

# City of Rensselaer Zoning Code Update



**Public Hearing  
February 1, 2012**

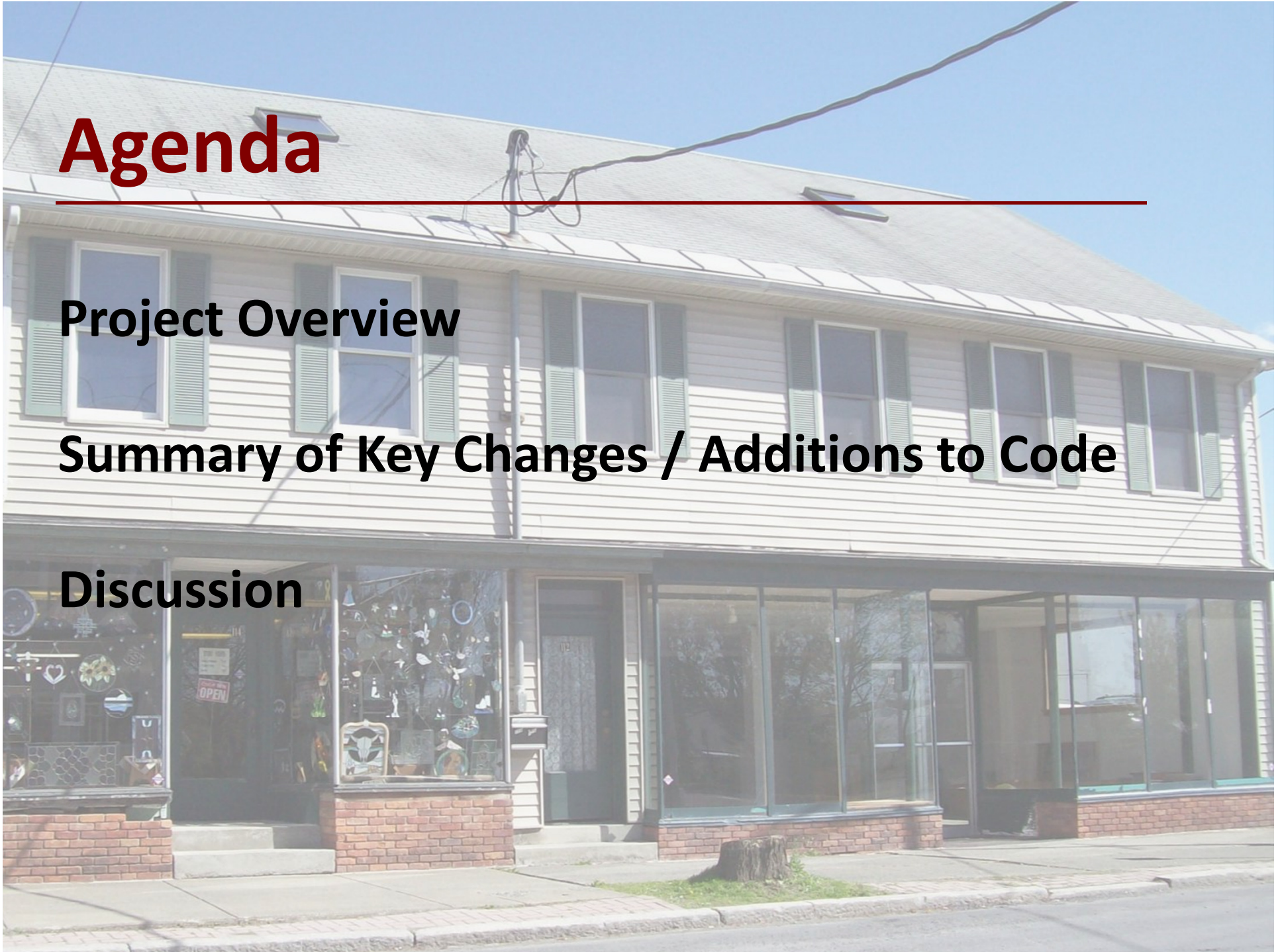
# **Agenda**

---

**Project Overview**

**Summary of Key Changes / Additions to Code**

**Discussion**







City of Rensselaer Zoning Update

# PROJECT OVERVIEW

# Project Overview

**2006: Adopted Comprehensive Plan**

**2008: Awarded grant from DOS to update zoning and LWRP**

**2009: Selected consultant team for project (Summer)**

**2009: Project kick-off meeting with Committee (September)**

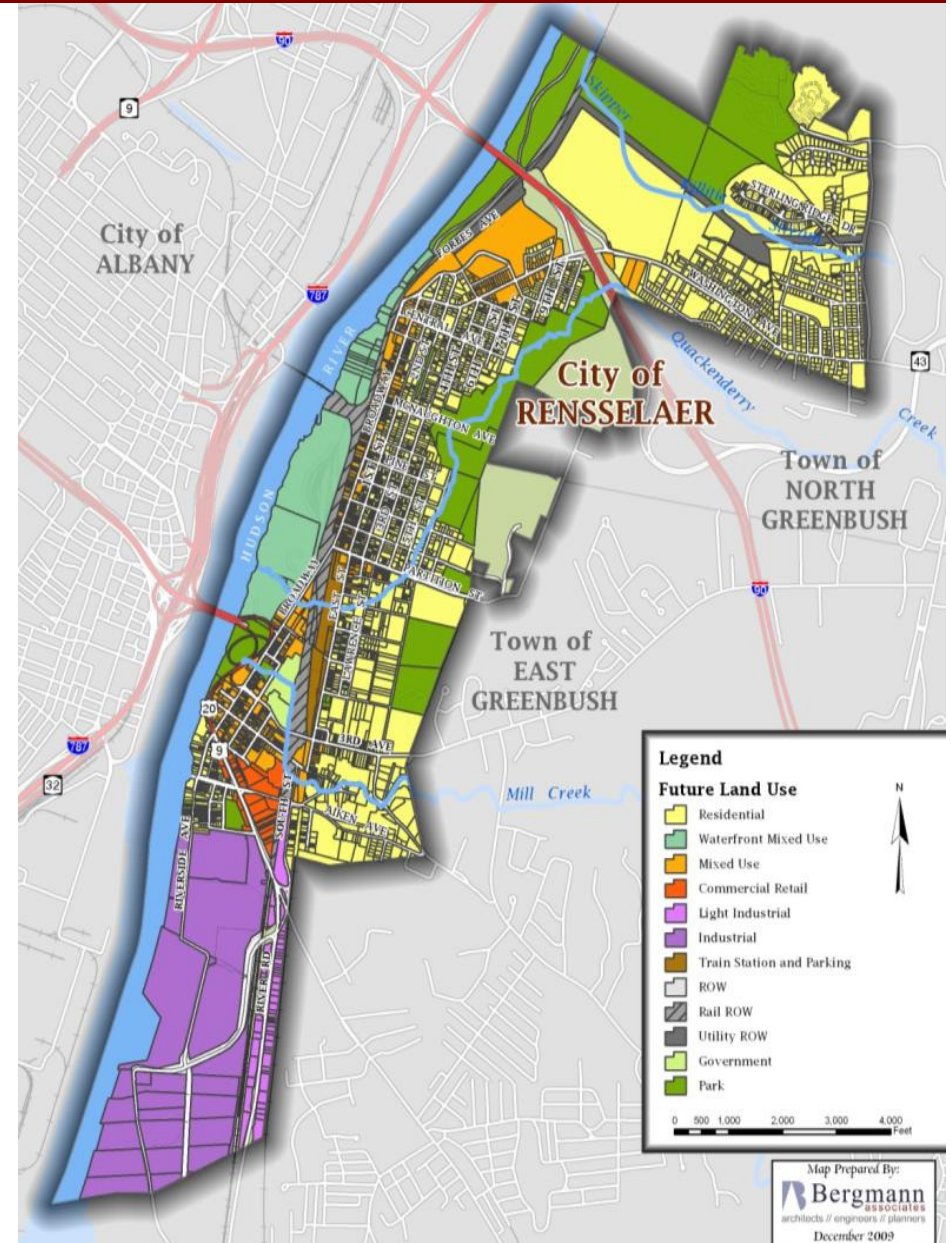
**2011: Public Open House**



# Project Overview

## Why Update the Zoning Code?

- Implement the land use recommendations of the City's adopted 2006 Comprehensive Plan
- Last ordinance: 1979
- General City Law §20(25) requires that zoning laws be adopted in accordance with a comprehensive plan



# Project Overview

## Zoning Update Supports the 2006 Comprehensive Plan Vision

- **Small-city charm with access to big-city amenities**
- **Preservation of heritage and history**
- **Promotion of the Hudson Riverfront as a place to live, work and recreate**
- **Access and connections between downtown, waterfront, and residential neighborhoods**
- **Housing options for diverse population**

# Project Overview

## Goals and Objectives of Update

- Simplification of zoning districts
- Enhanced standards to ensure preservation of community character
- Design standards to further direct new development in the downtown and along the waterfront – *codifies vision of Comp Plan and Downtown Redevelopment Plan*





