

ORDINANCE APPROVING THE ADOPTION OF THE NEW ZONING ORDINANCE AND ZONING MAP TO BE KNOWN AS REZONE: CITY OF SYRACUSE ZONING ORDINANCE AND OFFICIAL ZONING MAP TO REPLACE THE CURRENT CITY OF SYRACUSE ZONING RULES AND REGULATIONS AND ZONING MAP IN ITS ENTIRETY

WHEREAS, Local Law No. 7 of the City of Syracuse – 1968, amended Chapter 13 of Article V of the “Charter of the City of Syracuse—1960” being Local Law No. 13 of 1960, charged the City Planning Commission with preparing a comprehensive Zoning Plan to consist of a zoning ordinance and official zoning map; and

WHEREAS, the City of Syracuse applied for and was awarded in 2015 a New York State Energy Research and Development Authority, Clean Green Communities Program grant to fund an update to the City’s Zoning Plan. Said funds were used to engage professional planning and zoning services and Mayor Stephanie Miner formed the ReZone Advisory Committee; and

WHEREAS, ReZone Syracuse: A Citywide Zoning Update is a systematic and comprehensive update of the entire Zoning Plan including the zoning ordinance, which established new zoning districts and contains the regulations, prohibitions, and restrictions concerning buildings, structures, and uses allowed and permitted in the City of Syracuse, and official zoning map; and

WHEREAS, the ReZone project team actively engaged the Syracuse community during the project and held more than one hundred community engagement meetings, where project information was presented and shared, and public feedback was solicited; and

WHEREAS, the new zoning ordinance and new official zoning map have been advertised

in the local newspaper on March 23, 2023, and have been explained and reviewed at a Public Hearing on March 28, 2023; and

WHEREAS, the Common Council, acting as lead agency, completed a thorough environmental review of the ReZone Project pursuant to the New York State Environmental Quality Review Act (SEQRA) and adopted a Final Generic Environmental Impact Statement (FEGIS) on November 7, 2022 in accordance with SEQRA regulations; and

WHEREAS, the City Planning Commission and Assistant Director of Planning recommend that the current Zoning Rules and Regulations of the City of Syracuse, as amended, and current official zoning map, as amended, be replaced in its entirety with ReZone Syracuse; and

WHEREAS, the City Planning Commission and Assistant Director of Planning recommend that the new zoning ordinance and official zoning map take effect on July 1, 2023, and shall be known as ReZone: City of Syracuse Zoning Ordinance and Official Zoning Map; and

WHEREAS, the City Planning Commission and the Assistant Director of Planning further recommend that all resolutions and ordinances emanating from the Zoning Plan, heretofore adopted or adopted on or before July 1, 2023, pursuant to the Charter of the City of Syracuse-1960, as amended, and the existing Rules and Regulations of the City of Syracuse, as amended, shall remain in full force and effect and shall require no further action by the City Planning Commission; NOW THEREFORE,

BE IT ORDAINED, that the Common Council of the City of Syracuse accepts the recommendations of the City Planning Commission and the Assistant Director of Planning in the City Planning Commission Resolution approved April 24, 2023, a copy of which is attached hereto as Exhibit "A" and hereby approves the replacement of the current City of Syracuse Zoning Rules and Regulations and Zoning Map, as amended, with the new zoning ordinance and official zoning

map which shall be known as ReZone: City of Syracuse Zoning Ordinance and Official Zoning Map;, copies of which are attached hereto as Exhibit “B” and

BE IT FURTHER ORDAINED, that this Common Council of the City of Syracuse hereby confirms that all resolutions and ordinances emanating from the Zoning Plan and adopted prior to the effective date of the rewrite and codification of the new zoning ordinance and official zoning map shall remain in full force and effect and shall require no further action; and

BE IT FURTHER ORDAINED that this Common Council of the City of Syracuse, do hereby provide that the plan and map designated "An Amended Zoning Plan and Map of the City of Syracuse", dated October 15, 1957 and July 1967, as amended, which is amendatory of the “Zoning Plan and Map of the City of Syracuse”, dated January 3, 1922, as amended, shall not remain in full force and effect and a part of the Zoning Rules and Regulations upon the effective date of the revised and recodified official zoning map and zoning rules and regulations of the City of Syracuse; and

BE IT FURTHER ORDAINED, that the new zoning ordinance and official zoning map which shall be known as ReZone: City of Syracuse Zoning Ordinance and Official Zoning Map shall be effective as of July 1, 2023; and

BE IT FURTHER ORDAINED, that a copy of the new zoning ordinance and a copy of the official zoning map shall be kept on file in the Office of the City Clerk and shall be made available on the City of Syracuse website, www.syr.gov .

