

## Summary of Proposed Town of Elma Zoning Code Changes

The following is a summary of differences between the existing Town of Elma Commercial and Restricted Commercial Zoning Districts and the proposed Neighborhood Commercial (C-1), Intermediate Commercial (C-2), and Major Commercial (C-3) Zoning Districts.

---

### Background

The Town of Elma would like to encourage commercial development that is in character with existing neighborhoods and enhances the quality of development in the Town. The Town was also interested in implementing portions of the Regional Comprehensive Plan to preserve community character and conserve open space while providing for economic development. The Town felt that the best way to accomplish their goals would be through revising the regulations for commercial development within the Town's Zoning Code. Additionally, the Town recognized the lack of a true Town Center and sought to promote the creation of a hamlet area or an Elma Town Center. In response to these zoning needs, the Town adopted a Moratorium in 2007 and created a zoning code committee.

### Existing Commercial Zoning

The Town of Elma Zoning Code currently consists of two commercial zoning districts; the Commercial Zone and the Restricted Commercial Zone. There are currently not any properties zoned Restricted Commercial within the Town; all commercial property is zoned under the Commercial Zone. Any permitted uses under the Commercial Zone require a Special Use Permit from the Town Board for any building size over 20,000 square feet. Buildings under 20,000 square feet do not require a Special Use Permit. There is also an "Automotive Use" overlay which shows where automotive uses (car sales) are allowed in the Town.

### Proposed Commercial Zoning

The *Neighborhood Commercial (C-1) District* is being proposed to provide a commercial zoning district that meets the daily needs of adjacent residential neighborhoods without adversely affecting the character of the surrounding residential area. This district's regulations allow for the establishment of minor commercial uses that compliment surrounding neighborhoods. Preserving the character of the neighborhood through aesthetics and buffering as well as protecting the public safety and welfare is a high priority and is encouraged. The proposed Neighborhood Commercial (C-1) District has a maximum building footprint size of 3,000 square feet, with the total area of the structure not to exceed 6,000 square feet.

The *Intermediate Commercial (C-2) District* is being proposed to provide a commercial zoning district that meets the community-wide needs for general retail and services. This district's regulations allow for the establishment of small to moderate commercial uses in structures that aren't overly intrusive to surrounding areas. The district should enhance the overall image of the Town through aesthetics, site layout, access management, and residential buffering. The proposed Intermediate Commercial (C-2) District has a maximum building footprint size of 7,000 square feet with the total area of

the building not to exceed 14,000 square feet (two-story maximum). Any building with a total area greater than 10,000 square feet would require a Special Use Permit.

The *Major Commercial (C-3) District* is being proposed to provide a commercial zoning district for larger, commercial uses along major transportation corridors. The district should enhance the overall image of the Town and create destinations through aesthetics, site layout, access management, and residential buffering. The proposed Major Commercial (C-3) District has a maximum building size of 20,000 square feet. Any building greater than 20,000 square feet requires a Special Use Permit.

### Summary of Permitted Uses

Permitted Use	Existing Commercial District	Existing Restricted Commercial	Proposed Neighborhood Commercial, C-1	Proposed Intermediate Commercial, C-2	Proposed Major Commercial, C-3
Agriculture	X		X	X	X
Single family residential	X		X	X	
Two family residential	X		X	X	
Home occupation	X		X	X	X
Community facility	X		X	X	X
Church	X		X	X	X
Residential on upper floors of commercial			X	X	X
Retail stores	X	X	X	X	X
Assembly halls, auditoriums, and meeting rooms	X	X	X	X	X
Bank or office	X	X	X (no drive thru)	X	X
Restaurant	X	X	X (no drive thru)	X	X
Commercial recreation conducted indoors (bowling alley, theater)	X	X			X
Dry cleaning pickup station or dry cleaning plant	X	X		X	X
Automobile service stations, filling station or public garage	X	X			X
Hotel/ motel	X	X			X
Passenger depot/ terminal	X	X			X
Personal service shop (barber shop, beauty parlor)	X	X	X	X	X
Custom work shop	X	X			X

Undertaking establishment (mortuary, funeral parlor)	X	X		X	X
Outdoor amusement	X	X			
Permitted Use	Existing Commercial District	Existing Restricted Commercial	Proposed Neighborhood Commercial, C-1	Proposed Intermediate Commercial, C-2	Proposed Major Commercial, C-3
Builders supply and lumber yards	X	X			X
Customary business accessory uses	X		X	X	X
Laboratory research	X				
Manufacturing, compounding, assembling of merchandise	X				
Warehousing	X				X

