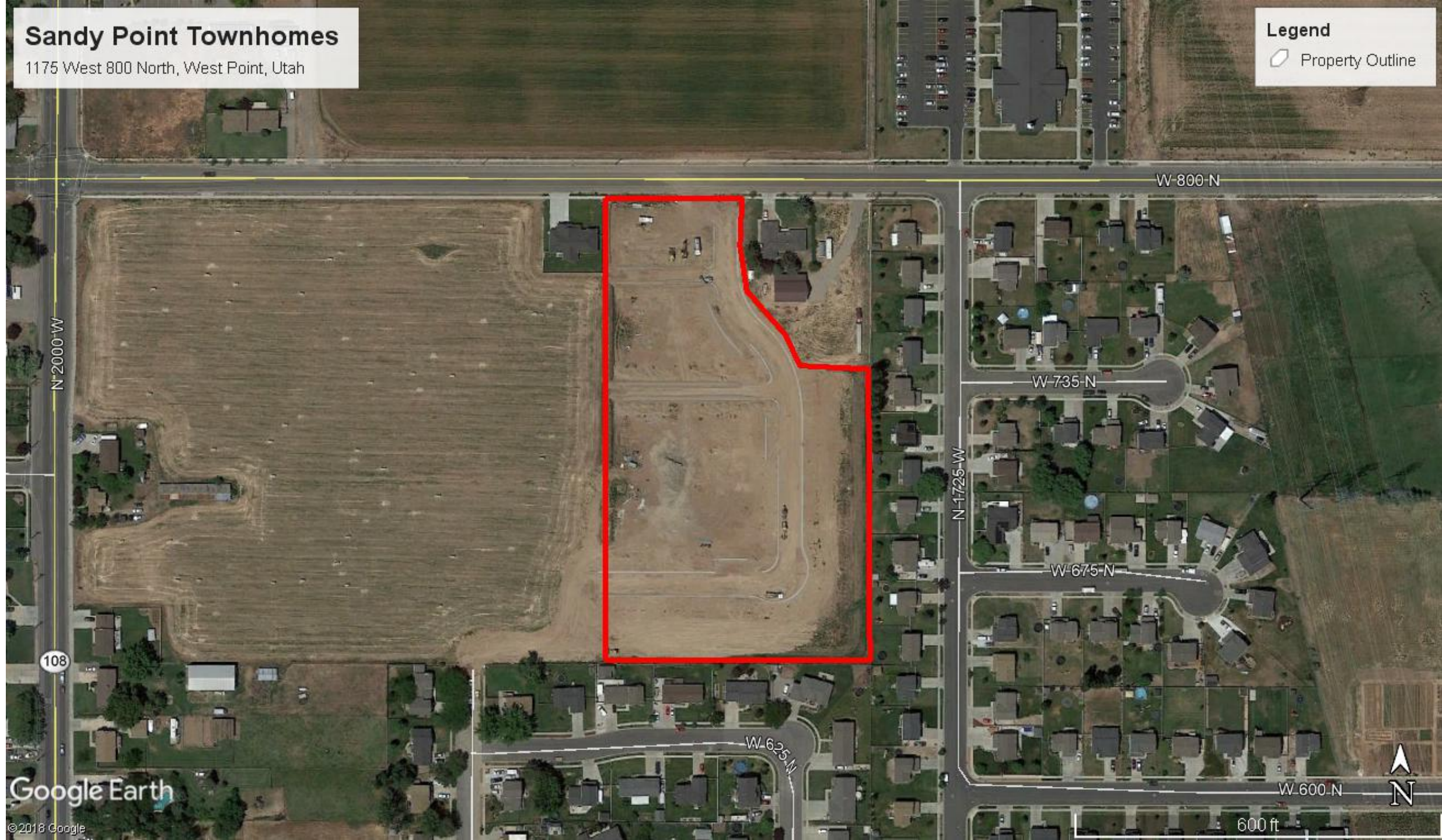
- 11 Units Per Acre
- 69 Units
- Built in 2018
- 3-4 Units Per Building
- 2 Stories
- To Own

Sandy Point Townhomes

1175 West 800 North, West Point, Utah

Legend

 Property Outline



Amenities

- ½ Acre Common Green Space
 - 7.5% Common Space
- 1 and 2-car Garages






East Ridge Park-Layton

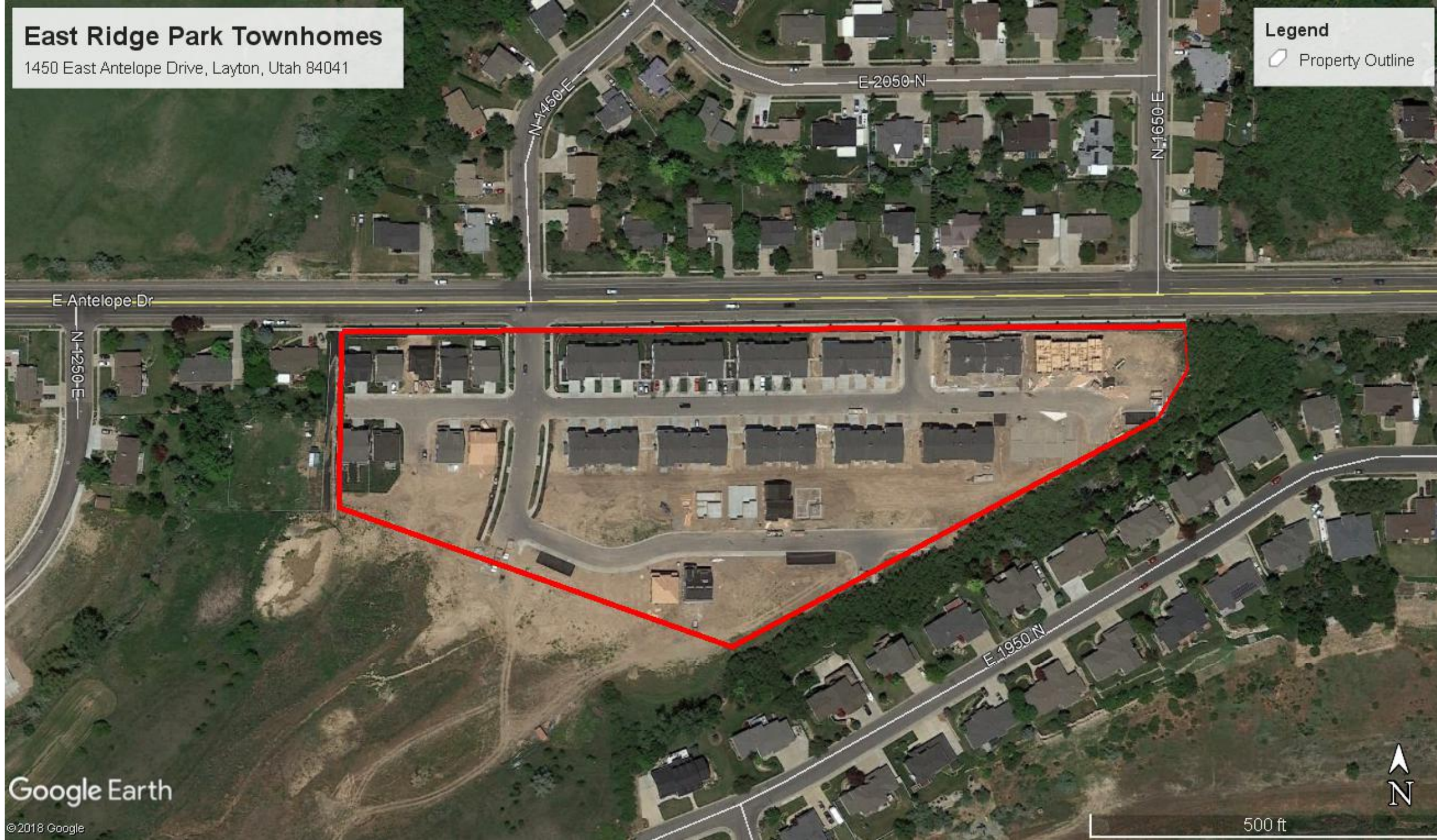
- 8.7 Units Per Acre
- 75 Units
- Built in 2018
- 1-4 Units Per Building
- 2 Stories
- To Own

East Ridge Park Townhomes

1450 East Antelope Drive, Layton, Utah 84041

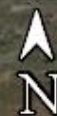
Legend

 Property Outline



Google Earth

© 2018 Google



500 ft

Amenities

- Grassy area






Kays Landing -Kaysville

- 14.2 Units Per Acre
- 37 Units
- Built in 2014
- 2-3 Units Per Building
- 2-3 Stories
- To Own

Kaysville Townhomes

400 West Main Street, Kaysville, Utah 84037

Legend

 Property Outline



Google Earth

©2018 Google

N-400-W



300 ft

Amenities

- 12% Common Area
 - Green Courtyard
 - Tot Lot
 - Creek Area
- 1 and 2-car Garages
- 1 Surface Parking Space





- 11.6 Units Per Acre
- 67 Units
- Built in 2016
- 2 and 4 Units Per Building
- 2 Stories
- To Own

Stoker Gardens-Syracuse

Stoker Gardens Townhomes

2050 South 1000 West, Syracuse, Utah 84075

Legend

 Property Outline



S-1000-W

W-2010-S

W-2075-S

Google Earth

© 2018 Google



400 ft



Amenities

- 2% Common Space
 - Tot Lot
- 1 and 2-Car Garages
- 1 and 2 Surface Parking Spaces in Driveways




- 6.5 Units Per Acre
- 116 Units
- Built in 2012
- 4 Units Per Building
- 1 Story
- To Own

Sunset Park Villas-Syracuse

Sunsent Park Villas Townhomes

1920 South 1000 West, Syracuse, Utah 84075

Legend

 Property Outline



Google Earth

© 2018 Google



Amenities

- 6% Common Space
 - Pool
 - Clubhouse
- 1 and 2-Car Garages
- 2 Surface Parking Spaces in Driveways



Oakmont Townhomes, Clearfield, 2.13 ac, 13.6 units/ac



Sun River Townhomes, Layton, 6.35 ac, 13.7 units/ac



Sun River Townhomes, Layton, 6.35 ac, 13.7 units/ac



An architectural rendering of a modern, multi-story apartment complex at dusk. The building features a clean, minimalist design with large windows and balconies. The interior lights are on, and the balconies have glass railings. The building is flanked by trees and landscaping, including a large tree on the left and a smaller one on the right. A black metal fence runs along the front of the property, with a central gate. A sign on the left side of the gate reads "Evergreen" and "ST 1991". The sky is a deep blue with some clouds.

Apartments

General Density Range: 20-50 Units Per Acre

Evergreen
ST 1991



- 23.4 Units Per Acre
- 74 Units
- Built in 2012
- 24 Units Per Building
- 3 Story – ‘Walk Up’
- Rent Only

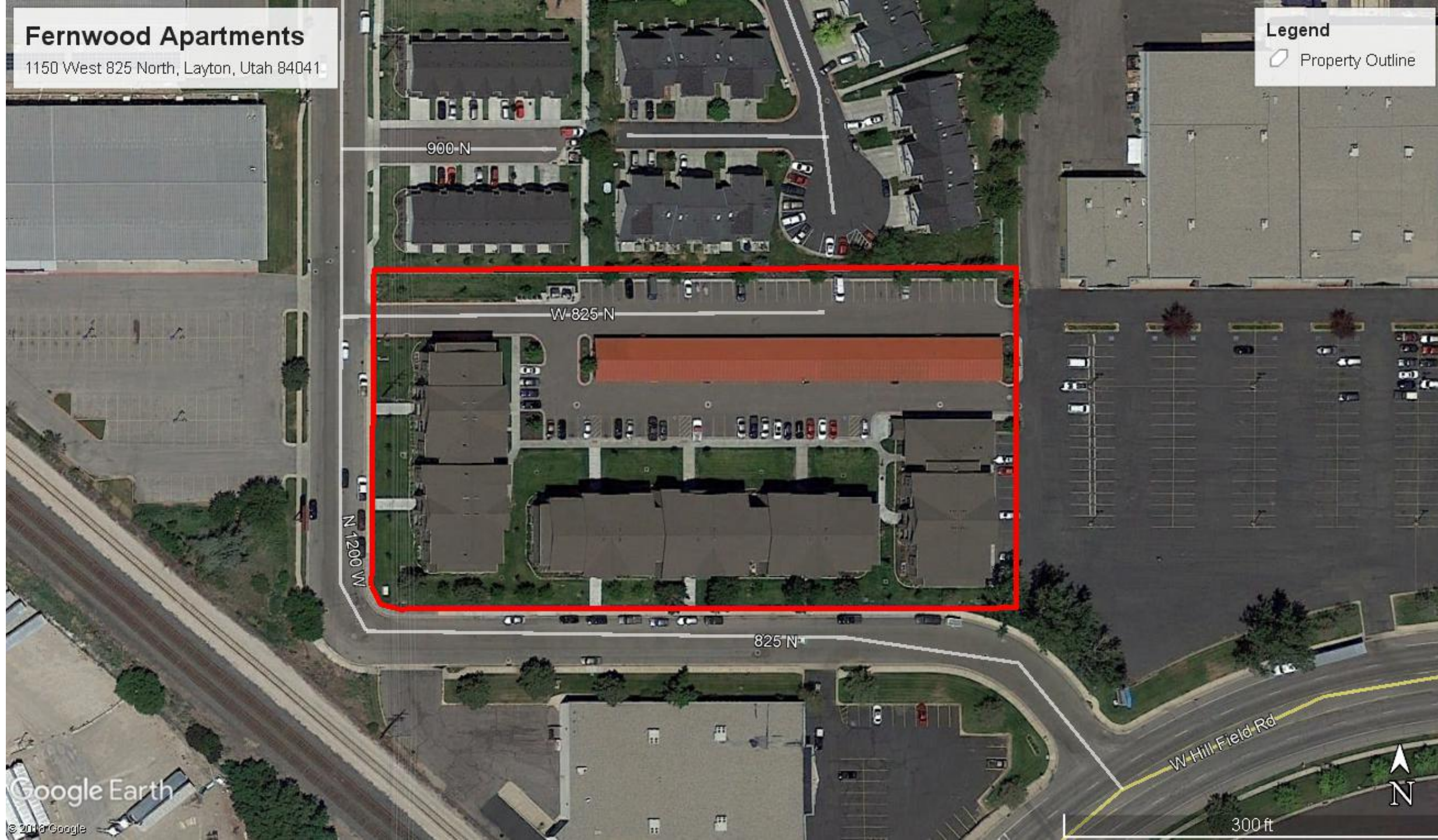
Fernwood Place-Layton

Fernwood Apartments

1150 West 825 North, Layton, Utah 84041

Legend

 Property Outline





Amenities

- 1.2% Common Space
 - Dog Park
 - Exercise Room
- Uncovered and Covered Surface Parking




- 59 Units Per Acre (Parcel Lines Unclear)
- 156 Units
- Built in 2016
- All Units in One Building
- 4 Story
- Rent Only

Kay's Crossing-Layton

Kay's Crossing Apartments

60 South Main Street, Layton, Utah 84041

Legend

 Property Outline

W Gentile St

Church St

N Main St

109

E Gentile St

126

S Main St

Dawson St

Ellison St

Park St

Cedarwood Mobile Home Park

Google Earth

© 2018 Google

600 ft



Amenities

- 12% Common Space
 - Pool
 - Basketball Court
 - Dog Park
 - Rooftop Plaza
- Uncovered Surface and Pedestal Parking






Seasons of Layton-Layton

- 23.4 Units Per Acre (Parcel Lines Unclear)
- 164 Units
- Built in 2016
- 24 Units per Building
- 3 Story – ‘Walk Up’
- Rent Only

Seasons of Layton Apartments

2111 North Hill Field Road, Layton, Utah 84041

Legend

 Property Outline



Amenities

- 10% Common Space
 - Clubhouse
 - Pool
 - Tot Lot
 - Green Space
 - Theater Room
- Uncovered and Covered Surface Parking
- 1-Car Detached Garages






- 48 Units Per Acre (Parcel Lines Unclear)
- 123 Units
- Built in 2018
- All Units in One Building
- 4 Story
- Rent Only