**A RESOLUTION RECOMMENDING APPROVAL OF A PROPOSED
CITYWIDE REWRITE AND CODIFICATION OF THE CITY OF SYRACUSE
ZONING RULES AND REGULATIONS AND OFFICIAL ZONING MAP TO BE
KNOWN AS REZONE: CITY OF SYRACUSE ZONING ORDINANCE AND
OFFICIAL ZONING MAP**

We, the duly appointed members of the City Planning Commission of the City of Syracuse, acting in accordance with Article V, Chapter 13 of "The Charter of the City of Syracuse-1960", adopted by Local Law #13 of 1960, and in agreement with the advice of the Rezone Advisory Committee and the City Planning Division do this 24th day of April, 2023, adopt the following resolution:

WHEREAS, the City Planning Commission of the City of Syracuse, pursuant to the provisions of Chapter 447 of the Laws of 1920 of the State of New York, as amended, divided said City into districts as shown upon the zoning plan and map made by said Commission, dated January 30, 1922, and filed in the Office of the City Engineer of said City on the 30th day of January 1922, and the City Planning Commission thereafter from time to time, by and with the consent of the Common Council, amended or modified said districts upon said zoning plan and map; and

WHEREAS, the City Planning Commission, pursuant to the provisions of Chapter 447 of the Laws of 1920 of the State of New York, as amended, and the Charter of "The City of Syracuse-1935" (being Local Law No. 7 of the City of Syracuse, 1935, as amended), prepared or caused to be prepared by the City Engineer, an amended plan and map designated "Amended Zoning Plan and Map" of the City of Syracuse, New York" and further described as "An Amended Zoning Plan and Map for the City of Syracuse which is amendatory of the Zoning Plan and Map of the City of Syracuse, dated January 30, 1922, as amended", which said amended zoning plan and map of the city of Syracuse, New York is dated October 15, 1957; and

WHEREAS, Local Law No. 11 of the City of Syracuse - 1958, amended Article XVII of "The Charter of the City of Syracuse - 1935" adopted by Local Law No. 7 of 1953, as amended, abolished the City Planning Commission, provided for a Department of City Planning for the City of Syracuse headed by a Commissioner of Planning, enumerated the powers and duties of said Commissioner of Planning, and created an Advisory Commission on City Planning whose general function is to advise the Commissioner of Planning in matters over which he has jurisdiction; and

WHEREAS, the Commissioner of Planning with the advice of the Advisory Commission on City Planning pursuant to the provisions of Chapter 447 of the Laws of 1920 of the State of New York, as amended, "the Charter of the City of Syracuse—1935" (being Local Law No. 7 of the City of Syracuse, 1935, as amended), Local No. 11 of the City of Syracuse 1960, as amended, said City Planning Commission heretofore adopted by Resolution the Zoning Rules and Regulations of the City of Syracuse which contained the regulations, prohibitions and restrictions concerning the buildings, structures and uses allowed and permitted in said districts, as amended, and was subsequently memorialized by the Common Council dated July 31, 1967; and