### Summary of Bulk Requirements

	Existing Commercial District	Existing Restricted Commercial	Proposed Neighborhood Commercial, C-1	Proposed Intermediate Commercial, C-2	Proposed Major Commercial, C-3
Min. Lot Width	100'	100'	100'	100'	100'
Min. Lot Depth	300'	300'	300'	300'	300'
Min. Lot Size	30,000 sq. ft.	30,000 sq. ft.	30,000 sq. ft.	30,000 sq. ft.	30,000 sq. ft.
Max. Lot Coverage	NA	NA	70%	75%	75%
Max. Height	50% of front setback	50% of front setback	35'	35'	45'
Front Setback	50'	50'	50'	50'	50'
Side Setback	10'	10'	10'	10'	10'
Rear Setback	10'	10'	10'	10'	10'
Setback for a non-residential use abutting a residential use	NA	NA	30' rear 20' side	30' rear 20' side	40' rear 20' side

The proposed Neighborhood Commercial (C-1), Intermediate Commercial (C-2), and Major Commercial (C-3) Districts all include lot coverage standards to increase greenspace. In addition, the Districts require additional setbacks for non-residential uses from residential uses to protect residential character throughout the Town.

### Summary of Additional Changes

In addition to changes on the permitted uses and bulk requirements, the proposed Neighborhood Commercial (C-1), Intermediate Commercial (C-2), and Major Commercial (C-3) Districts all include additional design and use standards that enhance

the quality of development. The additional design and use standards apply to all development, except agriculture, single family, and two family structures, and include:

1. Architectural design standards.
2. Guidance on site layout to include building orientation on the site.
3. Additional standards for parking areas to include parking setback requirements.
4. Additional landscaping and Screening requirements to include landscaped parking areas and screening of residential uses from non-residential uses.
5. Additional signage requirements that limit the size and placement of signage in the Neighborhood Commercial (C-1) District.
6. Access Management requirements to reduce the number of conflict points and to ensure vehicular and pedestrian safety.
7. Lighting standards to reduce the amount of light spilling onto adjacent properties and the right-of-way.

### **Elma Center Overlay**

The Elma Center Overlay is being proposed to employ standards that improve the quality of development for the Elma Center hamlet area, generally extending along Bowen Road from Bullis Road to Woodward Road, that result in the creation of a town center.

The Elma Center Overlay adheres to the requirements of the underlying zoning district plus sets forth additional standards, such as architectural design, building setbacks, site design, landscaping, and signage, that meet the following objectives:

- A. Establish criteria that promote the creation of a unique district consisting of a character that compliments the older, stately homes in the area.
- B. Promote the reuse and enhancement of existing structures.
- C. Improve the overall visual quality of the Elma Center hamlet area.
- D. Promote a streetscape that is pedestrian friendly and safe by promoting small scale buildings, encouraging buildings to orient and locate close to the street, eliminating front yard parking, and restricting the number of vehicle access points.
- E. Establish standards to ensure that new development or redevelopment is in character in terms of scale, design, use, and layout with the historic, pedestrian-scaled character envisioned for the hamlet.
- F. Access management practices should be employed to limit vehicular- pedestrian conflict points and to improve vehicle safety and traffic flow.
- G. Establish standards that allow for a harmonious mix of uses.
- H. Reduce signage clutter by controlling the number and size of signs, the placement of signs, and the appearance of signage. Signage should be designed to compliment the architecture of the building and promote the character of the Elma Center hamlet area.

- I. Landscaping and other amenities should be incorporated into site development to enhance the site and screen parking areas.

**Summary of Zoning Map Revisions**

In general, the following describes the proposed locations of the C-1, C-2, C-3 and Overlay Districts:

<u>AREA</u>	<u>DESIGNATION</u>
Clinton at Townline, Clinton at Schwartz	C-1
Clinton at Bowen, Clinton at Winspear/Aurora	C-2
Clinton and Main Street Area	C-2
Transit (Lancaster Line to Bullis)	C-3
Transit at Kinsley	C-2
Bullis (Transit to Pound)	C-2
Bullis (East of Pound) North Side	C-1
Bullis (East of Pound) South Side	C-2
Seneca (Transit to Old Pound)	C-2
Seneca (Old Pound to Rice Road)	C-1
Seneca (Rice Road to South of Jamison)	C-2
Seneca (South of Jamison / North of Billington)	C-1
Jamison (All Commercial Areas)	C-2
Maple Road (Jamison to Route 400)	C-2
Maple Road (South of Route 400)	C-3
Bowen Road (Bullis to Woodard)	C-2 & Overlay