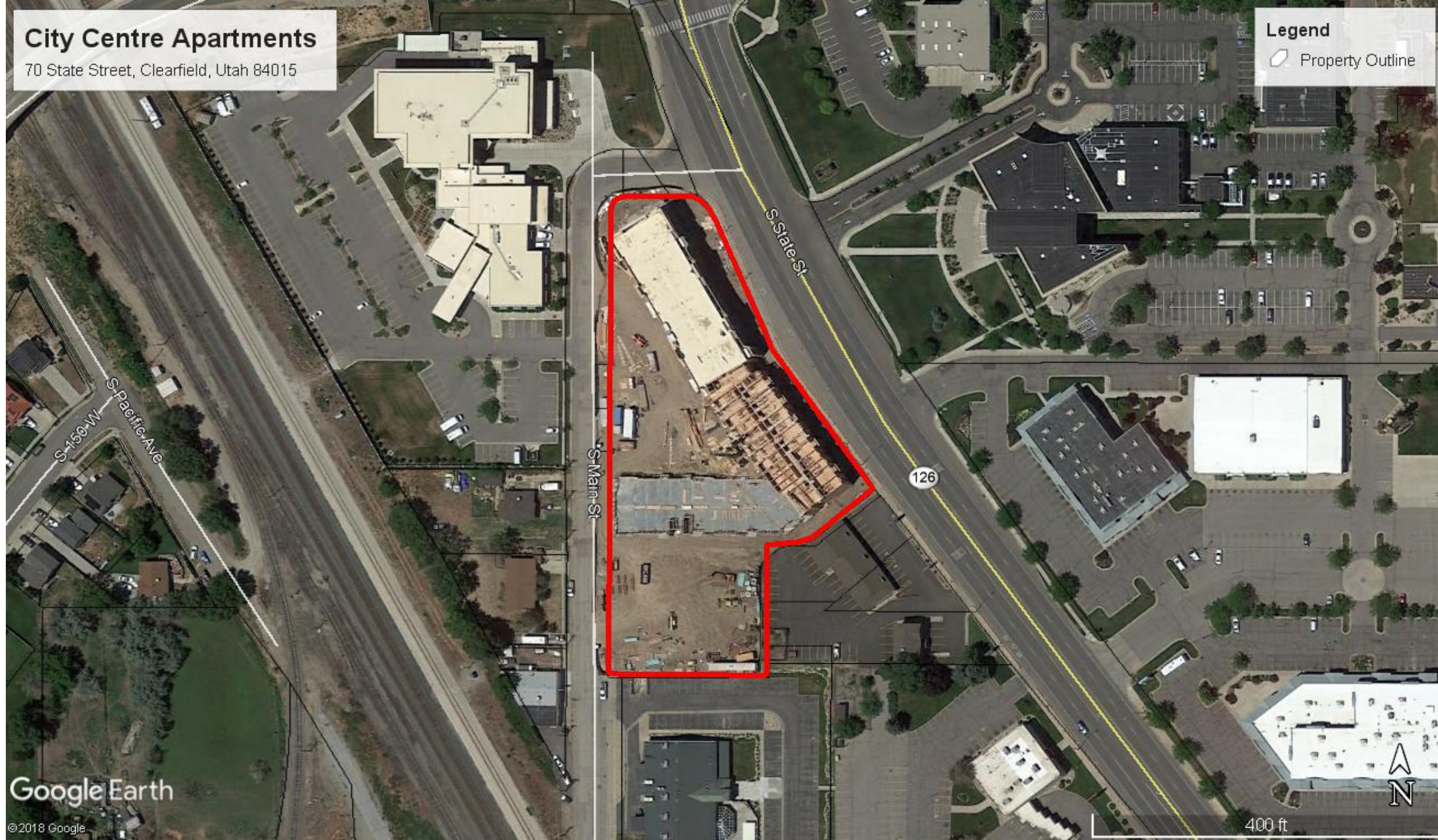
City Centre-Clearfield

City Centre Apartments

70 State Street, Clearfield, Utah 84015

Legend

 Property Outline

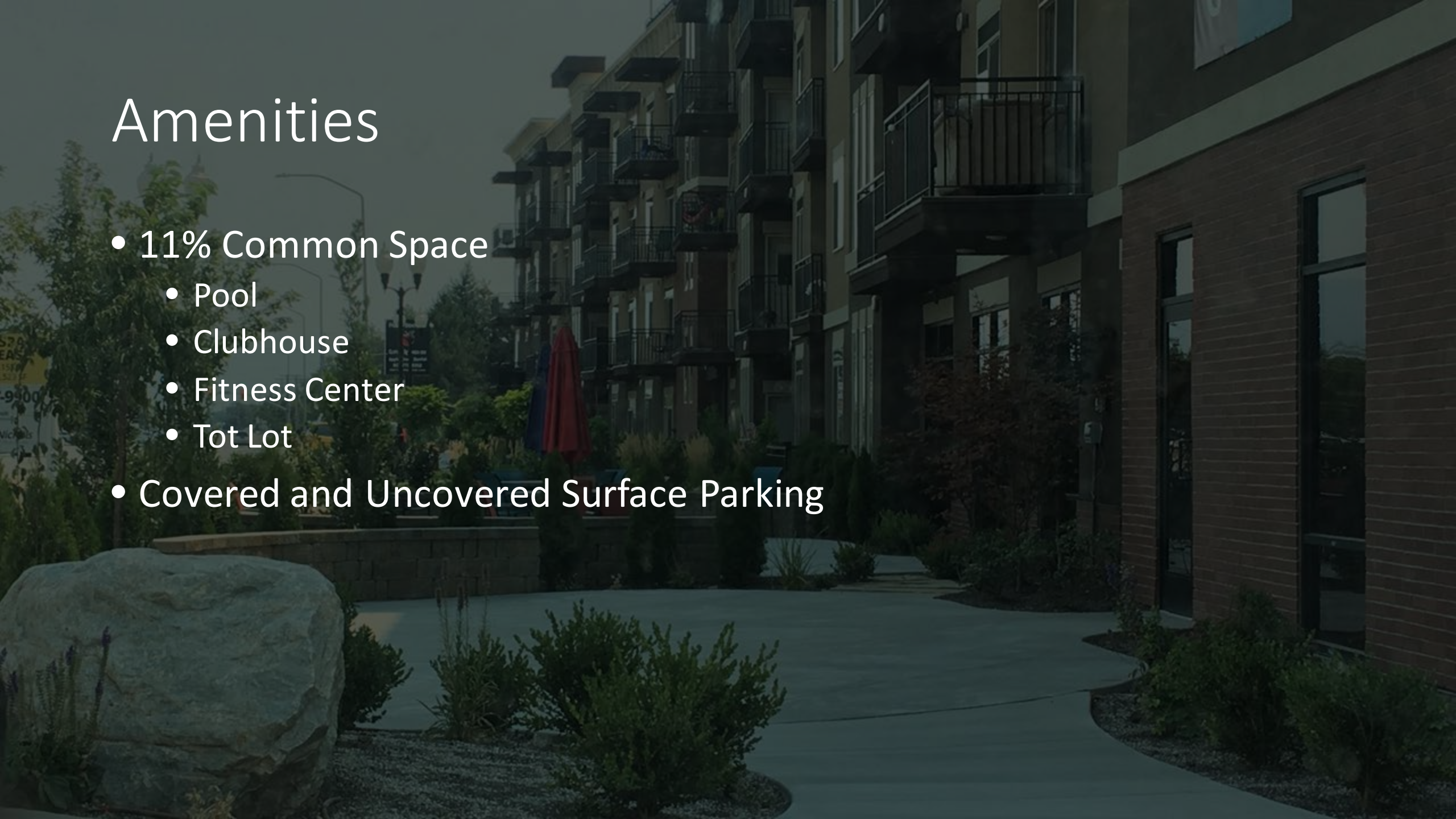


Google Earth

© 2018 Google

Amenities

- 11% Common Space
 - Pool
 - Clubhouse
 - Fitness Center
 - Tot Lot
- Covered and Uncovered Surface Parking



Clearfield Station: 11 ac, 216 units, 20 units per acre



Townhomes Findings:

- Average units per acre: 14
- Average Open Space: 5.6%
- Average # Stories: 2
- Average Acreage: 4

Apartments Findings:

- Average units per acre: 30
- Average Open Space: 8.2%
- Average # Stories: 3
- Average Acreage: 5.5

RESOLUTION R18-05

A RESOLUTION OF THE SYRACUSE CITY COUNCIL ADOPTING THE REPORT OF ITS FINDINGS FOLLOWING ITS REVIEW OF THE MODERATE INCOME HOUSING COMPONENT OF THE SYRACUSE CITY GENERAL PLAN.

WHEREAS, the City maintains a general plan, as provided in Utah Code Ann. § 10-9a-401 et. seq.; and

WHEREAS, Utah law requires the City to perform periodic reviews of the moderate-income housing portion of its general plan, pursuant to Section 10-9a-408 of the Utah Code; and

WHEREAS, during 2017, the City Council directed the preparation of a review and report on moderate-income housing issues in the City; and

WHEREAS, the City Council has now completed its review; and

WHEREAS, the City Council seeks to adopt the attached report as officially setting forth the findings of the City Council's review; and

WHEREAS, the City is required by statute to submit a copy of the report to particular bodies,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, AS FOLLOWS:

Section 1. Adoption. The Syracuse City 2018 Moderate Income Housing Report is adopted by the City Council as the official report of the City's review of the moderate income housing component of the general plan. The Report is attached to this Resolution as "Exhibit A."

Section 2. Transmission. City staff are directed to transmit a copy of the report to the Utah Department of Workforce Services and the Davis County Council of Governments.


Section 3. Severability. If any section, part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts and provisions of this Resolution shall be severable.

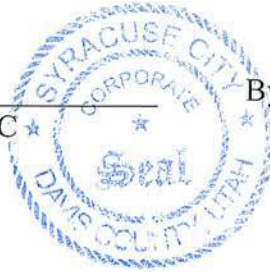
Section 4. Effective Date. This Resolution shall become effective immediately.

PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 13th DAY OF FEBRUARY, 2018.

SYRACUSE CITY

ATTEST:


Cassie Z. Brown, MMC
City Recorder



By:


Mike Gailey
Mayor

Voting by the City Council:

	"AYE"	"NAY"
Councilmember Anderson	<u>X</u>	_____
Councilmember Bolduc	<u>X</u>	_____
Councilmember Maughan	<u>X</u>	_____
Councilmember Peterson	<u>X</u>	_____
Councilmember Savage	<u>X</u>	_____

EXHIBIT "A"



CITY COUNCIL

Business Meeting

February 13, 2018

Agenda Item #7d

Moderate-Income Housing

February 13, 2018

Robert Kohutek
Community Analysis & Planning Specialist
Housing & Community Development Division
Utah Department of Workforce Services
1385 South State Street, 4th Floor
Salt Lake City, Utah 84115

Mr. Kohutek,

Syracuse City staff received your letter requesting a moderate-income housing report. The City Council has accepted the following report by resolution which is included in this submittal.

Introduction

During the regular City Council meeting on December 12, 2017 the Council directed staff to address specific points related to moderate-income housing. Syracuse City desires to comply with State requirements concerning moderate-income housing. This report is intended to address these requirements and account for existing and proposed efforts made to provide moderate-income housing in the city.

Utah State Code Requirements

The Utah State Code requires that the city do the following every other year:

Section 10-9a-408 of the Utah Code

(1) The legislative body of each city shall biennially:

- (a) review the moderate income housing plan element of its general plan and its implementation; and
- (b) prepare a report setting forth the findings of the review.

(2) Each report under Subsection (1) shall include a description of:

- (a) efforts made by the city to reduce, mitigate, or eliminate local regulatory barriers to moderate income housing;
- (b) actions taken by the city to encourage preservation of existing moderate income housing and development of new moderate income housing;
- (c) progress made within the city to provide moderate income housing, as measured by permits issued for new units of moderate income housing; and
- (d) efforts made by the city to coordinate moderate income housing plans and actions with neighboring municipalities.

(3) The legislative body of each city shall send a copy of the report under Subsection (1) to the Department of Workforce Services and the association of governments in which the city is located.

Review of the Current Syracuse Moderate-Income Housing Element of the General Plan

The Syracuse General Plan text as adopted on December 8, 2015 states the following concerning moderate-income housing:

8.2 Goals

The city maintains housing ordinances zoning that are designed to provide developers with guidance that ensures housing that meets a variety of income levels within the city while maintaining a high standard of quality. The goal of the city is to continue to provide for that high standard.

8.4 Moderate Income Housing

Moderate-income housing is defined in the Utah Code as housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in the county in which the city is located. The overall goal of providing moderate housing is to meet the needs of those people who desire to live here, and to allow them to benefit from and fully participate in all aspects of our community.

The City's various residential zoning designations provide an opportunity for a variety of housing types, including moderate-income housing. With the number of established R-3 developments, Planned Residential Developments, cluster subdivisions, and neighborhoods containing older, smaller residential homes, Syracuse's housing stock exceeds the current estimated need for moderate-income housing required through build out of the city.

It is estimated that the development of housing in the land use areas identified on the general plan map and in potential zoning designations will provide a realistic opportunity for housing for moderate-income families and individuals. As required by state law, the City Council should undergo regular reviews of its moderate-income housing plan and adjust the plan as circumstances change in our community.

The statement above notes that the Zoning Ordinance contains zones which allow for development types that may be affordable. The General Plan does not contain a specific moderate-income housing plan but does contain direction that the moderate-income housing plan should be reviewed regularly.

A review of the current state of existing and available moderate-income housing was presented to the City Council on December 12, 2017. This report contained several potential options for providing affordable housing. Some of these options were chosen by the Council for staff to address in this report, with the intent of considering these options through Council action in the coming months.

The City Council has hired a private firm to review the current and potential land uses along the Antelope Corridor from 1000 West to approximately 3000 West. This study will show what land uses will be most effective in several aspects along the corridor and provide the pros and cons of designating various land uses on parcels within the study area. Using this information, the City

Council plans to make amendments to the General Plan that will reflect the market realities revealed by the study. Affordable housing will be a significant part of this discussion.

Land Value and Use Analysis

Staff has created two maps which are appended at the end of this report and show current land values and land uses according to the Davis County Assessor. The County Assessor data is lower than the market rate. The purpose of the land value map is to illustrate the general grouping of property values throughout the city rather than to provide a specific parcel-by-parcel analysis of what specific properties may be affordable. A table has been included under the residential land value map explanation which shows a delineation of mortgage affordability. The colors in this chart coincide with the colors on the residential value map.

Residential Value Map (Appendix A)

This map shows the 2016-2017 Davis County Assessor estimated market values for both land and structures for each parcel in the city. It assigns colors for each affordability percentage bracket of the Davis County's median family income. There are four brackets of income levels used to assess affordability. The green indicates properties that would be affordable for residents with an 'extremely low' income (\$0-\$21,333.60). The yellow color represents 'very low' income (\$21,333.60-\$35,556.00). Some of the yellow and red shown on the map is a result of new and vacant lots that have not yet been fully developed. These can be seen clearly in the Monterey Estates, Trail's Edge, Bluff at Lakeview Farms, and Stillwater Lake Estates subdivisions. There is very little green or affordable for 'extremely low income' on the map. Please note: the County Assessor information does not account for rental units so they are not included in the map.

Orange indicate properties that would be affordable for residents with a 'low' income (\$35,556.00-\$56,889.60). There is a good amount of orange on the map. The red indicates properties that would be attainable for those with a 'moderate' income (\$56,889.60-\$71,112.00). There is also a significant amount of red on the map. The white indicates properties valued above what would be affordable for the resident earning 100 % or more of the county AMI (\$71,112.00).

To calculate the amount a resident could afford, several mortgage calculators were used to verify mortgage amounts. These calculators use current mortgage interest rates and mortgage insurance rates to derive an average monthly payment for each mortgage amount. The average utility cost of \$200 per month was then added to the maximum monthly payment to provide the numbers in the table below. To calculate the maximum monthly payment a family could afford, a common budgeting practice is to assume that a maximum of 30% of a family's monthly income should be used towards housing. Households that pay more than 30% of their income toward housing costs are considered 'cost burdened' regardless of their income bracket.

Percent of AMI	AMI Bracket	Maximum Monthly Housing Costs	Maximum Mortgage
100%	\$ 71,112.00	\$ 1,777.80	\$ 316,606.00
95%	\$ 67,556.40	\$ 1,688.91	\$ 300,420.00
90%	\$ 64,000.80	\$ 1,600.02	\$ 284,238.00
85%	\$ 60,445.20	\$ 1,511.13	\$ 268,052.00
80%	\$ 56,889.60	\$ 1,422.24	\$ 251,871.00
75%	\$ 53,334.00	\$ 1,333.35	\$ 235,684.00
70%	\$ 49,778.40	\$ 1,244.46	\$ 219,498.00

65%	\$ 46,222.80	\$ 1,155.57	\$ 203,317.00
60%	\$ 42,667.20	\$ 1,066.68	\$ 187,130.00
55%	\$ 39,111.60	\$ 977.79	\$ 170,949.00
50%	\$ 35,556.00	\$ 888.90	\$ 154,763.00
45%	\$ 32,000.40	\$ 800.01	\$ 138,577.00
40%	\$ 28,444.80	\$ 711.12	\$ 122,395.00
35%	\$ 24,889.20	\$ 622.23	\$ 106,209.00
30%	\$ 21,333.60	\$ 533.34	\$ 90,027.00
25%	\$ 17,778.00	\$ 444.45	\$ 51,100.00
20%	\$ 14,222.40	\$ 355.56	\$ 57,655.00
15%	\$ 10,666.80	\$ 266.67	\$ 41,473.00
10%	\$ 7,111.20	\$ 177.78	\$ 25,287.00
5%	\$ 3,555.60	\$ 88.89	\$ 9,106.00

Residential Land Use Map (Appendix B)

This map shows the geographic distribution of the residential land uses. Single family homes are the darkest green. Yellow colors indicate a "Planned Unit Development" or PUD. PUD property lines are usually underneath the exterior walls of a home with the space between homes shared as common space. PUD are either detached like Jackson Court on Craig Lane or attached like Sunset Park Villas near Smith's. Orange and red colors indicate denser residential units like condos and apartments. Over 95% of the residential land area in the city is occupied by single family homes.

Recent Moderate-Income Housing Efforts

Efforts have been made in recent years to provide for moderate-income housing in Syracuse, ranging from modifying restrictive Zoning Ordinances to allowing more flexible development types. The State Code requires that these types of actions be documented as they relate to moderate-income housing. The following is a list of recent projects and changes to the Zoning Ordinance that have been approved alongside a discussion about moderate-income housing. The list also includes responses to specific requirements of the State Code regarding moderate-income housing.

Accessory Dwellings

The City Code currently allows for additional dwellings associated with existing single-family dwellings with a one-time application for a \$100 conditional use permit. Accessory dwellings may be attached to the primary dwelling (e.g. basement apartments) or detached on the same property (e.g. separate cottage or room above a detached garage). Because these dwellings are subsidiary and do not require impact fees or additional land costs, a homeowner is able to charge lower rents than would generally be required for the same size apartment on separate property, increasing the probability of providing moderate-income housing.

Changes to the R-4 Zoning Ordinance

In 2017 the City Council voted to remove a restriction to the R-4 Zone which allows for a density of 11 units per acre. Previously the Ordinance required that all new dwellings constructed in the R-4 Zone be a minimum of 6,000 square feet with a diminishing square footage requirement as the number of attached units increased. This requirement was removed and as of the time of this writing, an R-4 townhome project is working its way through the approval process.

Jackson Court

In 2016 the City Council voted to approve this development in the PRD Zone. Jackson Court is comprised of small lots entirely occupied by dwellings. Allowing for this type of development reduces the cost of housing by not requiring additional land to be included with the dwelling. Part of the intent of the City Council in approving this development was to allow for moderate-income housing. Unfortunately, listings for these homes are currently \$349,900 which exceeds affordability for households making 100% of the Davis County Annual Median Income (AMI). According to the State Code, homes must be affordable those making less than 80% of the County AMI to be considered affordable. This lack of affordability exists despite the intent and efforts of the Council to provide affordable housing in Jackson Court.

Still Water Subdivision

Over the course of 2016 and 2017, the City Council worked closely with Woodside Homes to develop a new zone called the RPC Zone which would allow for homes on lots as small as 3,500 square feet. A development called Still Water was then approved in this

zone which includes hundreds of the 3,500-square foot designation. The listings for new homes on these lots range between \$230,990 and \$265,990, making them affordable for those making between approximately 75% and 85% of the Davis County Annual Median Income (AMI). While the cost of these homes is higher than expected, affordable to housing is now available to those making between 75% and 80% of the County AMI. HOA fees will be assessed for all homeowners in the Still Water subdivision which may negatively impact affordability.

Maintaining Affordability

While a development may be affordable at the time of its creation or sale of the properties within the development, this does not guarantee that affordability will be maintained. There are currently no mechanisms in the City Code, Zoning Ordinance, General Plan, or any other City policy to ensure that currently affordable properties remain affordable.

Encouraging Moderate-Income Housing Development

The "Moving Forward" section below outlines specific steps the City Council has outlined to encourage moderate-income housing development. These steps capitalize on existing aspects of the Zoning Ordinance that already have the potential to provide moderate-income housing to make creation of such housing simpler and show the Council's commitment to meet the requirements of the State Code.

Efforts to Provide Moderate-Income Housing

The State Code requires an analysis of efforts to provide moderate-income housing as measured by permits issued for such housing. To date, there have been no building permits issued for housing which is considered moderate-income according to the requirements of the State Code.

Coordination with Neighboring Municipalities

To date there has been no specific coordination with neighboring municipalities on the topic of moderate-income housing. However, the City Council has committed to coordination with surrounding municipalities and have already had a joint meeting with Clearfield City where a dialogue about moderate-income housing was opened. The Council looks forward to continuing these types of discussions in the future.

Moving Forward

The City Council would like to address specific sections of the Zoning Ordinance which they have identified as potential barriers to affordable housing. These sections will be reviewed and discussed to identify the best solution which maintains community quality while accommodating housing affordability. The following sections have been identified for review:

SCC 10.30.020.(B).(3)

Every residential dwelling shall have a minimum fully enclosed two-car garage (attached or detached) having a minimum outside width of 20 feet (as measured from outsides of foundation) and having at least 400 square feet in total floor area. The Building Department shall not issue a building permit for construction of residential structure(s) unless plans for such structure(s) include the garage described in this subsection.

The Council has discussed allowing small or attached dwellings to have either a reduced or removed garage requirement. This would make the development of these types of

dwellings less costly and increase affordability. Some options that were discussed were to potentially reduce the garage requirement to a one-car garage for attached dwellings and small detached homes. Tailoring this requirement to the varying needs of different dwelling types provides for more flexibility in development while respecting the property rights of homeowners who value the freedom in how they utilize their property.

A City Code change has already been initiated to address this issue. The change will still require a 2-car garage, but may allow for up to 50% of an attached housing product to have tandem garages instead of side-by-side.