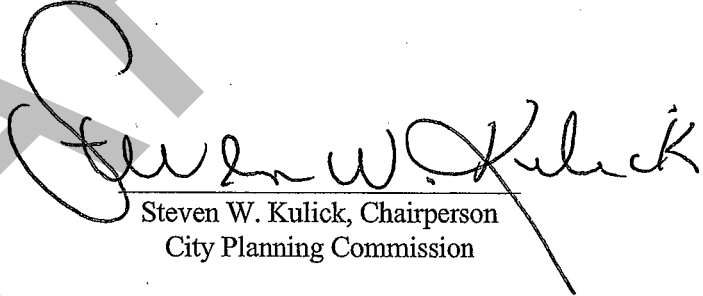
- WHEREAS, Local Law No. 7 of the City of Syracuse – 1968, amended Chapter 13 of Article V of the “Charter of the City of Syracuse—1960” being Local Law No. 13 of 1960, as amended, creating a City Planning Commission and pursuant to Article 5-G of the General Municipal Law, the Syracuse-Onondaga County Planning Agency; and
- WHEREAS, Local Law No. 7 of the City of Syracuse – 1968, amended Chapter 13 of Article V of the “Charter of the City of Syracuse—1960” being Local Law No. 13 of 1960, charged the City Planning Commission with preparing a comprehensive Zoning Plan to consist of a zoning ordinance and official zoning map; and
- WHEREAS, the City of Syracuse applied for and was awarded in 2015 a New York State Energy Research and Development Authority, Clean Green Communities Program grant to fund an update to the City’s Zoning Plan. Said funds were used to engage professional planning and zoning services and Mayor Stephanie Miner formed the ReZone Advisory Committee; and
- WHEREAS, ReZone Syracuse: A Citywide Zoning Update is a systematic and comprehensive update of the entire Zoning Plan including the zoning ordinance, which established new zoning districts and contains the regulations, prohibitions, and restrictions concerning buildings, structures, and uses allowed and permitted in the City of Syracuse, and official zoning map; and
- WHEREAS, the ReZone project team actively engaged the Syracuse community during the project and held more than one hundred community engagement meetings, where project information was presented and shared, and public feedback was solicited; and
- WHEREAS, the new zoning ordinance and new official zoning map have been advertised in the local newspaper on March 23, 2023, and have been explained and reviewed at a Public Hearing on March 28, 2023; and
- WHEREAS, the City Planning Commission and Assistant Director of Planning RECOMMEND that the current Zoning Rules and Regulations of the City of Syracuse, as amended, and current official zoning map, as amended, be replaced in its entirety with ReZone Syracuse; and
- WHEREAS, the City Planning Commission and Assistant Director of Planning RECOMMEND that the new zoning ordinance and official zoning map take effect on July 1, 2023, and shall be known as ReZone: City of Syracuse Zoning Ordinance and Official Zoning Map; and
- WHEREAS, the City Planning Commission and the Assistant Director of Planning further RECOMMEND that all resolutions and ordinances emanating from the Zoning Plan, heretofore adopted or adopted on or before July 1, 2023, pursuant to the Charter of the City of Syracuse-1960, as amended, and the existing Rules and Regulations of the City of Syracuse, as amended, shall remain in full force and effect and shall require no further action by the City Planning Commission; and

NOW THEREFORE BE IT RESOLVED that we, the duly appointed members of the City Planning Commission of the City of Syracuse, do this 24th day of April, 2023, RECOMMEND APPROVAL of the proposed rewrite and codification of the City of Syracuse Zoning Rules and Regulations and official zoning map as set forth in their entirety in Exhibits A and B hereto attached and made a part hereof subject to a request for clarification relative to a regular review process; and

