

August 25, 2025

ORDINANCE: CITY OF JAMESTOWN, NEW YORK
AN ORDINANCE ESTABLISHING PILOT RESIDENTIAL DISTRICTS FOR INFILL
HOUSING DEVELOPMENT ON PUBLICLY OWNED PROPERTIES

BE IT ORDAINED by the City Council of the City of Jamestown, New York, as follows:

Chapter 300 (Zoning), Article IV, Section 0403 - Pilot Residential Districts

§ 300-0403 Purpose and intent.

The purpose of this article is to advance the City's housing goals by enabling targeted infill residential development on properties owned by the City of Jamestown, the Jamestown Urban Renewal Agency (JURA), and the Chautauqua County Land Bank Corporation. These Pilot Residential Districts (PRDs) will allow the City to bypass existing zoning restrictions that may inhibit redevelopment while ensuring that new housing projects undergo thorough design and compatibility review through the existing site plan approval process.

§ 300-0403 Authority.

This article is adopted pursuant to the authority granted to municipalities under the New York State Municipal Home Rule Law, the General City Law, and other applicable provisions of state and local law.

§ 300-0403 Definitions.

As used in this article, the following terms shall have the meanings indicated:

PILOT RESIDENTIAL DISTRICT (PRD)

A specially designated overlay district applied to eligible parcels for the purpose of facilitating residential infill development.

ELIGIBLE PROPERTY

Any parcel owned at the time of designation by:

- a. The City of Jamestown;
- b. The Jamestown Urban Renewal Agency (JURA); or
- c. The Chautauqua County Land Bank Corporation.

INFILL HOUSING

The development of new residential structures on vacant, underutilized, or redeveloped parcels within established neighborhoods.

§ 300-0403 Designation of Pilot Residential Districts.

- A. **Initiation.** PRDs may be proposed by the Department of Development, the City Planning Commission, or the City Council.
- B. **Approval.** PRDs shall be established by ordinance of the City Council, following review and recommendation by the Planning Commission.
- C. **Duration.** PRDs may be in effect for a period not to exceed five (5) years from designation, unless extended or made permanent by Council action.

§ 300-0403 Zoning flexibility.

- A. Within a PRD, the provisions of the underlying zoning district regarding lot size, setbacks, frontage, building height, lot coverage, and density may be waived or modified by the Planning Commission as part of site plan approval.
- B. All other applicable building codes, health and safety regulations, and environmental requirements shall remain in force.

§ 300-0403 Site plan approval required.

- A. All development within a PRD shall require site plan review and approval in accordance with Chapter 61.13 B of the City Code.
- B. The Planning Commission shall ensure that proposed developments are:
 - (1) Compatible in scale and character with surrounding neighborhoods;
 - (2) Designed to promote walkability, connectivity, and sustainability;
 - (3) Compliant with applicable building safety, fire, and accessibility standards.

§ 300-0403 Reporting and evaluation.

- A. The Department of Development shall prepare an annual report to the City Council on the status and outcomes of all PRDs, including:
 - (1) Number of units created;
 - (2) Project locations;
 - (3) Development costs and timelines;
 - (4) Community feedback.
- B. This report shall inform decisions regarding renewal, expansion, or permanent adoption of PRD provisions.

§ 300-0403 Severability.

If any provision of this article is held invalid by a court of competent jurisdiction, the remainder shall not be affected and shall continue in full force and effect.

§ 300-0403 Effective date.

This article shall take effect immediately upon filing with the Secretary of State.