SCC 10.30.020.(E).(19).(a)-(c)

Internal or Attached Units. Accessory dwelling units that are internal to or attached to a principal dwelling may take access from an existing entrance on a street-facing front facade of the principal dwelling. No new street-facing entrances may be added to the principal dwelling for an accessory dwelling unit unless such access is located at least 20 feet behind the front facade of the principal dwelling unit.

(b) Detached Units. Accessory dwelling units that are detached from the principal dwelling may utilize an existing street-facing facade as long as the entrance is located a minimum of 20 feet behind the front facade of the principal dwelling, or install a new entrance to the existing or new detached structure for the purpose of serving the accessory dwelling unit as long as the entrance is facing the rear or side of the lot.

(c) Corner Lots. On corner lots, existing entrances on the street-facing sides may be used for an accessory dwelling unit, but any new entrance shall be located facing toward the rear property line or interior side yard, or toward the back of the principal dwelling.

The location of accessory dwelling entrances impacts the ability to create them in some cases. While the intent of these ordinances is to prevent the appearance of a duplex in the case of an attached accessory dwelling or additional unit of density in the case of a detached accessory dwelling, lot and home shape, topography, and other elements either prohibit the creation of an accessory dwelling in accordance with the ordinances above or increase costs. To make accessory dwellings more obtainable and thereby provide affordable housing in the city, the City Council would like to address the current location requirements to determine if any changes would make accessory apartments more obtainable.

During the January 23, 2017 meeting, the City Council requested that the regulations on entrance locations be removed. Staff has been instructed to initiate a change to the City Code which will remove this requirement.

SCC 10.30.020.(E).(13)

Windows. In a detached accessory dwelling unit, the placement of windows within the accessory dwelling unit shall not be allowed within 10 feet of a side yard or rear yard property line.

As identified in the affordable housing report presented to the City Council in December of 2017, many homes within the city are currently permitted to have windows within 10 feet of a property line. This raises the question of what inherent differences there are between a detached single family dwelling a detached accessory dwelling. Both have the same occupancy requirements as explained in the definition of “family” in the City Code. Both also have similar parking, architectural, and building code standards as dwellings in the City and Building Codes. The City Council expressed interest in discussing this item to determine if the requirement is needed and if so, how it may be modified to be congruent with window requirements for similar dwellings.

During the January 23, 2017 meeting, the City Council requested that the prohibition of windows on accessory dwellings within 10 feet of a property line be removed. Staff has been instructed to initiate a change to the City Code which will remove this requirement.

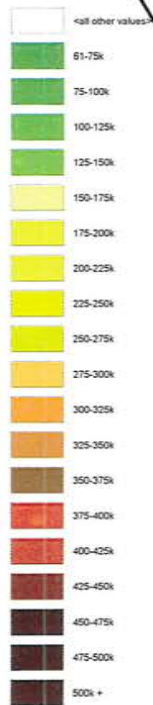
The City Council has identified accessory dwellings as an asset with great potential to meet affordable housing needs in the city. However, it is likely that the current number of known accessory dwellings is much lower than what truly exists in the city. It is anticipated that the 2020 Census will provide much more accurate housing and demographic information than is currently available through the American Community Survey which will facilitate a more accurate count of accessory dwellings. The population of the City has grown by approximately 4,000 residents since the 2010 Census representing about 1,052 households. The number of dwellings in subdivisions that are either under construction or approved and not yet constructed is approximately 1,500. With the current and anticipated growth and near proximity of the 2020 Census, City staff looks forward to utilizing 2020 Census numbers to calculate accessory dwelling volume and integrate these numbers into a more comprehensive accounting of accessory apartments in the city that will likely be affordable.

There is also a study currently being performed along the Antelope Drive (1700 South) corridor by the IBI Group. This study is intended to determine what land uses would be best in which locations and how these land uses will encourage resilient development because of changing transportation patters brought about by the West Davis Corridor. The City Council anticipates that there may be some updates to the General Plan and Zoning Ordinance in accordance with the results of the study, including housing options that may be affordable.

Conclusion

This report is intended to meet the requirements of the State Code and demonstrate the specific previous, current, and proposed efforts to provide moderate-income housing in Syracuse. The discussion as result of this report will provide further direction for staff.

APPENDIX A

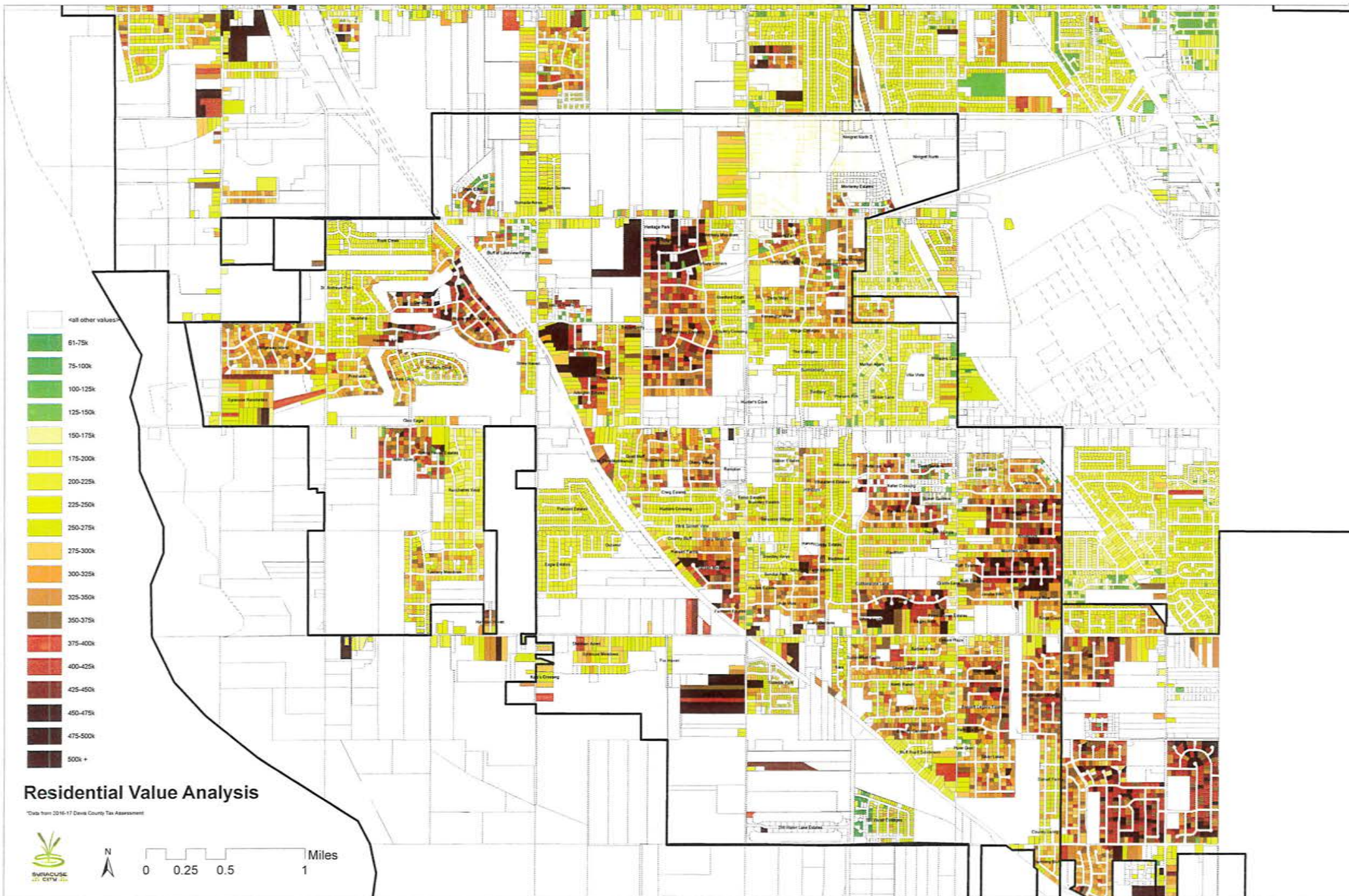


Residential Value Analysis








*Data from 2016-17 Davis County Tax Assessment



0 0.25 0.5 1 Miles

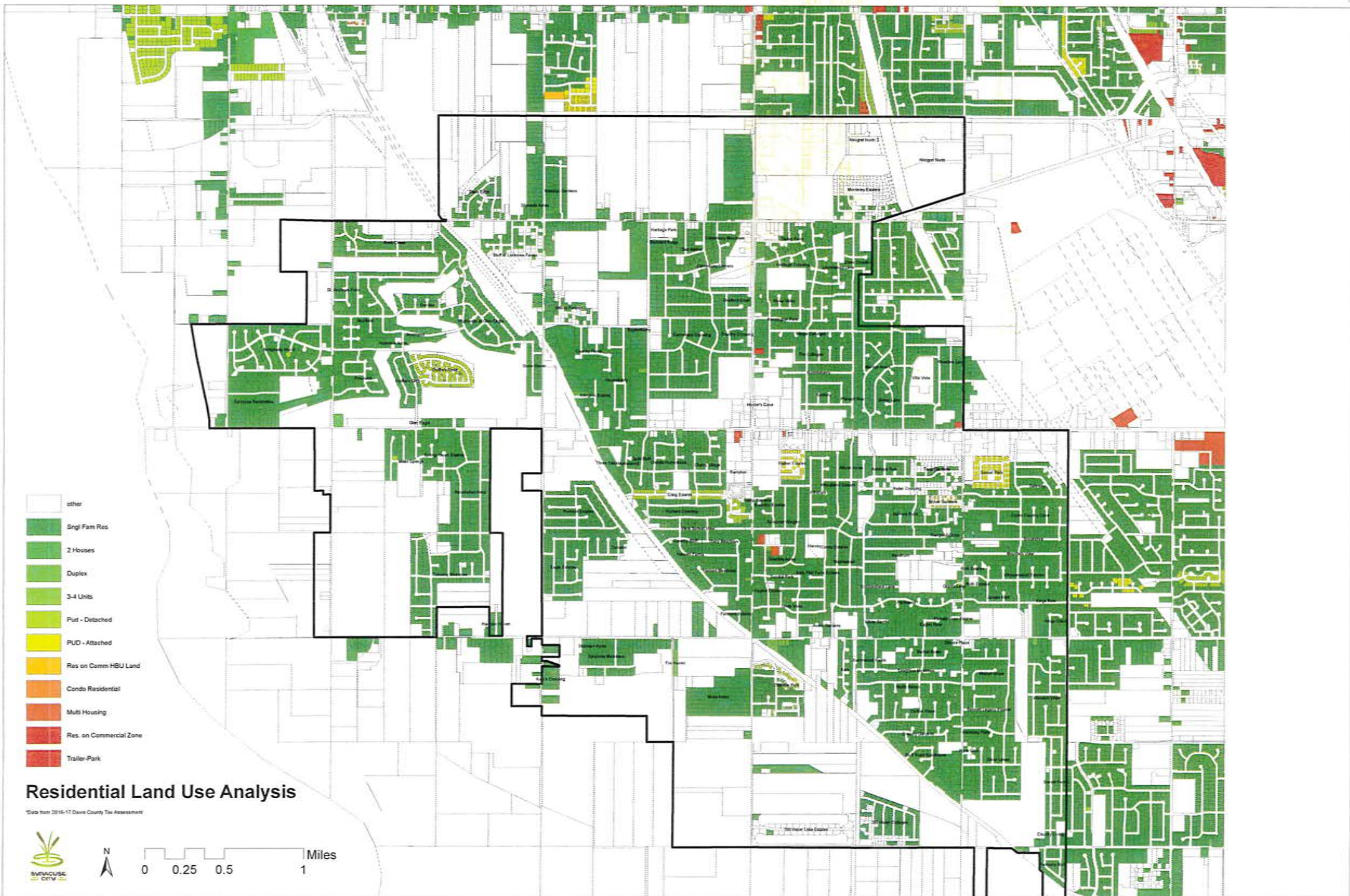
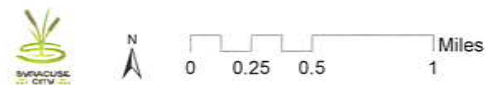


APPENDIX B

-  other
-  Singl Fam Res
-  2 Houses
-  Duplex
-  3-4 Units
-  PUD - Detached
-  PUD - Attached
-  Res on Comm HBU Land
-  Condo Residential
-  Multi Housing
-  Res. on Commercial Zone
-  Trailer-Park

Residential Land Use Analysis

*Data from 2016-17 Davis County Tax Assessment





PLANNING COMMISSION WORK AGENDA

August 21, 2018

Agenda Item # 2b

Proposed Amendments to the RPC Zone

Chapter 10.82 RPC – RESIDENTIAL PLANNED COMMUNITY ZONE

Sections:

- 10.82.010 Purpose.
- 10.82.020 Permitted uses.
- 10.82.030 Conditional uses.
- 10.82.040 Minimum lot standards.
- 10.82.050 Off-street parking and loading.
- 10.82.060 Signs.
- 10.82.070 Development requirements.
- 10.82.080 Land use approval process.

10.82.010 Purpose.

The purpose of this zone is to maximize the development quality of large tracts of undeveloped land that will afford opportunities for a more cohesive design and well thought out development pattern than may occur with smaller acreage development projects. The intent is to create ~~single-family~~ neighborhoods that: have resilient property values, demonstrate superior architecture, provide a variety of housing styles and designs for young and mature households alike, provide areas for social interaction, are safe and family friendly, and increase the health and wellness of its residents by providing amenities and open spaces that encourage active lifestyles. [Ord. 16-27 § 1 (Exh. A).]

10.82.020 Permitted uses.

The following, and no others, are uses permitted by right provided the parcel and/or building meet all other provisions of this title and any other applicable ordinances of Syracuse City:

- (A) Accessory uses and buildings (200 square feet or less) (minimum lot size of 3,500 square feet).
- (B) Agriculture.
- (C) Churches, synagogues, and temples.
- (D) Dwellings, single-family.
- (E) Educational services.
- (F) Household pets.
- (G) Minor home occupations.
- (H) Public and quasi-public buildings.
- (I) Club houses and recreational facilities.
- (J) Public parks.
- (K) Residential facilities for persons with disabilities. [Ord. 16-27 § 1 (Exh. A).]
- (L) Dwellings, multi-family

10.82.030 Conditional uses.

The following, and no others, may be conditional uses permitted after application and approval as specified in SCC 10.20.080:

(A) Accessory uses and buildings (greater than 200 square feet) (minor) (minimum lot size of 5,600 square feet).

(B) Day care centers (major) (minimum lot size of 5,600 square feet).

(C) Dwellings, accessory (major/minor, see SCC 10.30.020) (minimum lot size of 5,600 square feet).

(D) Temporary commercial uses (see SCC 10.35.050) (minor). [Ord. 16-27 § 1 (Exh. A).]

10.82.040 Minimum lot standards.

All lots shall be developed and all structures and uses shall be placed on lots in accordance with the following standards:

(A) In no case shall the total maximum density exceed four units per gross acre.

(B) In general, the smallest lots should be located closest to an arterial or collector road to distribute traffic impacts more efficiently.

(C) All lots shall have frontage along a publicly dedicated street except for interior lots in the SFD-3,500, which may have frontage upon a shared driveway to be maintained by the HOA. Frontage requirements for lots on a shared driveway shall be the same as if fronting on a public street. Dimensions of all shared driveways shall be determined by the fire marshal and shall comply with all current IFC Codes.

(D) Of the total number of lots, a maximum of ~~47~~ 50 percent shall be less than SFD-5,600.

(E) A minimum variable setback of three feet from one dwelling to the next on the same side of the street shall be shown on the subdivision plat and building permits shall only be issued in accordance with the approved varied setbacks shown on the plat. The three-foot setback variation for each lot shall be in relation to the lot(s) immediately abutting on the same side of the street and not in relation to the minimum setback. No home shall be placed using the variable setback in a way which encroaches into the minimum setbacks established in the table below.

(F) Garages shall be set behind, or at a minimum on the same plane as, the living space or covered outdoor living space on lots SFD-5,600 and larger.

(G) Covered front porches on SFD-3,500 – 5,599 lots with front doors that face a public street may encroach up to two feet into the required front yard setback.

(H) Zero lot line development. Attached residential units such as townhomes are allowed as a node within the larger master planned community with the following regulations:

(a) zero lot line units shall not comprise more than 10% of the total development units.

(b) City Council deems that the inclusion of attached and/or zero lot line units are necessary to accomplish the purpose statement established by the zone. Any zero lot line units shall be identified and approved with the concept plat.

(c) Encompass a minimum area of 8 acres

(d) The number of zero lot line nodes are limited to 2 within the total development. If a total of 2 nodes are proposed, the minimum acreage may be reduced to 6 acres

(e) Be contiguous as to provide a nodal neighborhood of similar housing product

(f) Provide 20% common space within the node

(ii) a fee in lieu of common space may be provided within the zero lot line node consistent with section (G) (8)

(g) The number of zero lot line nodes are limited to 2 within the total development. If a total of 2 nodes are proposed, the minimum acreage may be reduced to 6 acres

(h) No more than 4 units may be attached.

(i) Each unit shall provide enclosed car parking.

(ii) A minimum of 75% of the units shall provide 2 car garages.

(j) Front setback is 8'

(k) Side setback is 5'

(l) Rear setback is 10'

Lot Standards	SFD- >7,000	SFD-5,600 – 6,999	SFD-3,500 – 5,599
Minimum Lot Area (SF)	7,000	5,600	3,500
Minimum Lot Width (LF)	70	55	42
Minimum Front Yard to Living Space or Open Porch (LF)	15	15	10*
Minimum Front Yard to Garage (measured from property line or shared easement boundary of a shared driveway)	25	20	18
Minimum Interior Side Yard (LF)	8	8	5
Minimum Street Side Yard (LF)	15	15	10
Minimum Rear Yard (LF)	15	15	10
Alley Rear Yard Setback to Garage or Living Space (LF)	0	0	0
Maximum Building Height	35	35	35
Off-Street Parking	2	2	2

* See subsection (G) of this section.

[Ord. 17-18 § 1 (Exh. A); Ord. 16-27 § 1 (Exh. A).]

10.82.050 Off-street parking and loading.

Maximum number of homes in a shared driveway of a SFD-3,500 area shall be six. No parking shall be allowed on shared access driveways. Off-street parking and loading shall be provided as specified in Chapter 10.40 SCC. [Ord. 16-27 § 1 (Exh. A).]

10.82.060 Signs.

The signs permitted in this zone shall be those allowed in residential zones by Chapter 10.45 SCC. [Ord. 16-27 § 1 (Exh. A).]

10.82.070 Development requirements.

(A) Minimum land requirements for MPC zone: 100 contiguous acres. Noncontiguous land areas below 100 acres in size may be added to the planned community if:

- (1) The noncontiguous land area is proposed in conjunction with a plan submittal containing a land mass of at least 100 contiguous acres;
- (2) The noncontiguous land area is not smaller than 10 acres;
- (3) All land areas within the development are managed by one HOA;
- (4) All land areas share the same development theme;
- (5) The noncontiguous land area is located within a third mile of the larger 100-acre land mass (0.33 mile);
- (6) Be limited to one noncontiguous land area in addition to the larger land mass.

(B) Land Use Master Plan.