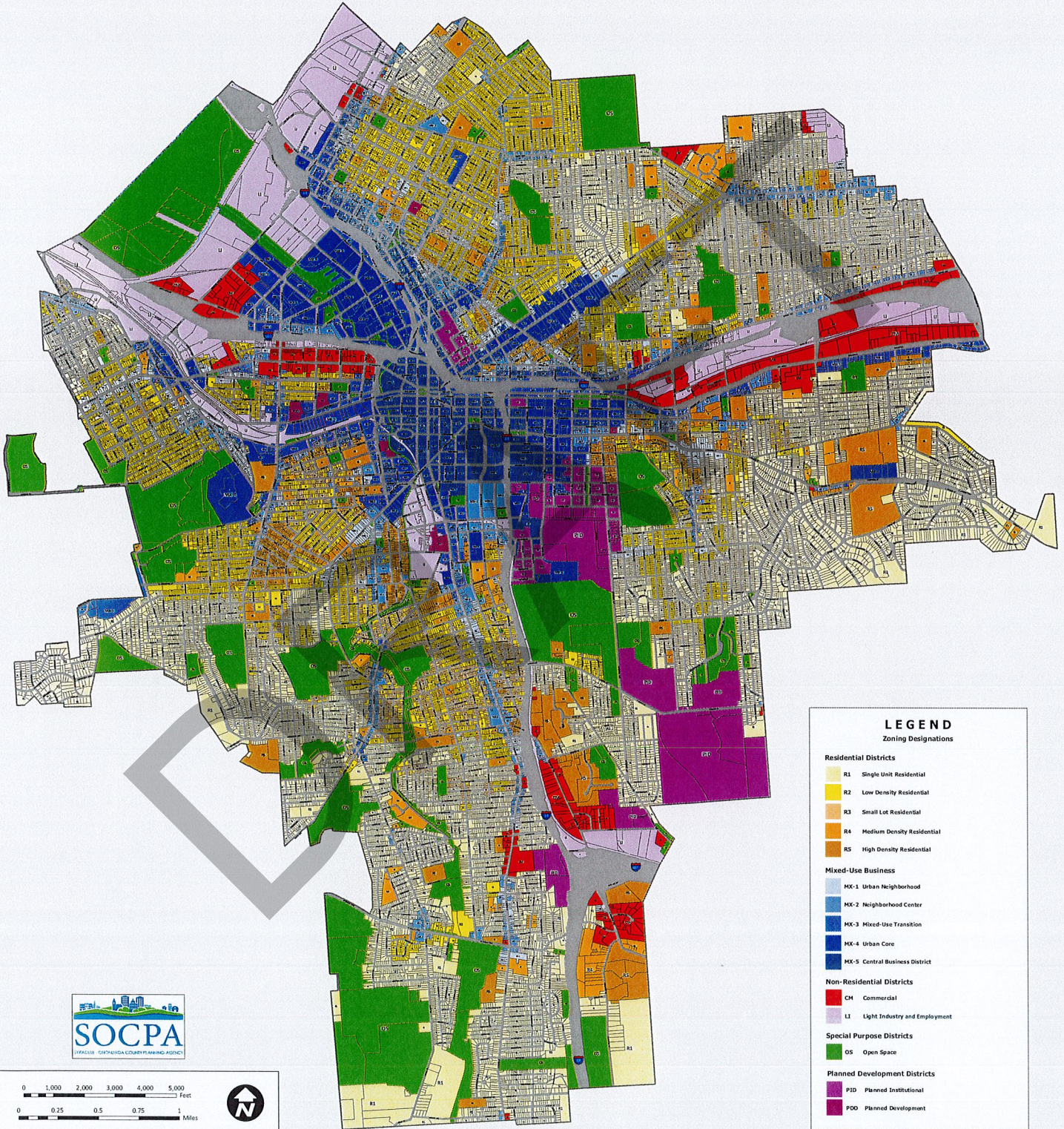
BE IT FURTHER RESOLVED that we, the duly appointed members of the City Planning Commission of the City of Syracuse, in agreement do hereby RECOMMEND that all resolutions and ordinances emanating from the Zoning Plan and adopted prior to the effective date of the rewrite and codification of the new zoning ordinance and official zoning map shall remain in full force and effect and shall require no further action; and

BE IT FURTHER RESOLVED that we, the duly appointed members of the City Planning Commission of the City of Syracuse, do hereby provide that the plan and map designated "An Amended Zoning Plan and Map of the City of Syracuse", dated October 15, 1957 and July 1967, as amended, which is amendatory of the "Zoning Plan and Map of the City of Syracuse", dated January 3, 1922, as amended, shall NOT remain in full force and effect and a part of the Zoning Rules and Regulations upon the effective date of the revised and recodified official zoning map and zoning rules and regulations of the City of Syracuse; and

BE IT FURTHER RESOLVED that this resolution is subject to the approval and consent of the Common Council of the City of Syracuse.


Steven W. Kulick, Chairperson
City Planning Commission

DRAFT



LEGEND

Zoning Designations

Residential Districts

- R1 Single Unit Residential
- R2 Low Density Residential
- R3 Small Lot Residential
- R4 Medium Density Residential
- R5 High Density Residential

Mixed-Use Business

- MX-1 Urban Neighborhood
- MX-2 Neighborhood Center
- MX-3 Mixed-Use Transition
- MX-4 Urban Core
- MX-5 Central Business District

Non-Residential Districts

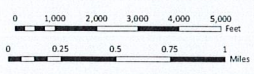
- CH Commercial
- LI Light Industry and Employment

Special Purpose Districts

- OS Open Space

Planned Development Districts

- PID Planned Institutional
- PDD Planned Development



March 27, 2023