City of Rensselaer Zoning Update

# SUMMARY OF KEY CHANGES



# Zoning Districts

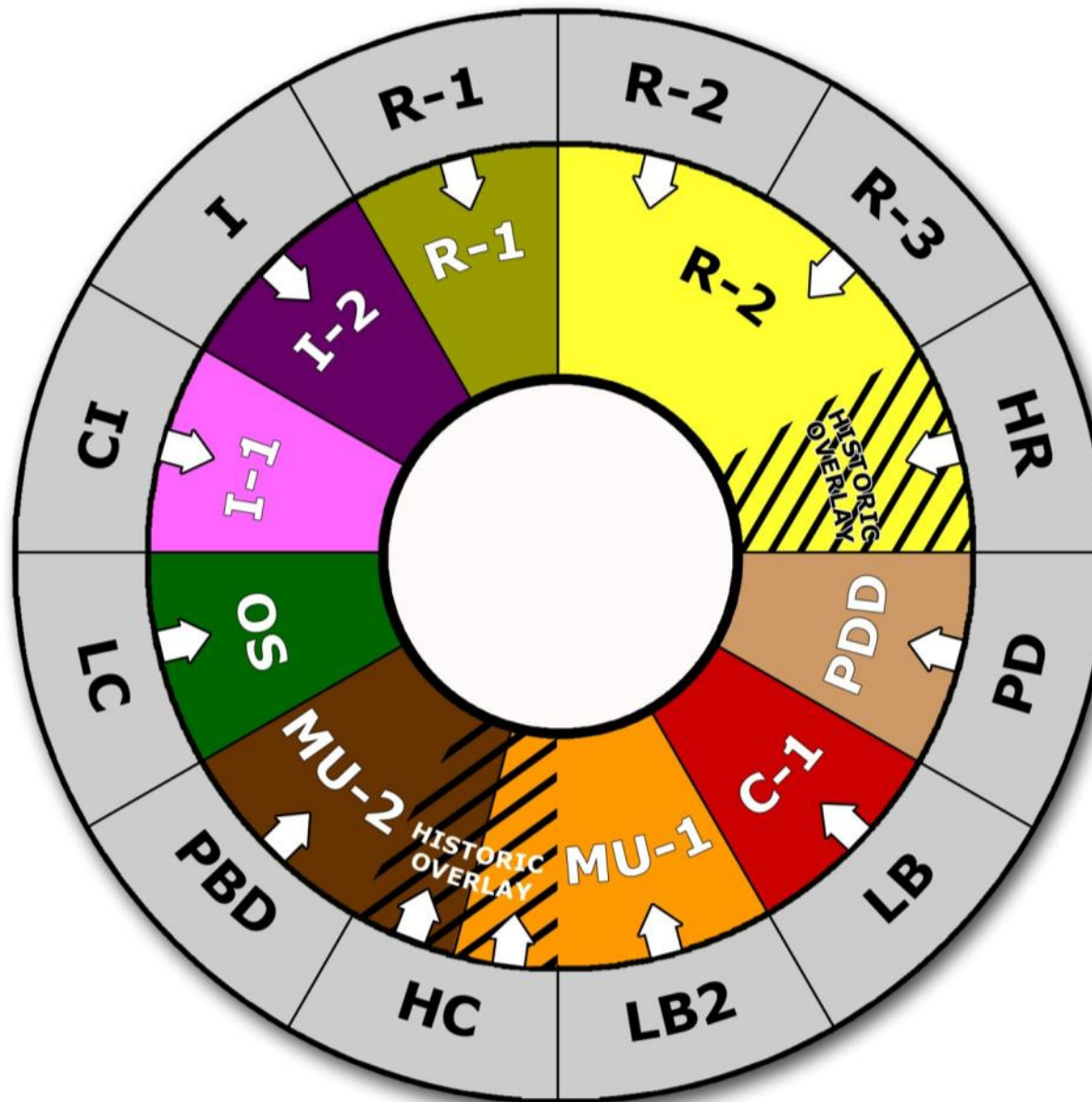
## EXISTING (13 Districts)

- Single Family Residential
- Two Family Residential
- Multiple-Family Residential
- Local Business
- Local Business 2
- Professional Business District
- Commercial Industrial
- Heavy Industrial
- Land Conservation
- Planned Development
- Planned Development Multi-Res
- Historic Residential
- Historic Commercial