(1) A land use master plan shall be submitted congruently with the concept plan application and in addition to the requirements of the concept plan submittal found in SCC 8.20.010. The plan shall include the following:

- (a) Existing property boundaries.
- (b) Proposed lot lines.
- (c) Color coded categories grouped by lot size and/or housing product type.
- (d) Table indicating gross calculations such as number of lots in each housing/lot size category and acreage/percentage of common space.
- (e) Location and size of common spaces.
- (f) Configuration of streets, trails, and sidewalks.

(2) A professional planner shall design the land use master plan.

(C) Traffic Impact Study. Developer shall provide a traffic impact study to be submitted congruently with preliminary plat application.

(D) Architectural Theme Plan.

(1) An architectural theme plan shall be submitted congruently with the preliminary plat application and in addition to the requirements of the preliminary plat submittal found in SCC 8.25.010. The plan shall include the following:

(a) Examples of design themes that can be duplicated throughout the development that will provide unity and sense of place. Examples may include cladding materials, roof styles, light fixtures, colors, textures, or architecture styles such as craftsman, contemporary, colonial, Mediterranean, Cape Cod, etc.

(b) Conceptual Elevations and Floor Plans. All plans must adhere to the architectural requirements detailed in this chapter.

(E) Landscape Theme Plan.

(1) A landscape theme plan shall be submitted congruently with the preliminary plat application and in addition to the requirements of the preliminary plat submittal found in SCC 8.25.010. The plan shall include the following:

(a) Landscape plans for all HOA or common open spaces, streetscapes, and any additional land to be landscaped by the project developer are required. Plans shall specify:

- (i) Tree locations;
- (ii) Hardscape locations;
- (iii) Amenities;
- (iv) Sidewalks;
- (v) Trails;
- (vi) Fencing;
- (vii) Entry monument signage design and landscaping.

(F) Architectural Requirements.

(1) The following standards apply to homes within the master planned community zone:

(a) Stucco, masonry, fiber cement siding and/or similar quality construction products shall be used on all exterior walls. No vinyl siding shall be permitted.

(b) A minimum of two elevations shall be drawn for each dwelling unit type. Differences between elevations may include rooflines, use of exterior materials, color schemes, use of porches, window location, size, shape or treatments and similar features that vary the appearance of the elevation.

(c) Where the same dwelling unit type is to be constructed adjacent to or directly across the street, a different elevation shall be used including a different roofline, exterior

materials, and color schemes. Rooflines shall be varied at a minimum of every five homes in a row. This may be accomplished by varying the number of stories, roof type (including shed, gable, hip, Dutch, or dormer roofs), or ridgeline directions to create variation.

(d) Rear or side end facades that are visible to a street, park or trail shall comply with the regulations for new residential construction in SCC 10.30.020.

(e) To assist in adding architectural variety, side facing, detached, or alley-fed garages are encouraged. Garages shall not be the predominant architectural feature of any building.

(f) Outdoor living spaces such as porches, balconies, or patios are required on all dwelling units. Outdoor living spaces must be sized adequately for a minimum of two chairs and be oriented towards the street or shared driveway to encourage social interaction with neighbors. Outdoor living spaces that do not face the street or shared driveway may be included in addition to those required to face these areas.

(i) Outdoor living spaces must be at least 25 square feet, providing for seating and a walking access to the seating.

(2) On lots less than 5,600 square feet, all corner lots and homes that front a public road shall have front doors facing public roads; all remaining homes on lots less than 5,600 square feet shall face a private drive. A body established and maintained through the HOA shall review all exterior structural changes to any building within the development to ensure that these conform with the architectural theme plan that was approved with the subdivision.

(G) Common Space Requirements.

(1) A minimum of 25 percent of the gross project acreage shall be established as common space.

(a) Ownership and maintenance responsibilities of common space shall be specified in a development agreement.

(b) All common spaces shall be accessible to the general public with the exception of clubhouses, pools, or other private amenities as agreed to in the development agreement.

(2) Remnant parcels that are inaccessible, have a boundary shape that will not accommodate an amenity, or are otherwise unusable may not be counted towards the common space calculation.

(3) Yard areas within single-family detached lots that are intended as usable yard space for the individual units shall not be counted toward meeting the minimum common space requirement.

(4) The developer shall provide amenities as agreed upon by the City Council with terms and parameters of development and maintenance established in a development agreement. All private amenities shall be maintained by an HOA. The City shall assume responsibility for the maintenance of all public amenities and facilities.

(5) Landscaping alone does not qualify an area as common space. However, informal landscaped areas for play, relaxation, and meditation are encouraged.

(6) Unless otherwise approved by the Council, and subject to the provisions set forth in this chapter, the underlying fee ownership of all publicly accessible open space land shall remain in single ownership and may be owned and maintained by one of the following entities: homeowners' association, land trust, conservation organization, or governmental entity.

(7) Landscaping within common areas must be completed prior to approval of the next consecutive phase of the subdivision.

(8) Fee in leu of required common space. A fee in leu of required common space may be accepted for the development of a nearby city park under the following conditions:

(a) The proposed project shall be located within 1/2 mile to an existing or future Syracuse City park. Distance shall be measured following pedestrian sidewalks and/or greenway trails. Measurement will be made from the nearest property line of the park to the nearest property line of the development project.

(b) The fee in leu of common space shall not be approved if any portion of the development is further than 1 mile from the nearest receiving park property boundary.

(c) The park property to receive the fee money shall be identified and approved in conjunction with the concept plan.

(d) Qualification of a city park to receive in leu of common space fees shall be approved or denied by City Council after considering the City's park development needs and priorities. The city reserves the right to determine if it is appropriate or not to accept a fee in leu of required common space.

(e) The fee in leu of common space collected by the city shall be applied only to the park property identified upon approval of fee acceptance.

(f) If the City Council does not approve the qualification of a park to receive in leu of fees, the development project shall be required to build the required on-site common space as required by the RPC zone.

(g) If a fee is accepted in leu of common space, the project will nevertheless be required to build at a minimum: one on-site amenity such as a tot lot or pool, front yard landscaping, and all required buffer landscaping. All on-site landscaping shall be maintained by an HOA.

(h) The fee money will be due to the city prior to recording the final subdivision plat.

(i) To calculate the required fee amount, multiply the gross project acreage by the percentage of common space that is desired to buy out of. Then convert that resulting acreage to square feet by multiplying by 43,560. Then, multiply that by the value per

square foot of improved residential land. The total is the amount due to the city in lieu of building the required common space. To determine value per square foot, the city council should evaluate multiple comparable land listings, property tax valuations, and/or hire an appraisal in order to arrive at an agreed upon value with the developer.

(H) Required Amenities.

(1) Amenities such as hard surface trails, benches, sports fields, picnic shelters, clubhouses, pools, basketball courts, tennis courts, community gardens, pickle ball courts, playgrounds, splash pads, or other amenities as approved by the City Council are required in each common space.

(2) Clubhouse plans shall go through site plan review as detailed in SCC 10.20.090 before receiving a building permit.

(3) No dwelling shall be located further than one-quarter mile from an amenity.

(4) Amenity access shall be shown on a circulation plan indicating how automobiles, cyclists, and pedestrians will access amenities.

(5) Storm water detention basins may be considered as common space only if they are designed, landscaped, and include an amenity.

(I) Property Maintenance. A homeowners' association (HOA) is required to ensure that private amenities, landscaping, common spaces, trash removal, building exteriors, and street trees are maintained and/or replaced as needed. The HOA covenants of the community shall be recorded with the county and applied to all phases of development.

(J) Landscaping Requirements.

(1) Yard areas shall be designed to avoid water pooling and steep grade changes between lots.

(2) Streetscapes shall be designed for pedestrian safety and visual interest by using three-foot variable front yard setbacks and inclusion of traffic calming measures.

(3) Tree-lined streets are required.

(a) Street trees shall have a minimum two-inch caliper trunk size measured 12 inches above ground level, at the time of installation.

(b) Best management practice recommendations as published by the International Society of Arboriculture (ISA) shall be followed to improve tree survival.

(c) Street trees damaged or killed must be replaced within one planting season by the HOA.

(d) All required street trees within a subdivision phase shall be planted before the warranty on the subdivision is released. Specific regulations concerning tree planting shall be established in the development agreement.

(e) During winter months when tree planting is not practical, the developer shall place sufficient funds in an escrow account to be released once planting is completed.

(f) Street trees shall be selected in accordance with the approved tree species in SCC 10.30.070.

(g) Street trees shall be spaced per the approved species list per park strip width. The approved species list is found in SCC 10.30.070. In no case shall street trees be planted further than 50 feet apart.

(4) The landscape plan shall account for aesthetics and passive solar landscape design on all private buildings owned and/or maintained by the HOA which are intended for occupancy. Wherever possible, deciduous vegetation including trees and structured climbing plants shall be positioned on the south and west side of buildings to provide shade in the summer and sun in the winter. The proposed height of these trees should be indicated on plans to ensure that their height is adequate to provide passive solar benefits to adjacent structures. The intent of these plantings shall be noted on the plan for clarification. Passive solar landscape design is encouraged for residences, but not required.

(5) Landscape design shall screen utility boxes for phone, power, telecommunication, and other unsightly utilities from view in all directions.

(6) Minimal fencing is required to preserve views, encourage social interaction, and provide for the preservation of open space. Fence height and style shall be sensitive to location and context with the intent to preserve views and provide for public safety through retaining as much visibility of pedestrian access ways and streets as possible. The details of the locations of fencing types shall be established in the development agreement with a map exhibit clearly showing where each fence is to be located. This map shall indicate fence type, height, color, and materials.

(K) Traffic Circulation Requirements.

(1) A hierarchy of local, collector, and arterial streets shall be designed as specified in the transportation master plan or determined by staff review.

(2) Collector streets shall be designed to safely and efficiently move automobile and pedestrian traffic through the neighborhood. The use of 90 degree turns and stop signs on collector streets should be minimized as much as possible.

(3) Collector roads should utilize traffic calming measures such as chicanes, curb "bulb-outs," street islands, mid-block pedestrian crossings, bicycle lanes, cycle tracks, curbed bioswales, raised planted medians, street trees, decorative crosswalks, traffic circles, or other measures approved by the City Council. All traffic calming measures shall comply with the International Fire Code.

(4) All local streets should utilize the low volume local cross section from the City engineering standards.

(5) Dedicated pedestrian and cycling facilities designed to provide safe and attractive recreation opportunities are required to be included in each street right-of-way.

(6) All required street lighting shall match the development theme, as approved by the City Council.

(7) All corners of street intersections must be landscaped with decorative landscaping including boulders, shrubs, decorative grasses, mulch, flagstones, decorative ground cover other than sod, or other decorative measures approved by the City Council.

(8) Alleys shall be a maximum of 16 feet in width.

(9) A defined walkway to the front door which extends to the public walkway or public street shall be provided on all SFD-3,500 lots with front doors facing a public street. These walkways are also encouraged but are not required on all other lots. Decorative landscaping shall be included for one and one-half feet on one or both sides of all private walkways leading to front doors.

(L) Block Size.

(1) Blocks shall not exceed 1,320 feet in length.

(2) Hard surface mid-block pedestrian access ways shall be provided to maintain the maximum one-quarter mile distance between amenities and residents.

(a) Mid-block pedestrian access ways shall be bordered on any side not abutting an access by two-foot landscape buffers between the paved accesses and abutting property lines. These landscape buffers shall include a mixture of vegetation, which shall not encroach onto or over the paved access within a height of six feet.

(M) Trails.

(1) All trail locations within the development boundaries shall be improved per the trails master plan and built to City engineering standards.

(2) Trails should connect with other sidewalks and trail facilities whenever possible.

(3) A 10-foot-wide concrete or asphalt trail is encouraged in lieu of sidewalk along arterial roads.

(4) Trailside seating is required at one-half mile intervals along the trail system.

(a) Seating shall be built over a weed barrier or solid surface.

(5) If trails will be dedicated to the City, all trail maintenance and ownership agreements shall be finalized in a development agreement.

(N) Sensitive Areas. Wetland areas identified through studies required in the sensitive overlay zone shall be preserved with a conservation easement. [Ord. 16-27 § 1 (Exh. A).]

10.82.080 Land use approval process.

(A) Due to the unique nature of master planned community developments, an alternate approval process is hereby adopted. This process is adopted to ensure that the land use authority has a clear understanding of the nature of the proposed development prior to giving zone approval, and then expediting development after approval is given. It also calls for more detailed plans as the project develops, so that a property owner will have opportunities to receive input from the City Council on the project prior to investing in detailed plans.

(B) Requests for general plan map amendment, pursuant to SCC 10.20.060, shall be accompanied by the documents required for a subdivision concept plan, as provided in Chapter 8.20 SCC, for the entire development. These items shall be considered concurrently, with input provided by the Planning Commission and City Council to the property owner during the approval process. The City Council is the land use authority for this joint application, with the Planning Commission acting in a recommending capacity.

(C) Requests for an amendment to the zoning map, pursuant to SCC 10.20.070, shall be accompanied by the documents required for a preliminary subdivision review, as provided in Chapter 8.25 SCC, for the entire development. The application shall also be accompanied, to the extent Chapter 8.25 SCC does not require it, by:

(1) Master plan, including lot sizes and densities for each lot;

(2) Circulation plan;

(3) Architectural theme plan; and

(4) Landscaping theme plan.

(D) The preliminary subdivision plat shall be considered concurrently with the zoning map amendment. The City Council is the land use authority for this joint application, with the Planning Commission acting in a recommending capacity. Once approved, the preliminary subdivision plat shall be considered a binding zoning document. The applicant must also execute a development agreement in connection to the zoning map amendment.

(E) Final subdivision approval for each phase of development for a master planned community shall proceed as provided in Chapter 8.30 SCC.

(F) The entirety of the proposed project must be presented and approved in one approval process. After the City Council grants preliminary approval of a development, no additional phases may be added.

(G) RPC zone entitlement is contingent upon the developer following the concurrently approved preliminary subdivision plat and the required development agreement. The development agreement shall run with the land and remain in force for the original developer. All subsequent owners of at least five percent of the land originally proposed to be developed shall be bound to the terms of the original agreement and plat until the conclusion of development. Failure of the developer to comply with the terms of the development agreement or preliminary subdivision plat may result in the Council reverting zoning back to the designation that existed prior to the zoning map amendment. [Ord. 16-27 § 1 (Exh. A).]

Chapter 10.82

RPC – RESIDENTIAL PLANNED COMMUNITY ZONE

Sections:

- 10.82.010 Purpose.
- 10.82.020 Permitted uses.
- 10.82.030 Conditional uses.
- 10.82.040 Minimum lot standards.
- 10.82.050 Off-street parking and loading.
- 10.82.060 Signs.
- 10.82.070 Development requirements.
- 10.82.080 Land use approval process.

10.82.010 Purpose.

The purpose of this zone is to maximize the development quality of large tracts of undeveloped land that will afford opportunities for a more cohesive design and well thought out development pattern than may occur with smaller acreage development projects. The intent is to create ~~single-family~~ neighborhoods that: have resilient property values, demonstrate superior architecture, provide a variety of housing styles and designs for young and mature households alike, provide areas for social interaction, are safe and family friendly, and increase the health and wellness of its residents by providing amenities and open spaces that encourage active lifestyles. [Ord. 16-27 § 1 (Exh. A).]

10.82.020 Permitted uses.

The following, and no others, are uses permitted by right provided the parcel and/or building meet all other provisions of this title and any other applicable ordinances of Syracuse City:

- (A) Accessory uses and buildings (200 square feet or less) (minimum lot size of 3,500 square feet).
- (B) Agriculture.
- (C) Churches, synagogues, and temples.
- (D) Dwellings, single-family.
- (E) Dwellings, two-family.
- (F) Dwellings, two-family-attached.
- (~~E~~G) Dwellings, multi-family.

Commented [PR1]: Multi-family is for "more than two". So we need to include two-family dwellings if we want to allow them. Otherwise, there is a gap between 1 and 3.

- ~~(E)~~ ~~(F)~~ ~~(H)~~ Educational services.
- ~~(F)~~ ~~(G)~~ Household pets.
- ~~(G)~~ ~~(H)~~ Minor home occupations.
- ~~(H)~~ ~~(K)~~ Public and quasi-public buildings.
- ~~(H)~~ ~~(L)~~ Club houses and recreational facilities.
- ~~(H)~~ ~~(M)~~ Public parks.
- ~~(K)~~ ~~(N)~~ Residential facilities for persons with disabilities. [Ord. 16-27 § 1 (Exh. A).]

10.82.030 Conditional uses.

The following, and no others, may be conditional uses permitted after application and approval as specified in SCC 10.20.080:

- (A) Accessory uses and buildings (greater than 200 square feet) (minor) (minimum lot size of 5,600 square feet).
- (B) Day care centers (major) (minimum lot size of 5,600 square feet).
- (C) Dwellings, accessory (major/minor, see SCC 10.30.020) (minimum lot size of 5,600 square feet).
- (D) Temporary commercial uses (see SCC 10.35.050) (minor). [Ord. 16-27 § 1 (Exh. A).]

10.82.040 Minimum lot standards.

All lots shall be developed and all structures and uses shall be placed on lots in accordance with the following standards:

- (A) In no case shall the total maximum density exceed ~~four~~ **five** units per gross acre.
- (B) In general, the smallest lots should be located closest to an arterial or collector road to distribute traffic impacts more efficiently.
- (C) All lots shall have frontage along a publicly dedicated street except for interior lots in the SFD-3,500, which may have frontage upon a shared driveway to be maintained by the HOA. Frontage requirements for lots on a shared driveway shall be the same as if fronting on a public street. Dimensions of all shared driveways shall be determined by the fire marshal and shall comply with all current IFC Codes.
- (D) Of the total number of lots, ~~no more than a maximum of 47~~ **55** percent ~~of lots may shall be less than~~ SFD-5,600 or smaller.
- (E) A minimum variable setback of three feet from one dwelling to the next on the same side of the street shall be shown on the subdivision plat and building permits shall only be issued in accordance with the approved varied setbacks shown on the plat. The three-foot setback variation for each lot shall be in relation to the lot(s) immediately abutting on the same side of the street and not in relation to the

minimum setback. No home shall be placed using the variable setback in a way which encroaches into the minimum setbacks established in the table below.

(F) Garages shall be set behind, or at a minimum on the same plane as, the living space or covered outdoor living space on lots SFD-5,600 and larger.

(G) Covered front porches on SFD-3,500–5,599 lots with front doors that face a public street may encroach up to two feet into the required front yard setback.

(H) Units with a zero-lot line they are permitted to be placed with 5 units on each side of a private drive lane (ten units total), when if the privately maintained drive lane, ally fed drive lane exits on both sides (two access points) contains two access points to public right of way. A single access point private drive lane may not exceed Maximum of 6 total units on a the drive with only one access point.

Lot Standards

Lot Standards	SFD- >7,000	SFD-5,600 – 6,999	SFD-3,500 – 5,599	Zero Lot Line
Minimum Lot Area (SF)	7,000	5,600	3,500	None
Minimum Lot Width (LF)	70	55	42	None
Minimum Front Yard to Living Space or Open Porch (LF)	15	15	10*	10
Minimum Interior Side Yard (LF)	8	8	5	None
Minimum Street Side Yard (LF)	15	15	10	10 (To ROW)
Minimum Rear Yard (LF)	15	15	10	None
Alley Rear Yard Setback to Garage or Living Space (LF)	0	0	0	0
Maximum Building Height	35	35	35	None
Off-Street Parking	2	2	2	2

10.82.050 Off-street parking and loading.

Maximum number of homes in a shared driveway of a SFD-3,500 area shall be six. No parking shall be allowed on shared access driveways. All driveways shall have a minimum 20-foot depth. Off-street parking and loading shall be provided as specified in Chapter 10.40 SCC. [Ord. 16-27 § 1 (Exh. A).]

Designated Identified Snow depositing locations to deposit snow removed from required for private drives is required and may not be accumulated not in the public right of way ROW

10.82.060 Signs.

The signs permitted in this zone shall be those allowed in residential zones by Chapter 10.45 SCC. [Ord. 16-27 § 1 (Exh. A).]

10.82.070 Development requirements.

(A) Minimum land requirements for MPC zone: 100 contiguous acres. Noncontiguous land areas below 100 acres in size may be added to the planned community if:

- (1) The noncontiguous land area is proposed in conjunction with a plan submittal containing a land mass of at least 100 contiguous acres;
- (2) The noncontiguous land area is not smaller than 10 acres;
- (3) All land areas within the development are managed by one HOA;
- (4) All land areas share the same development theme;
- (5) The noncontiguous land area is located within a third mile of the larger 100-acre land mass (0.33 mile);
- (6) Be limited to one noncontiguous land area in addition to the larger land mass.

(B) Land Use Master Plan.

- (1) A land use master plan shall be submitted congruently with the concept plan application and in addition to the requirements of the concept plan submittal found in SCC 8.20.010. The plan shall include the following:
 - (a) Existing property boundaries.
 - (b) Proposed lot lines.
 - (c) Color coded categories grouped by lot size and/or housing product type.
 - (d) Table indicating gross calculations such as number of lots in each housing/lot size category and acreage/percentage of common space.
 - (e) Location and size of common spaces.
 - (f) Configuration of streets, trails, and sidewalks.
- (2) A professional planner shall design the land use master plan.

(C) Traffic Impact Study. Developer shall provide a traffic impact study to be submitted congruently with preliminary plat application.

(D) Architectural Theme Plan.

(1) An architectural theme plan shall be submitted congruently with the preliminary plat application and in addition to the requirements of the preliminary plat submittal found in SCC 8.25.010. The plan shall include the following:

(a) Examples of design themes that can be duplicated throughout the development that will provide unity and sense of place. Examples may include cladding materials, roof styles, light fixtures, colors, textures, or architecture styles such as craftsman, contemporary, colonial, Mediterranean, Cape Cod, etc.

(b) Conceptual Elevations and Floor Plans. All plans must adhere to the architectural requirements detailed in this chapter.

(E) Landscape Theme Plan.

(1) A landscape theme plan shall be submitted congruently with the preliminary plat application and in addition to the requirements of the preliminary plat submittal found in SCC 8.25.010. The plan shall include the following:

(a) Landscape plans for all HOA or common open spaces, streetscapes, and any additional land to be landscaped by the project developer are required. Plans shall specify:

- (i) Tree locations;
- (ii) Hardscape locations;
- (iii) Amenities;
- (iv) Sidewalks;
- (v) Trails;
- (vi) Fencing;
- (vii) Entry monument signage design and landscaping.

(F) Architectural Requirements.

(1) The following standards apply to homes within the master planned community zone:

(a) Stucco, masonry, fiber cement siding and/or similar quality construction products shall be used on all exterior walls. No vinyl siding shall be permitted.

(b) A minimum of two elevations shall be drawn for each dwelling unit type. Differences between elevations may include rooflines, use of exterior materials, color schemes, use of porches, window location, size, shape or treatments and similar features that vary the appearance of the elevation.

(c) Where the same dwelling unit type is to be constructed adjacent to or directly across the street, a different elevation shall be used including a different roofline, exterior materials, and color schemes. Rooflines shall be varied at a minimum of every five homes in a row. This may be accomplished by varying the number of stories, roof type (including shed, gable, hip, Dutch, or dormer roofs), or ridgeline directions to create variation.

(d) Rear or side end facades that are visible to a street, park or trail shall comply with the regulations for new residential construction in SCC 10.30.020.

(e) To assist in adding architectural variety, side facing, detached, or alley-fed garages are encouraged. Garages shall not be the predominant architectural feature of any building.

(f) Outdoor living spaces such as porches, balconies, or patios are required on all dwelling units. Outdoor living spaces must be sized adequately for a minimum of two chairs and be oriented towards the street or shared driveway to encourage social interaction with neighbors. Outdoor living spaces that do not face the street or shared driveway may be included in addition to those required to face these areas.

(i) Outdoor living spaces must be at least 25 square feet, providing for seating and a walking access to the seating.

(2) On lots less than 5,600 square feet, all corner lots and homes that front a public road shall have front doors facing public roads; all remaining homes on lots less than 5,600 square feet shall face a private drive. A body established and maintained through the HOA shall review all exterior structural changes to any building within the development to ensure that these conform with the architectural theme plan that was approved with the subdivision.

(G) Common Space Requirements.

(1) A minimum of 25 percent of the gross project acreage shall be established as common space. ~~however~~ Alternatively, public park improvements funds may be provided by the developer in lieu of up to fifteen percent gross acreage of improved common space (agreed to as provided in a development agreement entered into prior to zoning approval before zoning entitlement in a development agreement between developer and city). ~~space provided a minimum of 10 percent common space remains. The option to provide park contribution funds is only available if undeveloped parks are located must be spent within a ½ mile radius of the from any nearest part boundary of the development.~~

(a) Ownership and maintenance responsibilities of common space shall be specified in a development agreement.

(b) All common spaces shall be accessible to the general public with the exception of clubhouses, pools, or other private amenities as agreed to in the development agreement.

(2) Remnant parcels that are inaccessible, have a boundary shape that will not accommodate an amenity, or are otherwise unusable may not be counted towards the common space calculation.

(3) Yard areas within single-family detached lots that are intended as usable yard space for the individual units shall not be counted toward meeting the minimum common space requirement.

(4) The developer shall provide amenities as agreed upon by the City Council with terms and parameters of development and maintenance established in a development agreement. All private amenities shall be maintained by an HOA. The City shall assume responsibility for the maintenance of all public amenities and facilities.

(5) Landscaping alone does not qualify an area as common space. However, informal landscaped areas for play, relaxation, and meditation are encouraged.

(6) Unless otherwise approved by the Council, and subject to the provisions set forth in this chapter, the underlying fee ownership of all publicly accessible open space land shall remain in single ownership and may be owned and maintained by one of the following entities: homeowners' association, land trust, conservation organization, or governmental entity.

(7) Landscaping within common areas must be completed prior to approval of the next consecutive phase of the subdivision.

(H) Required Amenities.

(1) Amenities such as hard surface trails, benches, sports fields, picnic shelters, clubhouses, pools, basketball courts, tennis courts, community gardens, pickle ball courts, playgrounds, splash pads, or other amenities as approved by the City Council are required in each common space.

(2) Clubhouse plans shall go through site plan review as detailed in SCC 10.20.090 before receiving a building permit.

(3) No dwelling shall be located further than one-quarter mile from an amenity.

(4) Amenity access shall be shown on a circulation plan indicating how automobiles, cyclists, and pedestrians will access amenities.

(5) Storm water detention basins may be considered as common space only if they are designed, landscaped, and include an amenity.

(I) Property Maintenance. A homeowners' association (HOA) is required to ensure that private amenities, landscaping, common spaces, trash removal, building exteriors, and street trees are maintained and/or replaced as needed. The HOA covenants of the community shall be recorded with the county and applied to all phases of development.

(J) Landscaping Requirements.

(1) Yard areas shall be designed to avoid water pooling and steep grade changes between lots.

(2) Streetscapes shall be designed for pedestrian safety and visual interest by using three-foot variable front yard setbacks and inclusion of traffic calming measures.

(3) Tree-lined streets are required.

(a) Street trees shall have a minimum two-inch caliper trunk size measured 12 inches above ground level, at the time of installation.

(b) Best management practice recommendations as published by the International Society of Arboriculture (ISA) shall be followed to improve tree survival

(c) Street trees damaged or killed must be replaced within one planting season by the HOA.

(d) All required street trees within a subdivision phase shall be planted before the warranty on the subdivision is released. Specific regulations concerning tree planting shall be established in the development agreement.

(e) During winter months when tree planting is not practical, the developer shall place sufficient funds in an escrow account to be released once planting is completed.

(f) Street trees shall be selected in accordance with the approved tree species in SCC 10.30.070.

(g) Street trees shall be spaced per the approved species list per park strip width. The approved species list is found in SCC 10.30.070. In no case shall street trees be planted further than 50 feet apart.

(4) The landscape plan shall account for aesthetics and passive solar landscape design on all private buildings owned and/or maintained by the HOA which are intended for occupancy. Wherever possible, deciduous vegetation including trees and structured climbing plants shall be positioned on the south and west side of buildings to provide shade in the summer and sun in the winter. The proposed height of these trees should be indicated on plans to ensure that their height is adequate to provide passive solar benefits to adjacent structures. The intent of these plantings shall be noted on the plan for clarification. Passive solar landscape design is encouraged for residences, but not required.

(5) Landscape design shall screen utility boxes for phone, power, telecommunication, and other unsightly utilities from view in all directions.

(6) Minimal fencing is required to preserve views, encourage social interaction, and provide for the preservation of open space. Fence height and style shall be sensitive to location and context with the intent to preserve views and provide for public safety through retaining as much visibility of pedestrian access ways and streets as possible. The details of the locations of fencing types shall be established in the development agreement with a map exhibit clearly showing where each fence is to be located. This map shall indicate fence type, height, color, and materials.

(K) Traffic Circulation Requirements.

(1) A hierarchy of local, collector, and arterial streets shall be designed as specified in the transportation master plan or determined by staff review.

(2) Collector streets shall be designed to safely and efficiently move automobile and pedestrian traffic through the neighborhood. The use of 90 degree turns and stop signs on collector streets should be minimized as much as possible.

(3) Collector roads should utilize traffic calming measures such as chicanes, curb "bulb-outs," street islands, mid-block pedestrian crossings, bicycle lanes, cycle tracks, curbed bioswales, raised planted medians, street trees, decorative crosswalks, traffic circles, or other measures approved by the City Council. All traffic calming measures shall comply with the International Fire Code.

(4) All local streets should utilize the low volume local cross section from the City engineering standards.

(5) Dedicated pedestrian and cycling facilities designed to provide safe and attractive recreation opportunities are required to be included in each street right-of-way.

(6) All required street lighting shall match the development theme, as approved by the City Council.

(7) All corners of street intersections must be landscaped with decorative landscaping including boulders, shrubs, decorative grasses, mulch, flagstones, decorative ground cover other than sod, or other decorative measures approved by the City Council.

(8) Alleys shall be a maximum of 16 feet in width.

(9) A defined walkway to the front door which extends to the public walkway or public street shall be provided on all SFD-3,500 lots with front doors facing a public street. These walkways are also encouraged but are not required on all other lots. Decorative landscaping shall be included for one and one-half feet on one or both sides of all private walkways leading to front doors.

(L) Block Size.

(1) Blocks shall not exceed 1,320 feet in length.

(2) Hard surface mid-block pedestrian access ways shall be provided to maintain the maximum one-quarter mile distance between amenities and residents.

(a) Mid-block pedestrian access ways shall be bordered on any side not abutting an access by two-foot landscape buffers between the paved accesses and abutting property lines. These landscape buffers shall include a mixture of vegetation, which shall not encroach onto or over the paved access within a height of six feet.

(M) Trails.

(1) All trail locations within the development boundaries shall be improved per the trails master plan and built to City engineering standards.

(2) Trails should connect with other sidewalks and trail facilities whenever possible.

(3) A 10-foot-wide concrete or asphalt trail is encouraged in lieu of sidewalk along arterial roads.

(4) Trailside seating is required at one-half mile intervals along the trail system.

(a) Seating shall be built over a weed barrier or solid surface.

(5) If trails will be dedicated to the City, all trail maintenance and ownership agreements shall be finalized in a development agreement.

(N) Sensitive Areas. Wetland areas identified through studies required in the sensitive overlay zone shall be preserved with a conservation easement. [Ord. 16-27 § 1 (Exh. A).]

10.82.080 Land use approval process.

(A) Due to the unique nature of master planned community developments, an alternate approval process is hereby adopted. This process is adopted to ensure that the land use authority has a clear understanding of the nature of the proposed development prior to giving zone approval, and then expediting development after approval is given. It also calls for more detailed plans as the project develops, so that a property owner will have opportunities to receive input from the City Council on the project prior to investing in detailed plans.

(B) Requests for general plan map amendment, pursuant to SCC 10.20.060, shall be accompanied by the documents required for a subdivision concept plan, as provided in Chapter 8.20 SCC, for the entire development. These items shall be considered concurrently, with input provided by the Planning Commission and City Council to the property owner during the approval process. The City Council is the land use authority for this joint application, with the Planning Commission acting in a recommending capacity.

(C) Requests for an amendment to the zoning map, pursuant to SCC 10.20.070, shall be accompanied by the documents required for a preliminary subdivision review, as provided in Chapter 8.25 SCC, for the entire development. The application shall also be accompanied, to the extent Chapter 8.25 SCC does not require it, by:

(1) Master plan, including lot sizes and densities for each lot;

(2) Circulation plan;

(3) Architectural theme plan; and

(4) Landscaping theme plan.

(D) The preliminary subdivision plat shall be considered concurrently with the zoning map amendment. The City Council is the land use authority for this joint application, with the Planning Commission acting in a recommending capacity. Once approved, the preliminary subdivision plat shall be considered a binding zoning document. The applicant must also execute a development agreement in connection to the zoning map amendment.

(E) Final subdivision approval for each phase of development for a master planned community shall proceed as provided in Chapter 8.30 SCC.

(F) The entirety of the proposed project must be presented and approved in one approval process. After the City Council grants preliminary approval of a development, no additional phases may be added.

(G) RPC zone entitlement is contingent upon the developer following the concurrently approved preliminary subdivision plat and the required development agreement. The development agreement shall run with the land and remain in force for the original developer. All subsequent owners of at least five percent of the land originally proposed to be developed shall be bound to the terms of the original agreement and plat until the conclusion of development. Failure of the developer to comply with the terms of the development agreement or preliminary subdivision plat may result in the Council reverting zoning back to the designation that existed prior to the zoning map amendment. [Ord. 16-27 § 1 (Exh. A).]



PLANNING COMMISSION WORK AGENDA

August 21 2018

Agenda Item # 2c

**Proposed Amendments to Ordinance 10.20.060 and the text of
the Adopted 2015 General Plan**

10.20.060 General plan amendments.

(A) Purpose. The City Council previously adopted the Syracuse City general plan, which sets forth procedures for amending same. For purposes of this section, amendment shall include the addition of new elements to the general plan and any comprehensive revisions to or adoption of same.

(B) Authority. The City Council, as the Land Use Authority, may from time to time amend the general plan as provided in this section. Such amendments may include any matter within the scope of the general plan.

(C) Initiation. Anyone may propose amendments to the general plan as provided in this section.

~~(D) Applications for general plan text or general plan map amendments during open amendment periods shall be considered as provided in this subsection:~~

~~(1) Open amendment periods shall:~~

~~(a) For general plan text amendments, commence on January 1st, beginning in 2018, and commencing on the same date every four years; and~~

~~(b) For general plan map amendments, commence on January 1st on odd-numbered years.~~

~~(2) Applications for amendments to the general plan text or general plan map during an open amendment period may be accepted at any time prior to the open amendment period, but may only be considered by the Commission during an open amendment period if the application is received by the Community Development Department no later than 5:00 p.m. on January 31st, or 5:00 p.m. on the following business day, if January 31st is a weekend or holiday, on the year of the open amendment.~~

~~(3) The Commission shall consider applications for proposed amendments to the general plan text or map which have been submitted in accordance with subsection (D)(2) of this section during the open amendment period, in the same order by which they were received by the City.~~

~~(E) Applications for general plan text or general plan map amendments outside of the open amendment period shall be considered as provided in this subsection:~~

~~(1) Any application submitted after the time identified in subsection (D) of this section shall be kept on file for consideration for the next open amendment period, unless the applicant makes a special request as provided in this subsection.~~

~~(2) An applicant may make a special request to the City Council to consider the applicant's amendment outside of the open amendment period.~~

~~(3) The Council may, after proper notice, authorize the consideration of the applicant's amendment outside of the open amendment period only if any of the following apply:~~

~~(a) Significant changes to arterials or infrastructure by agencies other than the City, and which were contrary to the assumptions in the current general plan;~~

~~(b) Catastrophic events, such as natural disasters or conflagrations;~~

~~(c) The Council finds that the proposed development has the potential to confer a substantial benefit on the City; or~~

~~(d) The request for authorization was submitted to the Community and Economic Development Department prior to 5:00 p.m. on March 15, 2016.~~

~~(4) Applications to open the general plan must receive at least four affirmative votes by the City Council.~~

~~(5) If the City Council authorizes the special request, then the proposed amendment is referred to the Community Development Department pursuant to subsection (G) of this section, for consideration by the Planning Commission and City Council.~~

~~(F) Each application which is submitted by an applicant in accordance with subsection (D) of this section, or authorized for special consideration pursuant to subsection (E) of this section, shall be considered and given due consideration by the Commission and Council, unless withdrawn by the applicant.~~

(G) Procedure. City staff shall process and consider general plan amendments as provided in this subsection.

(1) An applicant shall submit a request to the Community Development Department on a form established by the Department along with any fee established by the City's schedule of fees. The City Council, Planning Commission, or authorized City staff may initiate a general plan amendment without submittal of an application or payment of any fee. Anyone proposing general plan amendments shall do the survey and analysis work necessary to justify the proposed amendment. To ensure the Planning Commission and City Council have sufficient information to evaluate a proposed amendment, an applicant shall submit at least the following information:

(a) For map amendments:

- (i) An eight-and-one-half-inch by 11-inch map showing the area of the proposed amendment;
- (ii) Current copy of county assessor's parcel map showing the area of the proposed amendment;
- (iii) Mapped inventory of existing land uses within the area of the proposed amendment and extending one-half mile beyond such area;
- (iv) Correct property addresses of parcels included within the area of the proposed amendment;
- (v) Written statement specifying the potential use of property within the area of the proposed amendment;
- (vi) Written statement explaining why the existing general plan designation for the area is no longer appropriate, desirable, or feasible; and
- (vii) Analysis of potential impacts of the proposed amendment on existing infrastructure and public services such as traffic, streets, intersections, water and sewer, storm drains, electrical power, fire protection, garbage collection, and such other matters as the City may require from time to time; and

(b) For text amendments:

- (i) Written statement showing the desired language change and explaining why existing general plan language is no longer appropriate or feasible;
- (ii) Analysis of potential impacts of the proposed amendment;
- (iii) Map showing affected geographic areas based on proposed text changes.

(2) After City staff determines the completeness of an application or prior to a City-initiated general plan amendment proposal, ~~as well as its timeliness under subsection (D) of this section,~~ the City shall provide notice of intent to prepare or amend the general plan in accordance with the provisions of SCC 10.20.050. After providing notice of intent to prepare or amend the general plan, the Community Development Department, as the Land Use Administrator, shall prepare a staff report evaluating the proposed amendment.

(3) The Planning Commission, as the Advisory Body, shall schedule and hold a public hearing on the proposed amendment in accordance with the provisions of SCC 10.20.050, ~~if the proposed amendment was submitted in accordance with subsection (D) of this section or authorized in accordance with subsection (E) of this section.~~ After the public hearing, the Planning Commission may modify the proposed amendment before forwarding its recommendation to the City Council.

(4) The City Council may schedule and hold a public hearing on the recommended general plan amendment in accordance with the provisions of SCC 10.20.050.