## PROPOSED (9 Districts, 1 Overlay)

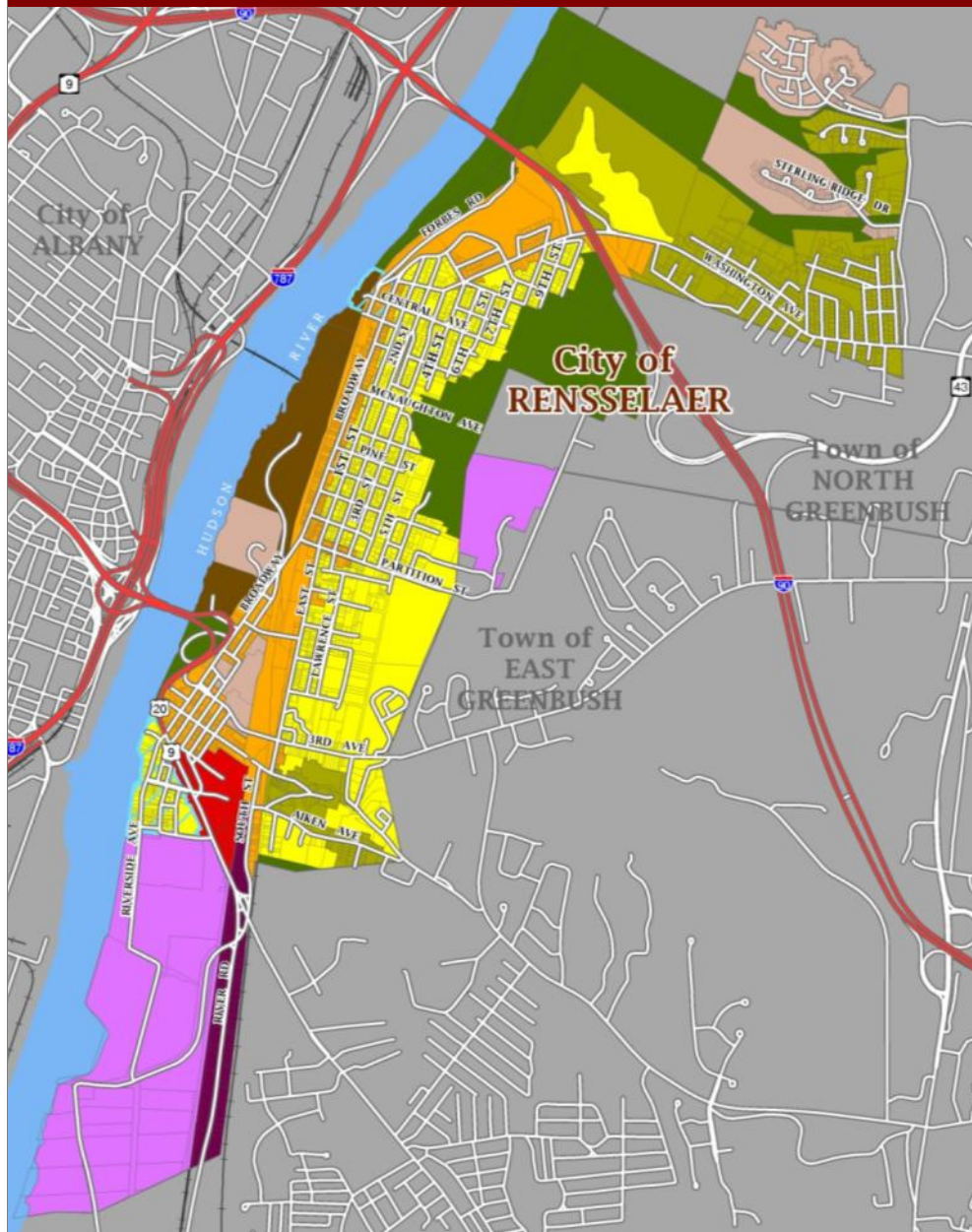
- R-1 Single Family Residential
- R-2 High Density Residential
- C-1 General Commercial
- MU-1 Downtown Mixed Use
- MU-2 Waterfront Mixed Use
- I-1 Light Industrial
- I-2 Industrial
- OS Open Space and Conservation
- PDD Planned Development District
- HOD Historic Overlay District

# Zoning Districts





# Proposed Zoning District Map



## Legend

— Rail

 Historic Overlay District

## Proposed Zoning


 General Commercial (C-1)

 Light Industrial (I-1)

 Industrial (I-2)


 Downtown Mixed-Use (MU-1)

 Waterfront Mixed-Use (MU-2)

 Open Space and Conservation (OS)

 Planned Development District (PDD)

 Single Family Residential (R-1)

 Residential, High Density (R-2)

0 500 1,000 2,000 3,000 4,000 Feet

# Design Standards

Developed for the Downtown Mixed Use (MU-1) and Waterfront Mixed Use (MU-2) Districts.

Promotes *predictability* and *transparency* of review process:

- General Design Concepts
- Building Form and Placement
- Architectural Character
- Architectural Design Elements
- Parking
- Landscaping
- Public Spaces
- Streetscape Design Amenities
- Infrastructure



# Historic Overlay District

- Intended to protect and promote the character of the City's historic neighborhoods.
- Identify clear and predictable expectations for property owner (do not seek to be burdensome).
- Outline objective review standards for Planning Commission when considering applications.
- Review standards: Materials, Architectural Features, Maintenance, Additions, New Construction, Landscaping, Signage.



City of Rensselaer Zoning Update

# DISCUSSION