(H) Approval Standards. A decision to amend the general plan is a matter within the legislative discretion of the City Council. After the public hearing described in subsection (G)(4) of this section, the City Council may make any modifications to the proposed general plan amendment that it considers appropriate. The City Council may then adopt or reject the proposed amendment either as proposed by the Planning Commission or after making said modifications. The City Council may also table the matter for further information, consideration or action.

(I) Appeal. Any person adversely affected by a final decision of the City Council to amend the general plan may appeal that decision to the district court as provided in Section 10-9a-801, Utah Code Annotated 1953, as amended.

(J) Effect of Approval. No one shall deem approval of an application to amend the general plan as an approval of any zone, conditional use, site plan, or other permit. Obtaining approval of a particular zone or permit shall be in accordance with applicable provisions of this title.

(K) Effect of Disapproval. City Council denial of an application to amend the general plan shall preclude a person from filing another application covering substantially the same subject or property, or any portion thereof, for six months from the date of the disapproval. This section shall not limit the City Council, Planning Commission, or authorized City staff from initiating a general plan amendment at any time. [Ord. 16-10; Ord. 15-24 § 1 (Exh. A); Ord. 11-02 § 1 (Exh. A); Ord. 10-02 § 1 (Exh. A, B); Ord. 08-07 § 1 (Exh. A); Code 1971 § 10-4-060.]



Syracuse City General Plan 2015



MISSION STATEMENT:

"To provide quality, affordable services for it's citizens, while promoting community pride, fostering economic development and managing growth."

Adopted December 8th, 2015

Table of Contents

1	INTRODUCTION	4
1.1	PURPOSE	4
1.2	MISSION STATEMENT	4
1.3	MASTER GOAL	5
1.4	IMPLEMENTATION	5
1.5	GENERAL PLAN UPDATES	6
1.6	SYRACUSE CITY ORGANIZATION	7
2	COMMUNITY CHARACTER AND HISTORY	7
2.1	CITY CHARACTER	7
2.2	CITY HISTORY	8
2.2.1	SETTLEMENT OF THE LAND	8
2.2.2	HOW SYRACUSE CAME TO BE	9
2.2.3	EARLY DAYS IN SYRACUSE	9
2.2.4	SYRACUSE BECOMES A TOWN	10
2.3	POPULATION	11
2.3.1	ANTELOPE ISLAND	11
2.4	PHYSICAL CHARACTER	12
2.4.1	AGRICULTURAL BACKGROUND	12
2.5	BOUNDARIES	13
2.5.1	GENERAL PLAN MAP	13
2.5.2	CURRENT ZONING MAP	13
2.5.3	ANNEXATION	13
3	LAND USE	14
3.1	PURPOSE	14
3.2	GOALS	14
3.3	LAND USE-RESIDENTIAL	15
3.3.1	RESIDENTIAL ZONING DENSITY	15
3.3.2	BONUS DENSITY ZONING	15
3.4	NON-RESIDENTIAL LAND USE	16
3.5	THE TOWN CENTER	16
3.5.1	<u>ANTELOPE DRIVE ANTELOPE DRIVE (1700 SOUTH) COMMERCIAL CORRIDOR</u>	17
3.5.2	<u>FUTURE WEST DAVIS CORRIDOR & ANTELOPE DRIVE (1700 SOUTH)</u>	17
3.5.3	<u>SR-193 CORRIDOR</u>	17
3.6	FUTURE LAND USE	18
3.7	LAND USE AREA TABLES	18
4	ECONOMICS	18
4.1	INTRODUCTION	18
4.2	GOALS	19
4.3	REVENUE	19
4.4	BUDGET AND EXPENDITURES	19
5	TRANSPORTATION	19
5.1	INTRODUCTION	19
5.2	GOALS	20
5.3	STREET CLASSIFICATION	21

5.4	TRANSPORTATION PLAN	22
5.5	PUBLIC TRANSPORTATION	22
<u>6</u>	<u>INFRASTRUCTURE</u>	<u>22</u>
6.1	INTRODUCTION	22
6.2	GOALS	22
6.3	PUBLIC FACILITIES	23
6.3.1	CEMETERY	23
6.3.2	STORM DRAINS	23
6.3.3	CULINARY WATER	23
6.3.4	SECONDARY WATER	23
6.3.5	SANITARY SEWER	24
6.3.6	STREET LIGHTS	24
6.3.7	FIRE DEPARTMENT	24
6.3.8	POLICE DEPARTMENT	25
<u>7</u>	<u>PARKS AND RECREATION</u>	<u>25</u>
7.1	INTRODUCTION	25
7.2	GOALS	26
7.3	COMMUNITY CENTER	27
7.4	EXISTING PARKS AND RECREATION	27
7.5	FUTURE PARKS AND RECREATION	29
<u>8</u>	<u>HOUSING</u>	<u>29</u>
8.1	INTRODUCTION	29
8.2	GOALS	30
8.3	CURRENT HOUSING	30
8.4	MODERATE INCOME HOUSING	30
<u>9</u>	<u>FUTURE UPDATES</u>	<u>31</u>
9.1	REVIEWING THE GENERAL PLAN	31
9.2	IN CLOSING:	31

1 Introduction

Utah State Code Section 10-9a-401 requires that each municipality prepare and adopt a comprehensive, long-range general plan that addresses the present and future needs of the municipality, and growth and development of the land within the municipality.

In compliance with the Utah State Code, Syracuse City has approved a General Plan that addresses the following areas:

1. General characteristics
 - a. Zoning map
 - b. General Plan map
 - c. Vision for the future
2. Land use
 - a. Existing
 - b. Future use expectations
3. Economics
4. Transportation
 - a. Existing conditions
 - b. Improvements
5. Community services and facilities
 - a. Storm drains
 - b. Culinary water
 - c. Secondary water
 - d. Fire Department
 - e. Police Department
6. Parks and recreation
 - a. Existing
 - b. City goals for new parks and recreation
7. Current housing, moderate housing and goals

The Planning Documents referenced in the General Plan are not adopted as sections of the general plan, and may be updated periodically by the City Council at any time, in accordance with established procedures. If a conflict exists between the general plan and the specific planning document, then the General Plan controls.

1.1 Purpose

The purpose of this General Plan is to delineate the City's current land use and to provide guidelines for the City's future. The recommendations are based on what the current Syracuse residents would like their City to be for future generations.

1.2 Mission Statement

The Mission Statement for Syracuse City is:

To provide quality, affordable services for it's citizens, while promoting community pride, fostering economic development and managing growth.



City Town Center

1.3 Master Goal

The Master Goal for Syracuse City is as follows:

The City of Syracuse is a community of many special qualities, which make it a unique and pleasant place to live. Low population density, various housing types, enjoyable and tranquil neighborhoods, expanding and attractive commercial services and agriculture surroundings are the driving qualities for people to locate in Syracuse. These qualities create a distinctive feel of accepting neighborhoods, friendly people and spaciousness and openness that is desired by the residents of Syracuse. A strong sense of community identity and community pride is necessary in developing a place where residents feel safe and welcome. The geographical location of Syracuse City and the open space near the shoreline provides for magnificent views of the Great Salt Lake and Antelope Island to the west, and the Wasatch Mountains to the east.

1.4 Implementation

While this document was created by a General Plan Committee, endorsed by the Planning Commission and approved by the City Council/Mayor, its ultimate long-term success depends on future Planning Commissions, City Councils, Mayors and City staff adopting the recommendations specified herein as they conduct the business of the City.



Syracuse City Hall

1.5 General Plan Updates

The General Plan presented in this document reflects the general growth and development goals for Syracuse City at the time it was written, along with specifying the cities short term and long term goals for land use. As a means of preserving the integrity of the Plan and the specified goals, while ensuring it reflects the changing needs of residents, the City policy for General Plan updates are as follows:

1. The General Plan shall receive a comprehensive review at least once every five years and shall not be open for a period of more than six (6) months
2. All re-zones, improvement programs and ordinance changes concerning development shall be in harmony with the General Plan
- ~~3. The General Plan Map shall be open for review every two years for a period not to exceed three (3) months~~
- ~~4. The General Plan Map opening shall be noticed 90 days prior to the opening~~

To request an amendment to the General Plan or General Plan Map, an applicant must show that any amendment:

1. Is in harmony and consistent with City land use ordinances
2. Is in the best interest of the City
3. Promotes the general welfare of the community
4. Does not decrease the quality of life for the citizens of Syracuse



PLANNING COMMISSION WORK AGENDA

August 21, 2018

Agenda Item # 2d

Discussion about amending ordinance 10.75 -
Planned Residential Development

Factual Summation

Please review the following information. Any questions regarding this agenda item may be directed to Noah Steele, Development Services Manager.

The city has received an application to amend the text of 10.75 - Planned Residential Development. The city council has indicated that they would like the Planning Commission (PC) to provide a recommendation on the proposed amendment. The PC has reviewed this item on its work agenda on 7/17/18 and 8/7/18.

The major points of discussion involve:

- Allowing increased density if certain qualifiers are met
- Increasing attached units from 4 to 6
- Allowing an in lieu of fee to 'buy out' of required common space landscaping
- Adjusting the maximum building height
- Increasing the architectural standards
- Removing the minimum acreage requirement
- Allowing private driveways longer than 160 feet
- Adjusting the garage requirements
- Changing the approval process to require a concept plan up front with the general plan request.

Please review the attached draft revision of the PRD ordinance.

Chapter 10.75 PRD – PLANNED RESIDENTIAL DEVELOPMENT

Sections:

- 10.75.010 Purpose.
- 10.75.020 Permitted uses.
- 10.75.030 Conditional uses.
- 10.75.040 Minimum lot standards.
- 10.75.050 Development plan and agreement requirements.
- ~~10.75.060 Design standards.~~
- ~~10.75.070~~ **060** Street design.
- ~~10.75.080~~ **070** Off-street parking and loading.
- ~~10.75.090~~ **080** Signs.

10.75.010 Purpose.

The purpose of this zone is to allow diversification in the relationship of residential uses to its sites and permit directed flexibility of site design. Further, its intent is to encourage a more efficient use of the land and the reservation of a greater proportion of common space for recreational and visual use than other residential zones may provide and to encourage a variety of dwelling units that allow imaginative concepts of neighborhood and housing options and provide variety in the physical development pattern of the City. This will allow the developer to more closely tailor a development project to a specific user group, such as retired persons.

The intent of this zone is to encourage good neighborhood design while ensuring compliance with the intent of the subdivision and zoning ordinances. ~~All dwelling units are to be held in private individual ownership. However,~~ The development shall contain common or open space and amenities for the enjoyment of the planned community that are developed and maintained through an active homeowners' association or similar organization with appointed management. [Ord. 16-26 § 1 (Exh. A); Ord. 15-07A § 1 (Exh. A); Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Code 1971 § 10-15-010.]

10.75.020 Permitted uses.

The following are permitted uses by right provided the parcel and building meet all other provisions of this title and any other applicable ordinances of Syracuse City:

- (A) Accessory uses and buildings (maximum 200 square feet).
- (B) Churches, synagogues, and temples.
- (C) Dwelling units, single-family ~~(no more than four units attached).~~
- (D) Dwelling units, duplex, townhomes, up to six units attached**
- (E) Educational services.
- (F) Household pets.
- (G) Private parks.
- (H) Public and quasi-public buildings.
- (I) Residential facilities for persons with disabilities and assisted living centers. [Ord. 16-26 § 1 (Exh. A); Ord. 15-07A § 1 (Exh. A); Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-15-020.]

10.75.030 Conditional uses.

The following may be permitted conditional uses for non-attached dwellings, after approval as specified in SCC 10.20.080:

- (A) Day care centers (major).
- (B) Home occupations (minor or major).
- (C) Temporary commercial uses (see SCC 10.35.050) (minor).
- (D) Temporary use of buildings (see SCC 10.30.100(A)(12)) (minor). [Ord. 16-26 § 1 (Exh. A); Ord. 15-07A § 1 (Exh. A); Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-15-030.]

10.75.040 Minimum lot standards.

All lots shall be developed and all structures and uses shall be placed on lots in accordance with the following standards:

- (A) Density: ~~Density shall be allowed according to the following conditions overall density of six dwelling units per gross acre., a bonus density up to 12 units per acre may be applied if the conditions found in section (B) (2) are satisfied.~~

~~(1) The development shall provide a standard road right-of-way of 60 feet which shall include curb, gutter, and sidewalk improvements;~~

~~(1) 6 units per acre are allowed if the proposed project has frontage upon a collector road~~

~~(2) 12 units per acre are allowed only when one of the following are met:~~

- ~~(a) have frontage upon an arterial road~~
- ~~(b) share a property line with an existing or future general commercial, professional office, or industrial development.~~

~~(3) 18 units per acre are allowed only when one of the following are met:~~

- ~~(a) have frontage upon a major arterial that is owned and maintained by the state department of transportation~~
- ~~(b) be within the town center overlay zone~~
- ~~(c) Have frontage upon the intersection of either two arterials or a collector and an arterial road.~~

~~(4 Road classifications are identified in the adopted transportation master plan.~~

~~(2) (B) Common Space:~~ A minimum of 20 percent of the gross acreage of the project shall be developed as common space.

~~(1) Common space areas shall:~~

- ~~(a) Be landscaped by the developer with turf, trees, shrubs, ground cover, amenities, and an automatic sprinkling system.~~

- (b) Be equally accessible and distributed for all residents of the HOA community. Access by the general public may be included as agreed upon in a development agreement.
- (c) Be generally contiguous, not a collection of remnants.
- (d) Create an open atmosphere where development does not feel overly intense.
- (e) Not include required front, side, and rear yard areas towards common space acreage.
- (f) Be administered by an active homeowners' association.
- (g) Be permanently restricted from future development and shown on the subdivision plat as perpetually common.
- (h) Include multiple amenities from the following list: club house, tennis court, pickleball court, basketball court, playground, community garden, picnic shelter, swimming pool, park benches, walking trails, outdoor exercise equipment, dog park, or splash pad. City Council shall approve all proposed amenities and may approve an amenity not included in this list.
- (i) Include approved amenities in each segment of common area; landscaping alone does not qualify a segment as common space.
- (j) Common spaces shall be installed proportional to the progress of the development. Common space amenities not completed before the recording of the phase that it resides in shall be guaranteed with an escrow agreement amount equivalent to the cost to install said amenity;

(2) Fee in lieu of required common space. A fee in lieu of required common space may be accepted for the development of a nearby city park under the following conditions:

- (a) Determination of qualification and identification of a fee receiving location is approved by the city council in conjunction with the concept plan and by recommendation by the Planning Commission.
- (b) The proposed fee receiving location matches the city's current and future park development needs and benefits the future residents of the development.
- (c) Use of fees collected in lieu of common space is limited to identified park receiving locations.
- (d) Improvements made to city park(s) with in lieu of fees shall be accessible and beneficial to the residents of the proposed development.
- (e) If the City Council does not approve the qualification of a park to receive in lieu of fees, the development project shall be required to build the required on-site common space as required by the zone.

(f) If a fee is accepted in lieu of common space, the project will nevertheless be required to build at a minimum: one on-site amenity such as a tot lot or pool, front yard landscaping, and all required buffer landscaping.

(g) The fee money will be due to the city prior to recording the final subdivision plat.

(h) To calculate the fee amount, multiply the gross project acreage by the amount of required common space that is desired to buy out of. Then convert the resulting acreage to square feet by multiplying by 43,560. Then, multiply the square footage by the value per square foot of improved residential land. Land value is equivalent to subdivided residential land with utility laterals and public street access. The resulting total is the amount due to the city in lieu of building the required common space. To determine value per square foot, the city council should evaluate multiple comparable land listings, property tax valuations, and/or hire an appraisal to arrive at an agreed upon value with the developer.

(i) The agreed upon fee amount, percentage of open space bought out of, and land value amount shall be included in the development agreement.

(3) The aesthetic and landscaping proposals shall provide for trees and shrubs that break up the look of having the same building style duplicated throughout the development and shall be in accordance with the Architectural Review Guide;

~~(4) The development shall provide adequate off-street parking area(s), subject to requirements of this chapter and off-street parking requirements as found in Chapter 10.40 SCC; and~~

~~(5) (C) The development design shall include a direct connection to a major arterial, minor arterial, or major collector roadway. Primary access to a PRD development shall not be through a single-family detached neighborhood and not require travel upon non-arterial or non-collector roads. by way of a full width and dedicated right-of-way designed for the movement of automobile traffic.~~

~~(B)~~ (D) Lot width: determined by development plan.

~~(C)~~ (E) Front yard: 20 feet.

~~(D)~~ (F) Side yards: a minimum of 16 feet between primary structures and eight feet from the property line.

~~(E)~~ (G) Rear yard: a minimum of 15 feet.

~~(F)~~ **(H)** Building height: as allowed by current adopted building code, with a maximum height of ~~30~~ 40 feet to the top of the roof structure. **Units located adjacent to a single-family detached neighborhood shall be limited to a maximum of two stories and 26 feet.**

~~(G)~~ **(I)** ~~Structure:~~ **Architecture:**

~~(1) units~~ **Buildings** shall not have a single roofline and shall have variations in architectural style between the buildings. **each unit.** ~~The units shall include a minimum of two car~~

(2) Overly repetitive and monotonous facades shall be prohibited.

(3) Garages for each unit and shall not be the major architectural feature of the building.

(4) Garages are encouraged to be recessed from the front facade, or be side or rear fed.

(5) All units shall feature a front porch with sufficient space for two seats and a walkway.

(6) Buildings shall be positioned on the site so that front façades face the public road or private drive.

(7) When a unit has frontage onto both a public road and private drive, the front door and front porch shall face the public road. [Ord. 16-26 § 1 (Exh. A); Ord. 15-07A § 1 (Exh. A); Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1998; Code 1971 § 10-15-040.]

10.75.050 Development plan and agreement requirements.

(A) Subdivision ordinance requirements shall generally apply to planned residential communities. The developer shall submit a residential development plan of all project phases for City consideration and approval and shall integrate the proposed development plan into a development agreement between the developer and City. The development agreement shall undergo an administrative review process to ensure compliance with adopted City ordinances and standards with approval by the City Council. The subdivider shall develop the property in accordance with the development agreement and current City ordinances in effect on the approval date of the agreement, together with the requirements set forth in the agreement, except when federal, state, county, and/or City laws and regulations, promulgated to protect the public's health, safety, and welfare, require future modifications under circumstances constituting a rational public interest.

~~(B) A planned residential development must have a minimum of five acres.~~

~~(C) The developer shall landscape and improve all open space around or adjacent to building lots and common spaces and maintain and warrant the same through a lawfully organized homeowners' association, residential management company, or similar organization.~~

(D) The development plan submitted for review ~~agreement~~ shall show the location and building elevations with exterior building materials, size, and general footprint of all dwelling units and other main buildings and amenities.

(E) The development plan submitted for review ~~agreement~~ shall include landscaping, fencing, and other improvement plans for common or open spaces, with the landscaping designed in accordance with an approved theme to provide unity and aesthetics to the project. The plan shall include all special features, such as ponds, fountains, signs, walking paths, inviting entryways, etc., together with a landscape planting plan. Common space should be the emphasis for the overall design of the development, with various community facilities grouped in places well related to the common space and easily accessible to pedestrians.

(F) A planned residential community shall be of sufficient size, composition, and arrangement to enable its feasible development as a complete unit, managed by a legally established homeowners' association and governed by enforceable, duly recorded CC&Rs. [Ord. 16-26 § 1 (Exh. A); Ord. 15-07A § 1 (Exh. A); Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Code 1971 § 10-15-050.]

~~10.75.060 Design standards.~~

(G) ~~The development agreement shall~~ The Land Use Authority shall approve the required common building theme. The design shall ~~include a building theme~~ showing detail in the unification of exterior architectural style, building materials, and color and size of each unit; however, the intent is not to have the design so dominant that all units are identical. Residential dwellings shall comply with SCC 10.30.020. [Ord. 16-26 § 1 (Exh. A); Ord. 15-07A § 1 (Exh. A); Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Code 1971 § 10-15-060.]

~~10.75.070~~ Street design.

The Land Use Authority may approve an alternative street design ~~so long as it maintains the City's minimum rights-of-way~~. The developer shall ~~may~~ dedicate all street rights-of-way to the City ~~so long as they are built per the city's adopted standard drawings~~. Private driveways servicing more than one dwelling unit shall meet the fire code as directed by the Fire Marshal, ~~and~~ be built to support the weight of a fire truck and other heavy service vehicles, ~~service no more than six units (three per side), and be no longer than 160 feet~~. [Ord. 16-26 § 1 (Exh. A); Ord. 15-07A § 1 (Exh. A); Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Code 1971 § 10-15-070.]

~~10.75.080~~ Off-street parking and loading.

~~For multi-unit developments, one additional off-street parking space shall be provided for each unit of four dwellings.~~ An enclosed garage shall be provided for car parking with each unit and a minimum of 50% of the units shall have a two-car garage. A driveway a minimum of 20' deep by 20' wide shall be provided for each front or side fed unit. If a rear fed garage is provided, the required driveway parking may be transferred to well-marked on street parallel parking and/or a nearby, off street visitor parking area. Off-street parking and loading shall be as specified in Chapter 10.40 SCC; provided, however, that the City may limit or eliminate street parking or other use of City rights-of-way through the employment

of limited or alternative street designs. [Ord. 16-26 § 1 (Exh. A); Ord. 15-07A § 1 (Exh. A); Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-15-080.]

10.75.0980 Signs.

The signs permitted in this zone shall be those allowed in residential zones by Chapter 10.45 SCC. [Ord. 16-26 § 1 (Exh. A); Ord. 15-07A § 1 (Exh. A); Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-15-090.]

10.75.100 Land use approval process.

(A) Due to the unique nature of Planned Residential Developments, an alternate approval process is hereby adopted. This process is adopted to ensure that the land use authority has a clear understanding of the nature of the proposed development prior to giving zone approval, and then expediting development after approval is given. It also calls for more detailed plans as the project develops, so that a property owner will have opportunities to receive input from the City Council on the project prior to investing in detailed plans.

(B) Requests for general plan map amendment, pursuant to SCC 10.20.060, shall be accompanied by the documents required for a subdivision concept plan, as provided in Chapter 8.20 SCC, for the entire development. These items shall be considered concurrently, with input provided by the Planning Commission and City Council to the property owner during the approval process. The City Council is the land use authority for this joint application, with the Planning Commission acting in a recommending capacity.

(C) Requests for an amendment to the zoning map, pursuant to SCC 10.20.070, shall be accompanied by the documents required for a preliminary subdivision review, as provided in Chapter 8.25 SCC, for the entire development. The application shall also be accompanied, to the extent Chapter 8.25 SCC does not require it, by:

- (1) Master plan, including lot sizes and densities for each lot;
- (2) Circulation plan;
- (3) Architectural theme plan; and
- (4) Landscaping theme plan.

(D) The preliminary subdivision plat shall be considered concurrently with the zoning map amendment. The City Council is the land use authority for this joint application, with the Planning Commission acting in a recommending capacity. Once approved, the preliminary subdivision plat shall be considered a binding zoning document. The applicant must also execute a development agreement in connection to the zoning map amendment.

(E) Final subdivision approval for each phase of development for a master planned community shall proceed as provided in Chapter 8.30 SCC.

(F) The entirety of the proposed project must be presented and approved in one approval process. After the City Council grants preliminary approval of a development, no additional phases may be added.

(G) PRD zone entitlement is contingent upon the developer following the concurrently approved preliminary subdivision plat and the required development agreement. The development agreement shall run with the land and remain in force for the original developer. All subsequent owners of at least five percent of the land originally proposed to be developed shall be bound to the terms of the original agreement and plat until the conclusion of development. Failure of the developer to comply with the terms of the development agreement or preliminary subdivision plat may result in the Council reverting zoning back to the designation that existed prior to the zoning map amendment.

Chapter 10.75 PRD – PLANNED RESIDENTIAL DEVELOPMENT

Sections:

- 10.75.010 Purpose.
- 10.75.020 Permitted uses.
- 10.75.030 Conditional uses.
- 10.75.040 Minimum lot standards.
- 10.75.050 Development plan and agreement requirements.
- 10.75.060 Design standards.
- 10.75.070 Street design.
- 10.75.080 Off-street parking and loading.
- 10.75.090 Signs.

10.75.010 Purpose.

The purpose of this zone is to allow diversification in the relationship of residential uses to its sites and permit directed flexibility of site design. Further, its intent is to encourage a more efficient use of the land and the reservation of a greater proportion of common space for recreational and visual use than other residential zones may provide and to encourage a variety of dwelling units that allow imaginative concepts of neighborhood and housing options and provide variety in the physical development pattern of the City. This will allow the developer to more closely tailor a development project to a specific user group, such as retired persons.

The intent of this zone is to encourage good neighborhood design while ensuring compliance with the intent of the subdivision and zoning ordinances. ~~All dwelling units are to be held in private individual ownership. However,~~ The development shall contain common or open space and amenities for the enjoyment of the planned community that are developed and maintained through an active homeowners' association or similar organization with appointed management. [Ord. 16-26 § 1 (Exh. A); Ord. 15-07A § 1 (Exh. A); Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Code 1971 § 10-15-010.]

10.75.020 Permitted uses.

The following are permitted uses by right provided the parcel and building meet all other provisions of this title and any other applicable ordinances of Syracuse City:

- (A) Accessory uses and buildings (maximum 200 square feet).
- (B) Churches, synagogues, and temples.
- (C) Dwelling units, ~~single family (no more than four units attached).~~ **Up to six units attached**
- (D) Educational services.
- (E) Household pets.
- (F) Private parks.
- (G) Public and quasi-public buildings.
- (H) Residential facilities for persons with disabilities and assisted living centers. [Ord. 16-26 § 1 (Exh. A); Ord. 15-07A § 1 (Exh. A); Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-15-020.]

10.75.030 Conditional uses.

The following may be permitted conditional uses for non-attached dwellings, after approval as specified in SCC 10.20.080:

- (A) Day care centers (major).
- (B) Home occupations (minor or major).
- (C) Temporary commercial uses (see SCC 10.35.050) (minor).
- (D) Temporary use of buildings (see SCC 10.30.100(A)(12)) (minor). [Ord. 16-26 § 1 (Exh. A); Ord. 15-07A § 1 (Exh. A); Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-15-030.]

10.75.040 Minimum lot standards.

All lots shall be developed and all structures and uses shall be placed on lots in accordance with the following standards:

- (A) Density: overall density of six dwelling units per gross acre, a bonus density up to 12 units per acre maybe applied if the conditions found in section (B) (2) are satisfied.

~~(1) The development shall provide a standard road right of way of 60 feet which shall include curb, gutter, and sidewalk improvements;~~

- ~~(2)~~ (B) Open Space: A minimum of 20 percent of the gross acreage of the project shall be developed as common space.

- (1) Common space areas shall:

- (a) Be landscaped by the developer with turf, trees, shrubs, ground cover, amenities, and an automatic sprinkling system.
- (b) Be equally accessible and distributed for all residents of the HOA community. Access by the general public may be included as agreed upon in a development agreement.
- (c) Be generally contiguous, not a collection of remnants.
- (d) Create an open atmosphere where development does not feel overly intense.
- (e) Not include required front, side, and rear yard areas towards common space acreage.
- (f) Be administered by an active homeowners' association.
- (g) Be permanently restricted from future development and shown on the subdivision plat as perpetually common.
- (h) Include multiple amenities from the following list: club house, tennis court, pickleball court, basketball court, playground, community garden, picnic shelter, swimming pool, park benches, walking trails, outdoor exercise equipment, dog park, or splash pad. City Council shall approve all proposed amenities and may approve an amenity not included in this list.
- (i) Include approved amenities in each segment of common area; landscaping alone does not qualify a segment as common space.

(j) Common spaces shall be installed proportional to the progress of the development. Common space amenities not completed before the recording of the phase that it resides in shall be guaranteed with an escrow agreement amount equivalent to the cost to install said amenity;

(2) Fee in leu of required common space. A fee in leu of required common space may be accepted for the development of a nearby city park under the following conditions:

(a) The proposed PRD project shall be located within 1 mile to an existing or future Syracuse City park. Distance shall be measured following pedestrian sidewalks and/or greenway trails. Measurement will be made from the nearest property line of the park to the nearest property line of the development project.

(b) The fee in leu of common space shall not be approved if any portion of the development is further than 1.25 miles from the nearest receiving park property boundary.

(c) The park property to receive the fee money shall be identified and approved in conjunction with the concept plan.

(d) Qualification of a city park to receive in leu of common space fees shall be approved or denied by City Council after considering the City's park development needs and priorities. The city reserves the right to determine if it is appropriate or not to accept a fee in leu of required common space.

(e) The fee in leu of common space collected by the city shall be applied only to the park property identified upon approval of fee acceptance.

(f) If the City Council does not approve the qualification of a park to receive in leu of fees, the development project shall be required to build the required 20% on-site common space as required by the PRD zone.

(g) If a fee is accepted in leu of common space, the project will nevertheless be required to build at a minimum: one on-site amenity such as a tot lot or pool, front yard landscaping, and all required buffer landscaping. All on-site landscaping shall be maintained by an HOA.

(h) The fee money will be due to the city prior to recording the final subdivision plat.

(i) To calculate the required fee amount, multiply the gross project acreage by the percentage of common space that is desired to buy out of. Then convert that resulting acreage to square feet by multiplying by 43,560. Then, multiply that by the value per square foot of improved residential land. The total is the amount due to the city in leu of building the required common space. To determine value per square foot, the city council should evaluate multiple comparable land listings, property tax valuations, and/or hire an appraisal in order to arrive at an agreed upon value with the developer.

(3) The aesthetic and landscaping proposals shall provide for trees and shrubs that break up the look of having the same building style duplicated throughout the development and shall be in accordance with the Architectural Review Guide;

~~(4) The development shall provide adequate off-street parking area(s), subject to requirements of this chapter and off-street parking requirements as found in Chapter 10.40 SCC; and~~

~~(5) (C) The development design shall include a possess direct connection frontage to a major arterial, minor arterial, or major collector roadway. Primary access to the development shall not be through an existing residential neighborhood. by way of a full width and dedicated right-of-way designed for the movement of automobile traffic.~~

~~(B) (D) Lot width: determined by development plan.~~

~~(C) (E) Front yard: 20 feet.~~

~~(D) (F) Side yards: a minimum of 16 feet between primary structures and eight feet from the property line.~~

~~(E) (G) Rear yard: a minimum of 15 feet.~~

~~(F) (H) Building height: as allowed by current adopted building code, with a maximum height of 30 feet to the top of the roof structure.~~

~~(G) (I) Structure: Architecture: units shall not have a single roofline and shall have variations in architectural style between the buildings. The units shall include a minimum of two car Garages for each unit and shall not be the major architectural feature of the building. Garages are encouraged to be recessed from the front facade, or be side or rear fed. Units shall be designed so that all front doors shall face the public street and include a front porch with sufficient space for two seats. Sufficient space is defined by a minimum of 36 square feet. [Ord. 16-26 § 1 (Exh. A); Ord. 15-07A § 1 (Exh. A); Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1998; Code 1971 § 10-15-040.]~~

10.75.050 Development plan and agreement requirements.

(A) Subdivision ordinance requirements shall generally apply to planned residential communities. The developer shall submit a residential development plan of all project phases for City consideration and approval and shall integrate the proposed development plan into a development agreement between the developer and City. The development agreement shall undergo an administrative review process to ensure compliance with adopted City ordinances and standards with approval by the City Council. The subdivider shall develop the property in accordance with the development agreement and current City ordinances in effect on the approval date of the agreement, together with the requirements set forth in the agreement, except when federal, state, county, and/or City laws and regulations, promulgated to protect the public's health, safety, and welfare, require future modifications under circumstances constituting a rational public interest.

(B) A planned residential development must have a minimum of five acres.

(C) The developer shall landscape and improve all open space around or adjacent to building lots and common spaces and maintain and warrant the same through a lawfully organized homeowners' association, residential management company, or similar organization.

(D) The development plan submitted for review shall show the location and building elevations with exterior building materials, size, and general footprint of all dwelling units and other main buildings and amenities.

(E) The development plan submitted for review shall include landscaping, fencing, and other improvement plans for common or open spaces, with the landscaping designed in accordance with an approved theme to provide unity and aesthetics to the project. The plan shall include all special features, such as ponds, fountains, signs, walking paths, inviting entryways, etc., together with a landscape planting plan. Common space should be the emphasis for the overall design of the development, with various community facilities grouped in places well related to the common space and easily accessible to pedestrians.

(F) A planned residential community shall be of sufficient size, composition, and arrangement to enable its feasible development as a complete unit, managed by a legally established homeowners' association and governed by enforceable, duly recorded CC&Rs. [Ord. 16-26 § 1 (Exh. A); Ord. 15-07A § 1 (Exh. A); Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Code 1971 § 10-15-050.]

10.75.060 Design standards.

The Land Use Authority shall approve the required common building theme. The design shall show detail in the unification of exterior architectural style, building materials, and color and size of each unit; however, the intent is not to have the design so dominant that all units are identical. Residential dwellings shall comply with SCC 10.30.020. [Ord. 16-26 § 1 (Exh. A); Ord. 15-07A § 1 (Exh. A); Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Code 1971 § 10-15-060.]

10.75.070 Street design.

The Land Use Authority may approve an alternative street design so long as it maintains the City's minimum rights-of-way. The developer shall dedicate all street rights-of-way to the City. Private driveways servicing more than one dwelling unit shall: meet the fire code as directed by the Fire Marshal, be built to support the weight of a fire truck and other heavy service vehicles, service no more than six units (three per side), and be no longer than 160 feet. [Ord. 16-26 § 1 (Exh. A); Ord. 15-07A § 1 (Exh. A); Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Code 1971 § 10-15-070.]

10.75.080 Off-street parking and loading.

~~For multi-unit developments, one additional off-street parking space shall be provided for each unit of four dwellings.~~ An enclosed garage shall be provided for car parking with each unit and a minimum of 50% of the units shall have a two-car garage. A driveway a minimum of 20' deep by 20' wide shall be provided for each unit in front of the garage door. Off-street parking and loading shall be as specified in Chapter 10.40 SCC; provided, however, that the City may limit or eliminate street parking or other use of City rights-of-way through the employment of limited or alternative street designs. [Ord. 16-26 § 1 (Exh. A); Ord. 15-07A § 1 (Exh. A); Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-15-080.]

10.75.090 Signs.

The signs permitted in this zone shall be those allowed in residential zones by Chapter 10.45 SCC. [Ord. 16-26 § 1 (Exh. A); Ord. 15-07A § 1 (Exh. A); Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-15-090.]

10.75.100 Land use approval process.

(A) Due to the unique nature of Planned Residential Developments, an alternate approval process is hereby adopted. This process is adopted to ensure that the land use authority has a clear understanding of the nature of the proposed development prior to giving zone approval, and then expediting development after approval is given. It also calls for more detailed plans as the project develops, so that a property owner will have opportunities to receive input from the City Council on the project prior to investing in detailed plans.

(B) Requests for general plan map amendment, pursuant to SCC 10.20.060, shall be accompanied by the documents required for a subdivision concept plan, as provided in Chapter 8.20 SCC, for the entire development. These items shall be considered concurrently, with input provided by the Planning Commission and City Council to the property owner during the approval process. The City Council is the land use authority for this joint application, with the Planning Commission acting in a recommending capacity.

(C) Requests for an amendment to the zoning map, pursuant to SCC 10.20.070, shall be accompanied by the documents required for a preliminary subdivision review, as provided in Chapter 8.25 SCC, for the entire development. The application shall also be accompanied, to the extent Chapter 8.25 SCC does not require it, by:

- (1) Master plan, including lot sizes and densities for each lot;
- (2) Circulation plan;
- (3) Architectural theme plan; and
- (4) Landscaping theme plan.

(D) The preliminary subdivision plat shall be considered concurrently with the zoning map amendment. The City Council is the land use authority for this joint application, with the Planning Commission acting in a recommending capacity. Once approved, the preliminary subdivision plat shall be considered a binding zoning document. The applicant must also execute a development agreement in connection to the zoning map amendment.

(E) Final subdivision approval for each phase of development for a master planned community shall proceed as provided in Chapter 8.30 SCC.

(F) The entirety of the proposed project must be presented and approved in one approval process. After the City Council grants preliminary approval of a development, no additional phases may be added.

(G) PRD zone entitlement is contingent upon the developer following the concurrently approved preliminary subdivision plat and the required development agreement. The development agreement shall run with the land and remain in force for the original developer. All subsequent owners of at least five percent of the land originally proposed to be developed shall be bound to the terms of the original agreement and plat until the conclusion of development. Failure of the developer to comply with the terms of the development agreement or preliminary subdivision plat may result in the Council reverting zoning back to the designation that existed prior to the zoning map amendment.

Chapter 10.75 PRD – PLANNED RESIDENTIAL DEVELOPMENT

Sections:

- [10.75.010](#) Purpose.
- [10.75.020](#) Permitted uses.
- [10.75.030](#) Conditional uses.
- [10.75.040](#) Minimum lot standards.
- [10.75.050](#) Development plan and agreement requirements.
- [10.75.060](#) Design standards.
- [10.75.070](#) Street design.
- [10.75.080](#) Off-street parking and loading.
- [10.75.090](#) Signs.

10.75.010 Purpose.

The purpose of this [zone](#) is to allow diversification in the relationship of residential [uses](#) to its sites and permit directed flexibility of site design. Further, its intent is to encourage a more efficient [use](#) of the land and the reservation of a greater proportion of [common space](#) for recreational and visual [use](#) than other residential [zones](#) may provide and to encourage a variety of [dwelling units](#) that allow imaginative concepts of neighborhood and housing options and provide variety in the physical development pattern of the City. This will allow the developer to more closely tailor a development project to a specific user group, such as retired persons.

The intent of this [zone](#) is to encourage good neighborhood design while ensuring compliance with the intent of the subdivision and zoning [ordinances](#). All [dwelling units](#) are to be held in private individual ownership. However, the development shall contain common or [open space](#) and amenities for the enjoyment of the planned community that are developed and maintained through an [active homeowners' association](#) or similar organization with appointed management. [Ord. 16-26 § 1 (Exh. A); Ord. 15-07A § 1 (Exh. A); Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Code 1971 § 10-15-010.]

10.75.020 Permitted uses.

The following are [permitted uses](#) by right provided the parcel and [building](#) meet all other provisions of this title and any other applicable [ordinances](#) of Syracuse City:

- (A) [Accessory uses](#) and [buildings](#) (maximum 200 square feet).
- (B) Churches, [synagogues](#), and [temples](#).
- (C) [Dwelling units](#), single-family (no more than four units attached).
- (D) Educational services.
- (E) [Household pets](#).
- (F) Private parks.
- (G) [Public](#) and quasi-public [buildings](#).
- (H) Residential facilities for persons with disabilities and assisted living centers. [Ord. 16-26 § 1 (Exh. A); Ord. 15-07A § 1 (Exh. A); Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-15-020.]

10.75.030 Conditional uses.

The following may be permitted [conditional uses](#) for nonattached [dwellings](#), after approval as specified in SCC [10.20.080](#):

- (A) [Day care centers](#) (major).
- (B) [Home occupations](#) (minor or major).
- (C) [Temporary commercial uses](#) (see SCC [10.35.050](#)) (minor).
- (D) Temporary [use](#) of [buildings](#) (see SCC [10.30.100](#)(A)(12)) (minor). [Ord. 16-26 § 1 (Exh. A); Ord. 15-07A § 1 (Exh. A); Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-15-030.]

10.75.040 Minimum lot standards.

All lots shall be developed and all [structures](#) and [uses](#) shall be placed on lots in accordance with the following standards:

- (A) Density: overall density of six [dwelling units](#) per gross acre.

(1) The development shall provide a standard road right-of-way of 60 feet which shall include curb, gutter, and sidewalk improvements;

(2) A minimum of 20 percent of the [gross acreage](#) of the project shall be developed as [common space](#). [Common space](#) areas shall:

(a) Be landscaped by the developer with turf, trees, shrubs, ground cover, amenities, and an automatic sprinkling system.

(b) Be equally accessible and distributed for all residents of the HOA community. Access by the general [public](#) may be included as agreed upon in a [development agreement](#).

(c) Be generally contiguous, not a collection of remnants.

(d) Create an open atmosphere where development does not feel overly intense.

(e) Not include required front, side, and [rear yard](#) areas towards [common space](#) acreage.

(f) Be administered by an [active homeowners' association](#).

(g) Be permanently restricted from future development and shown on the subdivision plat as perpetually common.

(h) Include multiple amenities from the following list: club house, tennis court, pickleball court, basketball court, playground, community garden, picnic shelter, [swimming pool](#), park benches, walking trails, outdoor exercise equipment, dog park, or splash pad. [City Council](#) shall approve all proposed amenities and may approve an amenity not included in this list.

(i) Include approved amenities in each segment of common [area](#); [landscaping](#) alone does not qualify a segment as [common space](#).

(j) [Common spaces](#) shall be installed proportional to the progress of the development. [Common space](#) amenities not completed before the recording of the phase that it resides in shall be guaranteed with an escrow agreement amount equivalent to the cost to install said amenity;

(3) The aesthetic and [landscaping](#) proposals shall provide for trees and shrubs that break up the look of having the same [building](#) style duplicated throughout the development and shall be in accordance with the Architectural Review Guide;

(4) The development shall provide adequate off-street parking area(s), subject to requirements of this chapter and off-street parking requirements as found in Chapter [10.40](#) SCC; and

(5) The development design shall include a direct connection to a major arterial, minor arterial, or major collector roadway by way of a full width and dedicated right-of-way designed for the movement of automobile traffic.

(B) Lot width: determined by development plan.

(C) Front yard: 20 feet.

(D) Side yards: a minimum of 16 feet between primary [structures](#) and eight feet from the property line.

(E) Rear yard: a minimum of 15 feet.

(F) [Building](#) height: as allowed by current adopted [building](#) code, with a maximum height of 30 feet to the top of the roof [structure](#).

(G) Structure: units shall not have a single roofline and shall have variations in architectural style between the [buildings](#). The units shall include a minimum of two-car garages for each unit and shall not be the major architectural feature of the [building](#). [Ord. 16-26 § 1 (Exh. A); Ord. 15-07A § 1 (Exh. A); Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1998; Code 1971 § 10-15-040.]

10.75.050 Development plan and agreement requirements.

(A) Subdivision [ordinance](#) requirements shall generally apply to planned residential communities. The developer shall submit a residential development plan of all project phases for City consideration and approval and shall integrate the proposed development plan into a [development agreement](#) between the developer and City. The [development agreement](#) shall undergo an administrative review process to ensure compliance with adopted City [ordinances](#) and standards with approval by the [City Council](#). The subdivider shall develop the property in accordance with the [development agreement](#) and current City [ordinances](#) in effect on the approval date of the agreement, together with the requirements set forth in the agreement, except when federal, state, county, and/or City laws and regulations, promulgated to protect the [public's](#) health, safety, and welfare, require future modifications under circumstances constituting a rational [public](#) interest.

(B) A planned residential development must have a minimum of five acres.

(C) The developer shall landscape and improve all [open space](#) around or adjacent to [building lots](#) and [common spaces](#) and maintain and warrant the same through a lawfully organized [homeowners' association](#), residential management company, or similar organization.

(D) The development plan submitted for review shall show the location and [building elevations](#) with exterior [building](#) materials, size, and general footprint of all [dwelling units](#) and other main [buildings](#) and amenities.

(E) The development plan submitted for review shall include [landscaping](#), fencing, and other improvement plans for common or [open spaces](#), with the [landscaping](#) designed in accordance with an approved theme to provide unity and aesthetics to the project. The plan shall include all special features, such as ponds, fountains, [signs](#), walking paths, inviting entryways, etc., together with a landscape planting plan. [Common space](#) should be the emphasis for the overall design of the development, with various community facilities grouped in places well related to the [common space](#) and easily accessible to pedestrians.

(F) A planned residential community shall be of sufficient size, composition, and arrangement to enable its feasible development as a complete unit, managed by a legally established [homeowners' association](#) and governed by enforceable, duly recorded CC&Rs. [Ord. 16-26 § 1 (Exh. A); Ord. 15-07A § 1 (Exh. A); Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Code 1971 § 10-15-050.]

10.75.060 Design standards.

The [Land Use Authority](#) shall approve the required common [building](#) theme. The design shall show detail in the unification of exterior architectural style, [building](#) materials, and color and size of each unit; however, the intent is not to have the design so dominant that all units are identical. Residential [dwellings](#) shall comply with SCC [10.30.020](#). [Ord. 16-26 § 1 (Exh. A); Ord. 15-07A § 1 (Exh. A); Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Code 1971 § 10-15-060.]

10.75.070 Street design.

The [Land Use Authority](#) may approve an alternative street design so long as it maintains the City's minimum rights-of-way. The developer shall dedicate all street rights-of-way to the City. Private driveways servicing more than one [dwelling unit](#) shall: meet the fire code as directed by the Fire Marshal, be built to support the weight of a fire truck and other heavy service vehicles, service no more than six units (three per side), and be no longer than 160 feet. [Ord. 16-26 § 1 (Exh. A); Ord. 15-07A § 1 (Exh. A); Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Code 1971 § 10-15-070.]

10.75.080 Off-street parking and loading.

For multi-unit developments, one additional off-street [parking space](#) shall be provided for each unit of four [dwellings](#). Off-street parking and loading shall be as specified in Chapter [10.40](#) SCC; provided, however, that the City may limit or eliminate street parking or other [use](#) of City rights-of-way through the employment of limited or alternative street designs. [Ord. 16-26 § 1 (Exh. A); Ord. 15-07A § 1 (Exh. A); Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-15-080.]

10.75.090 Signs.

The [signs](#) permitted in this [zone](#) shall be those allowed in residential [zones](#) by Chapter [10.45](#) SCC. [Ord. 16-26 § 1 (Exh. A); Ord. 15-07A § 1 (Exh. A); Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-15-090.]

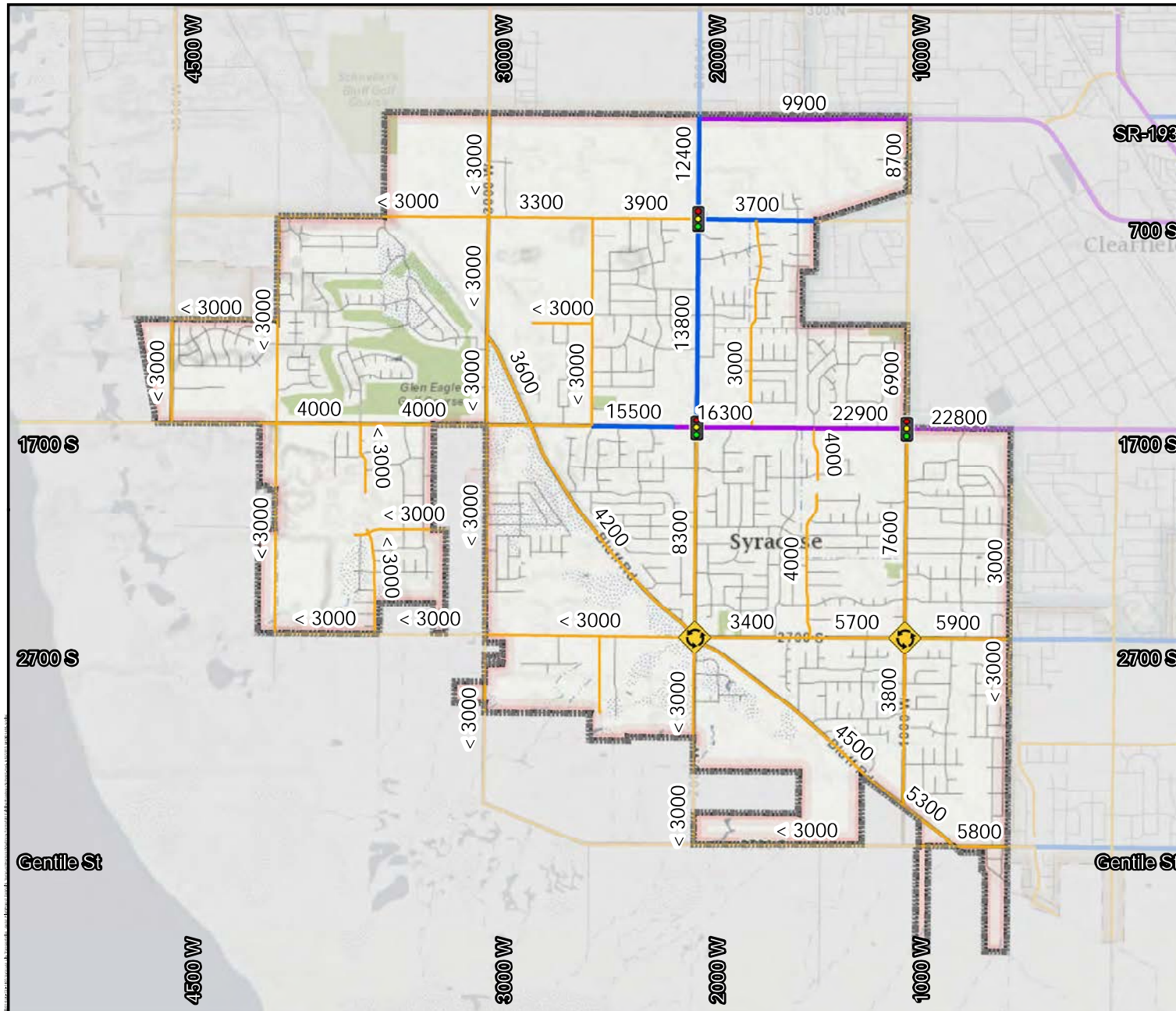
The Syracuse City Code is current through Ordinance 18-15, passed July 10, 2018.

Disclaimer: The City Recorder's Office has the official version of the Syracuse City Code. Users should contact the City Recorder's Office for ordinances passed subsequent to the ordinance cited above.

City Website: <http://syracuseut.com/> (<http://syracuseut.com/>)

City Telephone: (801) 614-9633

Code Publishing Company (<https://www.codepublishing.com/>)



SYRACUSE
EST. CITY 1936

Master Transportation Plan

Figure 3: Existing Roadway Network

Legend

Intersection

- Existing Roundabout
- Existing Signal

Existing Network

- Freeway
- Major Arterial (5 Lanes)
- Minor Arterial (3 Lanes)
- Collector (2 Lanes)
- Syracuse Boundary



HORROCKS
ENGINEERS

0.5 0 0.5 Miles

(C) Maximum Height Limitations. No maximum height regulations, as stated in this title except for specified exceptions, shall apply to prevent the construction of penthouse or roof structures for the housing of elevators, stairways, tanks, ventilating fans, or similar equipment required to operate and maintain the buildings, and fire or parapet walls, skylights, towers, steeples, flagpoles, chimneys, smoke stacks, water tanks, television masts, silos, or similar structures above the stated height limits; provided, that no space above the height limit shall provide additional floor space.

(D) Additional Height Allowed. Public buildings or structures and churches authorized in a zone may be erected to any height provided the building is set back from each otherwise established setback line at least one foot for each additional foot of building height above the normal height limit required for the zone in which the building is erected.

(E) Satellite Dish Antennas. For the purpose of this title, satellite dishes may be located on any residential structure or in the rear yard as accessory structures.

(F) Swimming Pools. Any structure intended for swimming, recreational bathing, or wading that is over 24* inches deep shall require a building permit. The provisions of the adopted International Residential Building Code, Appendix (G), adopted by the City Council, shall govern the design and construction of swimming pools, spas, and hot tubs installed in or on the lot of a one- or two-family dwelling.

(1) All ponds or pools over 24 inches deep in any residential zone shall comply with the following conditions and requirements:

(a) It shall not be located closer than eight feet to any property line.

(b) The swimming pool shall be walled or fenced to no less than 48 inches in height to prevent uncontrolled access by children from adjacent properties.

(2) Hot tubs equipped with a lockable safety cover meeting the ASTM F1346-91 requirements are exempt from the fencing requirement.

(3) Temporary Swimming Pools. Pools that do not have water pumps or heating systems and are of temporary nature shall not be left unattended. When said pool is not in use, it must be drained, and stored away from street view. If a temporary pool is left unattended with standing water, the pool shall be fenced to no less than 48 inches in height. [Ord. 17-16 § 1 (Exh. A); Ord. 15-12 § 1 (Exh. A); Ord. 11-02 § 1 (Exh. A); Ord. 10-02 § 1 (Exh. A); Ord. 09-16 § 1 (Exh. A); Ord. 09-10 § 1 (Exh. A); Ord. 08-11 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Ord. 04-04; Ord. 03-18; Ord. 03-08; Code 1971 § 10-6-010.]

* Code reviser's note: 24 inches follows International Building Code Section R105, elected to be the standard by the City Council.

10.30.020 Regulations for buildings and structures.

Buildings or structures, where allowed, shall comply with the following regulations specific to each type of structure:

(A) Regulations for All Residential Structures.

(1) All residential structures shall be permanently affixed to the applicable property site and held in common ownership and classification and taxed as real estate.

(2) Each residential structure shall have a permanent connection to all available utilities.

(3) Any and all appendages or accessory uses, such as steps, carports, garages, storage buildings, decks, and awnings or additions and alterations, shall comply with the adopted edition of the International Residential Code.

(B) Regulations for New Residential Construction Must Meet One of These Two Options.

(1) Option 1. All single-family dwellings, duplexes, and detached and attached town homes shall have the front exterior walls constructed with a minimum 75 percent of brick, rock, or stone. On corner lots, the street side of the structure shall have 50 percent, or up to a maximum height of four vertical feet of wainscot, composed of brick, rock, or stone. These coverage requirements shall be calculated by first determining square footage of the total wall areas, based on measurements of the front and side elevations of the structure from foundation to top-plate line of the uppermost level, excluding openings for windows and doors, and multiplying that square footage by the applicable percentage. Homebuilders may only include brick, rock, or stone in these percentage requirements if clearly shown on the City-approved, stamped set of front and side elevations. Hidden areas, such as front porches, shall not qualify towards the percentage requirements; however, City staff may credit gables with brick, rock, or stone towards the percentage requirements. The installation of aluminum or vinyl siding shall only be allowed on the rear of homes.

(2) Option 2. All single-family dwellings, duplexes, and detached and attached town homes shall have the front exterior walls constructed with a minimum 30 percent of brick, rock, or stone and the remainder covered in hardy board or hardy plank. On corner lots, the street side of the structure shall have 50 percent, or up to a maximum height of four vertical feet of wainscot, composed of brick, rock, or stone. These coverage requirements shall be calculated by first determining square footage of the total wall areas, based on measurements of the front and side elevations of the structure from foundation to top-plate line of the uppermost level, excluding openings for windows and doors, and multiplying that square footage by the applicable percentage. Homebuilders may only include brick, rock, or stone in these percentage requirements if clearly shown on the City-approved, stamped set of front and side elevations. Hidden areas, such as front porches, shall not

qualify towards the percentage requirements; however, City staff may credit gables with brick, rock, or stone towards the percentage requirements. The installation of aluminum or vinyl siding shall only be allowed on the rear of homes.

The requirement for brick, rock, or stone constructed on front and side exterior walls shall apply to any single-family dwelling, duplex, or single-family detached or attached town home planned as part of a development for which the City approved a preliminary plat after August 12, 2003.

(3) Every residential dwelling shall have a minimum fully enclosed two-car garage (attached or detached) and having at least 400 square feet in total floor area. The Building Department shall not issue a building permit for construction of residential structure(s) unless plans for such structure(s) include the garage described in this subsection.

(a) All garages on detached single-family residential dwellings shall have a minimum outside width of 20 feet (as measured from outsides of foundation).

(b) On attached dwellings, a minimum of 50 percent of the garages on each building shall have a minimum outside width of 20 feet (as measured from outsides of foundation).

(C) Regulations for Manufactured Housing.

(1) The U.S. Department of Housing and Urban Development inspectors shall certify all manufactured homes as meeting the National Manufactured Housing Construction and Safety Standards Act of 1974, effective June 15, 1976 (HUD Code), and any subsequent amendments thereto.

(2) Each manufactured home, with or without basement, shall be located on a site-built permanent foundation system that meets or exceeds applicable requirements of the building codes as detailed in the Guidelines for Manufactured Housing Installations. Permanent masonry or concrete perimeter enclosures shall be required and shall conform to the adopted edition of the International Residential Code as specified for foundation walls.

(3) The manufactured home, when fully installed, shall have the appearance of a site-built single-family dwelling and meet the requirements of subsections (A) and (B) of this section.

(4) Homeowners shall ensure the removal of all towing hitches and running gear, which include tongues, axles, brakes, wheels, lights, and other parts of the chassis intended only for transport.

(D) Dwellings, Two-Family Attached. Two-family attached dwelling units as defined in this title shall be subject to the following:

(1) Two-family dwelling units are only permitted as a conditional use in the PRD – planned residential zone and in an R-1 cluster subdivision, subject to the provisions of this section.

(2) One two-family dwelling unit is permitted per residential lot.

(3) Underlying Zoning Applies. Unless specifically provided otherwise in this section, two-family dwelling units are subject to the regulations for a principal building of the underlying zoning district with regard to lot standards, such as building and wall height, setbacks, yard requirements and building coverage.

(4) Minimum Lot Area. The minimum lot size for a two-family dwelling shall be that of the underlying zone district, plus an additional 3,000 square feet.

(5) Minimum Frontage. The minimum frontage for a two-family dwelling shall be that of the underlying zone district, plus an additional 20 feet.

(6) Building Code Compliance. Two-family dwelling units are subject to compliance with current building code at the time of permit approval.

(7) Two-family dwellings shall be required to have separate utility services for each unit.

(8) Nightly Rental. Neither dwelling unit may be used for nightly/weekly rental.

(9) Parking. Parking shall be provided such that each unit of a two-family dwelling is equal to that parking requirement of a single-family dwelling.

(10) Conditional Use Permit Required. A conditional use permit shall be required for a two-family dwelling unit in compliance with the standards of review set forth in this code. Applications which do not meet the minimum standards set forth herein for a minor conditional use permit and have been denied by the Zoning Administrator may be appealed to the Planning Commission for review.

(11) Occupancy. No two-family dwelling shall be occupied until the property owner has obtained a building permit and certificate of final occupancy from the city.

(12) Design Guidelines. Two-family homes shall be designed such that the structure has the appearance of a single-family dwelling from the street. To achieve this, all new two-family homes shall conform to the following design guidelines: