

ZONING

300 Attachment 1

City of Oneonta

Design Guidelines (§ 300-68)

A. Site Organization.

These guidelines address issues related to both building and parking location. Other issues include vehicle access (curb cuts), cross-easements, connections to adjacent developments and pedestrian circulation to and from the proposed buildings.

(1) Building Placement and Form. (Refer to §§ 300-97 and 300-98, Bulk and Use Tables, for specific guidelines on setbacks.)

Elements	Downtown Mixed-Use (MU-1)	Gateway Mixed-Use (MU-2)
Front Yard Setback	See Bulk and Use Tables.	See Bulk and Use Tables. Buildings or portions of buildings may be allowed to be set back no more than 20 feet from the edge of the sidewalk to accommodate cafes and outdoor seating with Planning Commission approval.
Side Yard Setback	See Bulk and Use Tables.	See Bulk and Use Tables.
Minimum Frontage Build-Out	A minimum frontage build-out of 80% is encouraged for the purposes of creating a near-continuous facade along the sidewalk and for screening rear parking areas. A frontage build-out of 100% is preferred.	A minimum frontage build-out of 60% is strongly encouraged for lot use efficiency and to provide an active streetscape for pedestrians along the gateway.
Orientation and Street Presence	The ground floors of buildings should be encouraged to contain public or semipublic uses such as retail or entertainment uses with direct entry from the street. Buildings must present their main facade towards the street. New buildings fronting on more than one street should express a principle facade and entrance on the adjacent street(s).	Same as MU-1 Same as MU-1 Same as MU-1

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Elements	Downtown Mixed-Use (MU-1)	Gateway Mixed-Use (MU-2)
	Entries from parking or transit facilities should be considered as secondary.	Same as MU-1
	Retail activities within buildings should be oriented towards the street and have direct access from sidewalks through storefront entries.	Same as MU-1
	Ground floor storefront restaurants are strongly encouraged to have operable storefront windows and sidewalk cafes to increase the connection between the interior and exterior environments.	Same as MU-1
Historic Street and Block Organization	New buildings and developments should respect the existing organization of the City, street and block patterns that exist.	Same as MU-1
	Superblock developments that join together one or more blocks by removing a street segment are discouraged.	Same as MU-1
	Where it is feasible, street grids should be extended, reestablished or newly created in areas or during large-scale redevelopment.	Same as MU-1
		On-street parking will be permitted on a case-by-case basis.
(2) Parking.		
Elements	Downtown Mixed-Use (MU-1)	Gateway Mixed-Use (MU-2)
Parking Garages and Structures	The construction and use of public parking facilities (surface and garages) and shared parking facilities is strongly encouraged over parking facilities constructed for a single use.	Same as MU-1

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Elements

Downtown Mixed-Use (MU-1)

New buildings requiring on-site parking are strongly encouraged to utilize first floor parking structures that are screened from the public right-of-way by functional liner buildings.

All parking garages/structures along public rights-of-way and at key intersections should be screened from public view by one or more liner buildings.

If a liner building is used, it should include ground floor uses/spaces occupied by commercial uses that will activate the street frontage.

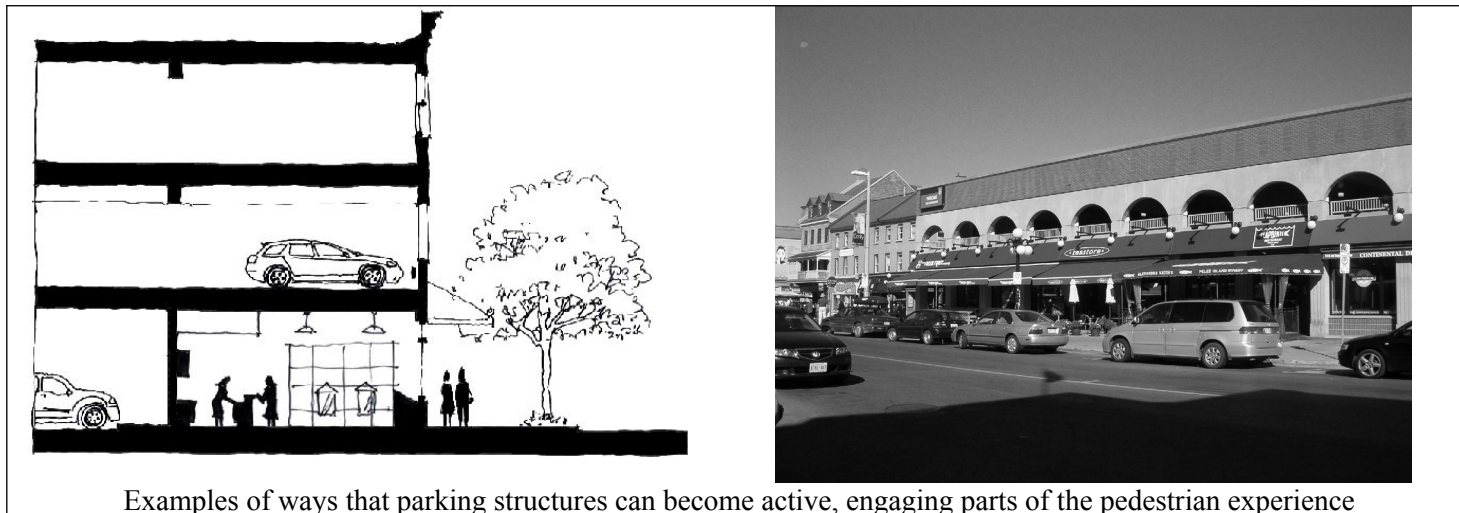
Gateway Mixed-Use (MU-2)

N/A

All parking garages/structures along public rights-of-way and at key intersections should either be screened from public view or incorporate plantings and architectural elements consistent with the primary use and the surrounding character.

Same as MU-1

Figure 1
Parking Garages and Structures



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Elements Off-Street Surface Parking

Downtown Mixed-Use (MU-1)

For projects with no frontage on Main Street, surface parking lots may be permitted by the Planning Commission to be located in the side yard, provided the applicant can demonstrate the following:

There is insufficient room for parking to be located to the rear of the building due to lot size, topography or other restricting condition(s); and Public parking spaces (surface lots, garages or on-street parking) are not available or are insufficient to accommodate the proposed use.

Planning Commission approved surface parking lots located in the side yard should comply with the following guidelines:

The width of the surface parking lots should not comprise more than 30% of the site's street frontage.

No spaces should be located between the front building facade and the sidewalk line.

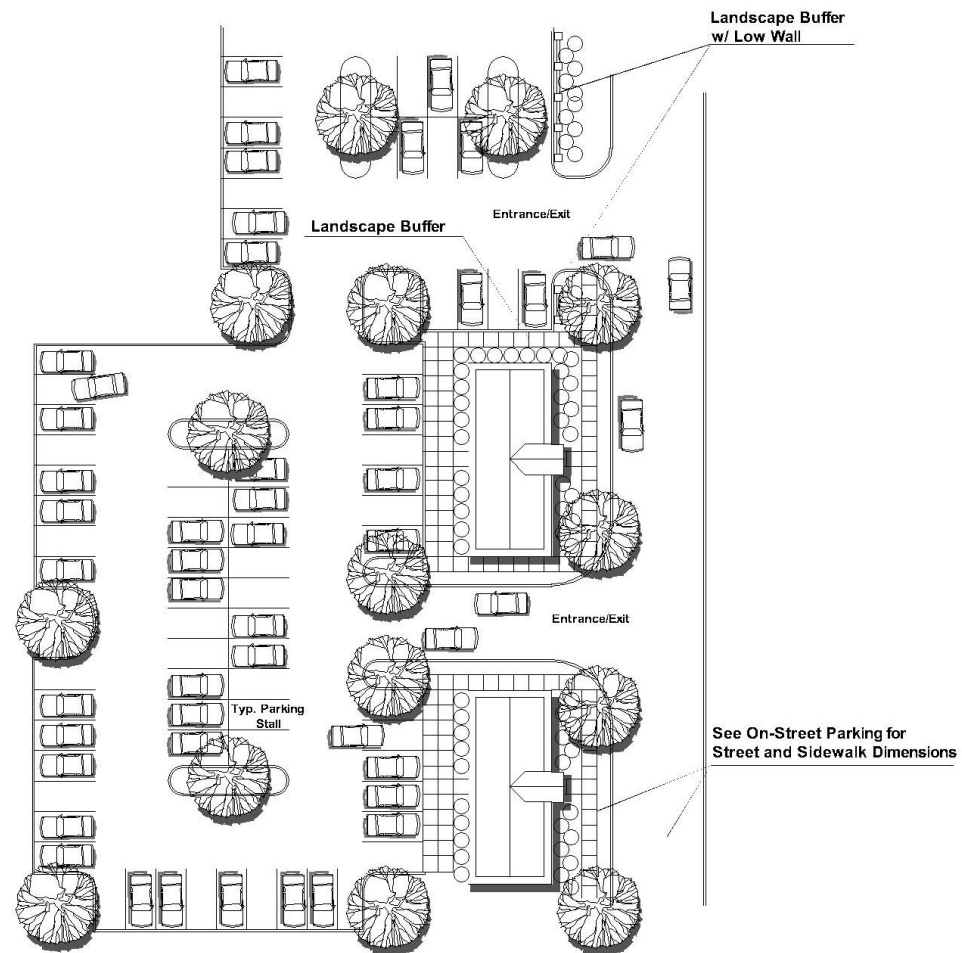
Gateway Mixed-Use (MU-2)

Surface parking lots should be located to the rear yard of buildings if sufficient space is available.

Alternatively, parking may be permitted to the side of the building. Parking in front of the building should be strongly discouraged.

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Figure 2
Surface Parking Designs



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B. Site Design.

This section addresses issues generally relating to the aesthetics of the site and proposed development impacts on nearby properties, including, but not limited to, impacts of commercial development abutting residential parcels.

(1) Landscaping.

Elements

Screening and Buffers

Downtown Mixed-Use (MU-1)

Landscape screening and buffers should be designed to separate business/commercial and residential uses in accordance with § 300-51, Buffer areas.

Adequacy, type, size, and arrangement of trees, shrubs, and other landscaping should constitute a visual screen and/or buffer between the project and adjoining land use properties, and should include the maximum retention of desirable or existing vegetation.

Native vegetation should be used. Invasive species are prohibited.

Service and loading/maneuvering areas should be fully screened from view of adjacent residential properties.

The Planning Commission, taking into consideration the proposed use, the surrounding uses, and zoning, should have the authority to modify the screening and buffer requirements to achieve the desired outcome.

Buffers

Refer to § 300-51, Buffer areas, for additional information.

Gateway Mixed-Use (MU-2)

All requirements same as MU-1 District.

Surface Parking Landscaping

Buffers

Refer to § 300-51, Buffer areas, for additional information.

Landscape Island Size

Provide one landscape island equal to the size of one parking space for every 10 spaces.

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Elements

Downtown Mixed-Use (MU-1)

Gateway Mixed-Use (MU-2)

The landscaped island located along the end of a parking bay should be the length of the 2 end perpendicular parking spaces.

Plantings

Trees should be planted in such a manner as to ensure that no parking space will be more than 75 feet from a large deciduous tree.

The goal should be to achieve a minimum of 50% shading of the paved surface within five years of construction.

Canopy/deciduous trees: 3 to 4 inches caliper (at the time of planting).

Small flowering trees: 1.5 to 2 inches caliper (at the time of planting).

Large shrubs: 30 inches height (at the time of planting).

Trees should be planted so that the trunk is a minimum of 2.5 feet from the curb edge.

(2) Public Spaces.

Elements Intent

Downtown Mixed-Use (MU-1)

Public places are strongly encouraged to be incorporated into private development projects. Types of acceptable public places include parks, plazas and civic squares. Sidewalks and pedestrian pathways are also considered integral components of urban public spaces.

Gateway Mixed-Use (MU-2)

All requirements same as MU-1 District.

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Elements	Downtown Mixed-Use (MU-1)	Gateway Mixed-Use (MU-2)
Relationship	The relationship between public spaces and the activity of the surrounding pedestrian network is crucial to their success. In general, the most successful urban open spaces are those with direct physical and visual access to the adjacent streets.	All requirements same as MU-1 District.
Integration	New public spaces should: - Consist of renovated or enhanced streets, or be located in strategically selected places that are directly linked to the street and sidewalk system with an emphasis on traditional street and block patterns. - Contain direct access from the adjacent streets and sidewalks. - Be open along the adjacent sidewalks and allow for multiple points of entry. - Be visually permeable from the sidewalk, allowing passersby to see directly into the space. If there are substantial changes of grade (more than four feet) between the sidewalk and the open space: - There should be numerous entries along the sidewalk; - Stairs should be generously proportioned and provide landings every four feet of elevation change to provide visual connections between the interior and the sidewalk; and - To the extent possible, the design should maximize the visibility of the public space from the sidewalk, so as to overcome the lack of integration caused by the grade change. Walls, fences and dense planting that visually seclude the interior space from the sidewalk should generally be avoided.	All requirements same as MU-1 District. All requirements same as MU-1 District.

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Elements	Downtown Mixed-Use (MU-1) Generally, pedestrian ways should not be separated from streets and sidewalks to ensure visible connections with the main pedestrian networks. Separated pedestrian ways should be used sparingly and only in areas of high pedestrian congestion or in reuse of existing alleys.	Gateway Mixed-Use (MU-2)
Design Amenities	<i>Trash and recycling receptacles</i> Should be consistent in design and materials. Should be spaced at appropriate intervals to provide convenient disposal locations for the public and to reduce sidewalk litter. As a general rule, a minimum of two trash and recycling receptacles should be installed within each city block. Appropriate locations may include in or near plazas or other public gathering or seating areas. <i>Landscape</i> Street trees shall be planted between the curb and the building line. All street tree-planting areas shall be covered with porous, hard-surfaced grates that are ADA compliant. Trees shall not be planted closer than seven feet to the building line. One large deciduous tree shall be planted for each 40 feet of linear road frontage. Tree specimens may include ash, locust, red oak, or as approved by the Planning Commission. Please refer to § 254-18 of the Code of the City of Oneonta for further restrictions.	<i>Trash and recycling receptacles</i> All requirements same as MU-1 District. <i>Landscape</i> All requirements same as MU-1 District.

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Elements

Downtown Mixed-Use (MU-1)

Public spaces for public buildings

Major new public facilities such as stadiums, convention centers and new municipal buildings should have clearly defined and significant public spaces associated with their principal entrances and facades.

These public spaces should be designed in such a manner that they are amendable and flexible for small, informal use as well as for large assemblies.

Wayfinding

Use all of the tools of urban design to support a clearer sense of visual and spatial orientation. This should include building location, massing and design, ornamentation, and elements of landscape design and public art.

Streetscape design should include a system of pedestrian wayfinding signs, kiosks and other environmental graphics to supply directions to the pedestrian. This should be done in a comprehensive and unified manner for the entire Downtown area.

Gateway Mixed-Use (MU-2)

Public spaces for public buildings

All requirements same as MU-1 District.

Wayfinding

All requirements same as MU-1 District.

(3) Streetscape Enhancement.

Elements

Sidewalk Retail

Downtown Mixed-Use (MU-1)

Sidewalk retail is strongly encouraged. Merchandise should be removed at the close of business.

A minimum three-foot-wide unobstructed area of the sidewalk should be maintained at all times adjacent to sidewalk retail.

Gateway Mixed-Use (MU-2)

All requirements same as MU-1 District.

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Elements

Outdoor Dining Cafe

Downtown Mixed-Use (MU-1)

Outdoor dining is strongly encouraged.

If located in the front of a building, the tables, chairs and associated components of the cafe should be dismantled during winter months.

If located at the side of a building, an edge matching the line of the front building facade should be created; the edge should be a transparent fence made of wood or wrought iron at a maximum height of four feet.

In no case should the fence/railing combination prohibit views from the sidewalk into the cafe area.

At a minimum, three feet of useable sidewalk shall remain at all times between the cafe and the curb.

Gateway Mixed-Use (MU-2)

All requirements same as MU-1 District.

Plazas

Plazas are permitted under the following conditions:

The building may not be set back more than 30 feet from the sidewalk line.

No elements of the plaza should cross the sidewalk line.

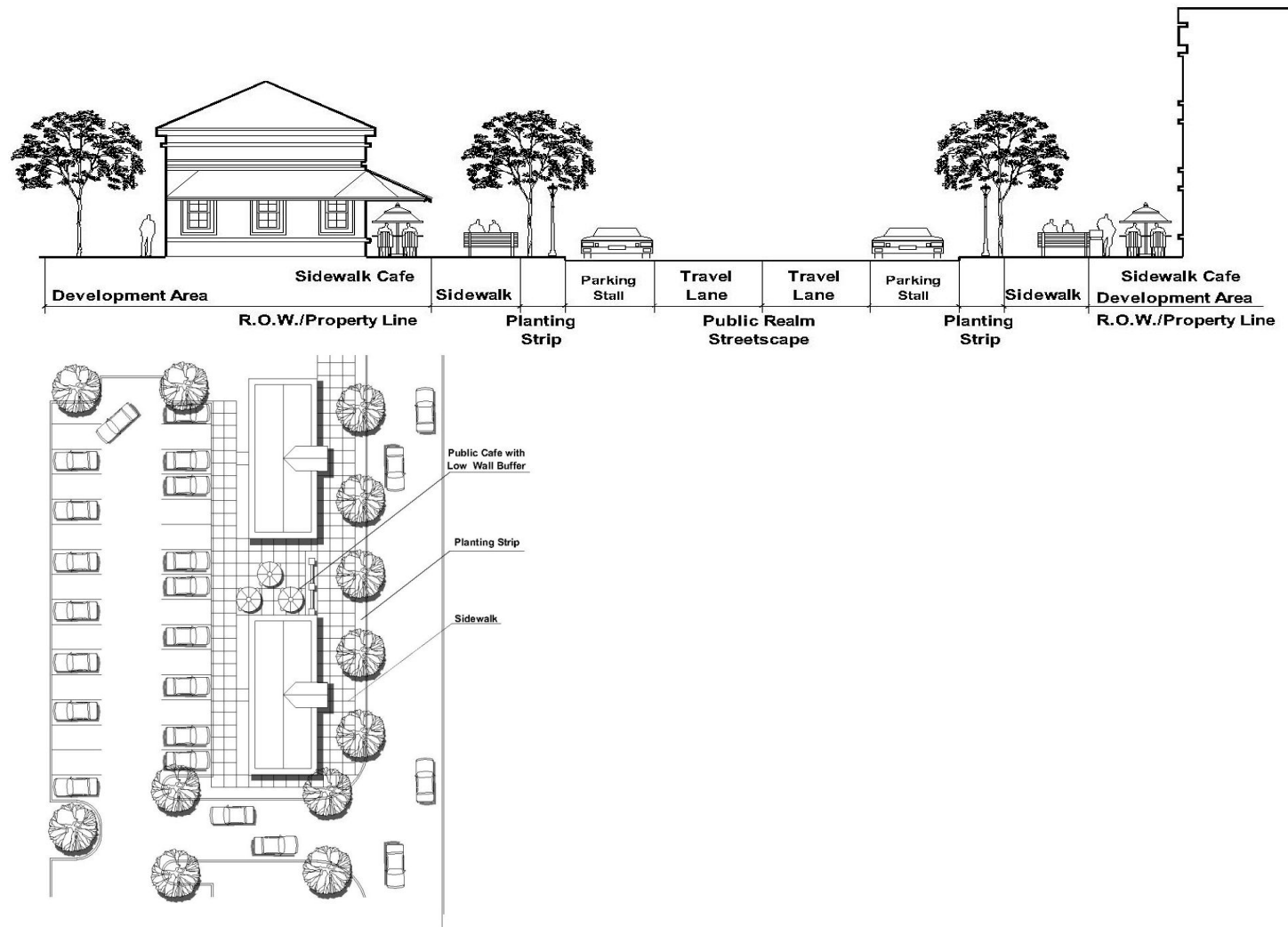
The plaza should not be fenced or walled off.

The plaza may be used for outdoor seating, artwork or other streetscape elements.

All requirements same as MU-1 District.

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Figure 3
Sidewalk Public Cafe



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B. Architectural Design.

This section addresses issues of new building construction or exterior modification of existing buildings to increase potential for compatibility with neighborhoods, surrounding buildings or traditional patterns, styles and textures. Architectural guidelines address general building features such as portion (mass and height), roof styles, fenestration (window and door openings), awnings and canopies, specialty equipment, materials and broad categories of color.

(1) Architectural Character.

Elements Contribution to the Urban Fabric

Downtown Mixed-Use (MU-1)

The number and quality of the historic buildings in downtown are among its chief assets. While some are irreplaceable monuments, many others are less noteworthy buildings that still make significant contributions to the quality of the urban environment.

These so-called "background" buildings help to maintain a continuity of pattern and texture throughout the City. All of the historic buildings also contribute to Oneonta's continual connection to its past.

Contextual Design

New development projects should strive for a contextual approach to design that would support and respond to the City's existing architectural style and urban form.

A contextual approach is not intended to necessarily mean a historic approach, but rather one that is sensitive to the surrounding urban, built and natural conditions.

Contextually sensitive design projects respond to the built and natural environments within which they are constructed.

Gateway Mixed-Use (MU-2)

Similar to the MU-1 District, the MU-2 District contains several historically significant structures. Many of the noteworthy structures are privately owned homes that line the corridor and provide the area with a unique architectural character that must be considered when new development is proposed.

All requirements same as MU-1 District.

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Elements

Downtown Mixed-Use (MU-1)

Context can be broadly interpreted as referring to the existing and historical character of the surrounding built and natural environment.

Gateway Mixed-Use (MU-2)

Representative photographs are provided as examples of desired architectural styles. These examples are to be used as ideas early in the design process. Replication of existing architectural styles is not a requirement and creativity is always encouraged.

Elements

Preserving Historic Buildings and Facades

Downtown Mixed-Use (MU-1)

The first option for existing historic buildings should always be their retention, restoration and adaptive reuse; other possibilities should be considered only where that is impractical.

In the event that it is impossible to preserve the entire building, every effort should be made to retain historic facades.

When this occurs it is important that the new building be constructed in a manner sympathetic to the existing facade in terms of materials, organization and design composition.

Generally, there should be a setback from the historic facade and any new upward expansion of the building.

Exterior additions to historic buildings or adjacent infill construction should be compatible with the historic character of the site, and take into account the size, proportions, facade composition, rhythm and proportion of openings, materials, and colors of neighboring buildings.

New on-site parking areas, loading docks or ramps, when required, should be constructed as unobtrusively as possible and assure the preservation of the character-defining features of the site.

Gateway Mixed-Use (MU-2)

All requirements same as MU-1 District.

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(2) Design Elements.

Elements Proportion

Downtown Mixed-Use (MU-1)

There should be a minimum of three functional stories for all buildings fronting on Main Street.

There should be a minimum of two functional stories for all buildings fronting on all other streets in the MU-1 District.

Buildings fronting on Main Street should be a maximum of 60 feet.

First story height should be a minimum of 10 feet (clearance) and a maximum of 12 feet.

Buildings that front on more than one street (e.g., corner lot) must treat each of those sides as a front. When one side faces a designated alley, that side should be considered the rear.

Gateway Mixed-Use (MU-2)

There should be a minimum of two stories for all buildings.

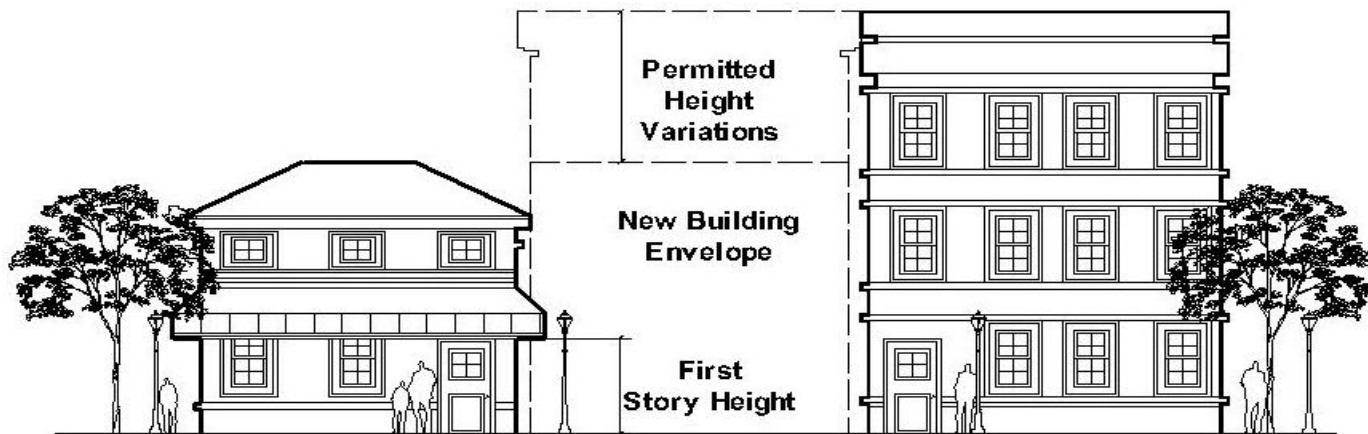
The second story is not required to be a functional floor but the building should appear to meet the minimum requirements.

Buildings should be a maximum of 40 feet.

First story height should be a maximum of 12 feet.

Buildings that front on more than one street (e.g., corner lot) must treat each of those sides as a front.

**Figure 4
Building Proportion**



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Elements Roof

Downtown Mixed-Use (MU-1)

Types

Pitched and flat roofs are permitted.

Flat roofs

Should incorporate a parapet with cornice details along facades facing public streets.

Pitched roofs

Should complement overall style of the building.
Colors should complement the overall character of the building.
Should incorporate measures to prevent falling snow and ice onto the sidewalk.

Fenestration

Overall facade composition should break the building down into smaller distinct portions to provide a small-scale impression.
Building transparency is important at the street level.
Glass in multiple windows and doors should make up at least half of the first floor facade with the long axis of the windows oriented vertically.
Second floor windows should relate to the first in shape, form, and pattern.
Windows should not be opaque or mirrored.
Window treatments and displays should not substantially limit visibility into the building.
Storefront construction should be recessed enough at the point of entry to allow the door to swing out without obstructing the sidewalk.
Maximum distance between sidewalk and windowsill top should be 36 inches.
Buildings must have entrances at least every 50 feet.
Blank walls (i.e., no windows or no doors) should not exceed more than 20 feet in length.

Gateway Mixed-Use (MU-2)

Types

All requirements same as MU-1 District.

Flat roofs

All requirements same as MU-1 District.

Pitched roofs

All requirements same as MU-1 District.

All requirements same as MU-1 District.

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Elements Awnings and Canopies

Downtown Mixed-Use (MU-1)

Strongly encouraged on building facades that face public streets.

One awning should be permitted for each window or door of the facade.

Awnings must be fastened to the facade of the building and not supported from the ground.

Should be constructed of canvas.

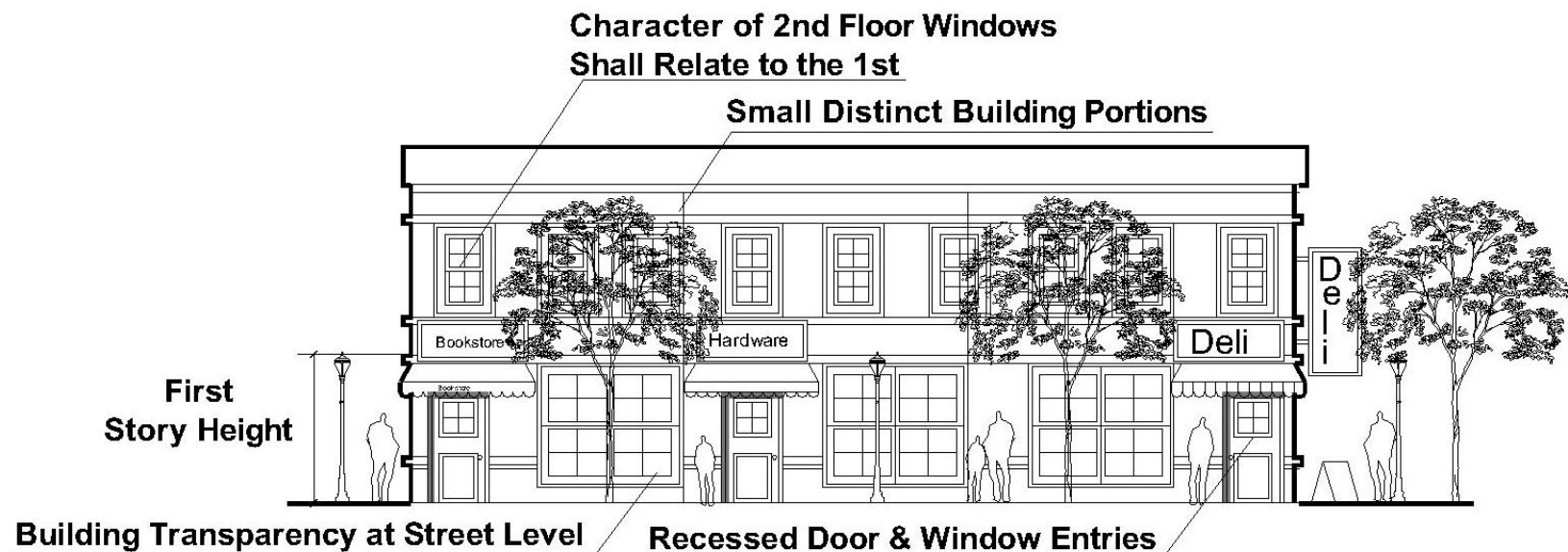
Retractable awnings are permitted.

Refer to §§ 300-23 and 300-24 for additional requirements.

Gateway Mixed-Use (MU-2)

All requirements same as MU-1 District.

**Figure 5
Fenestration**

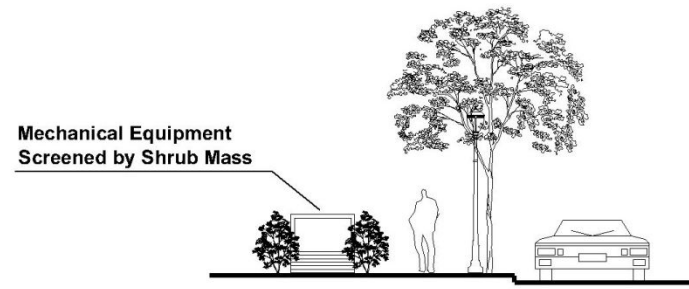
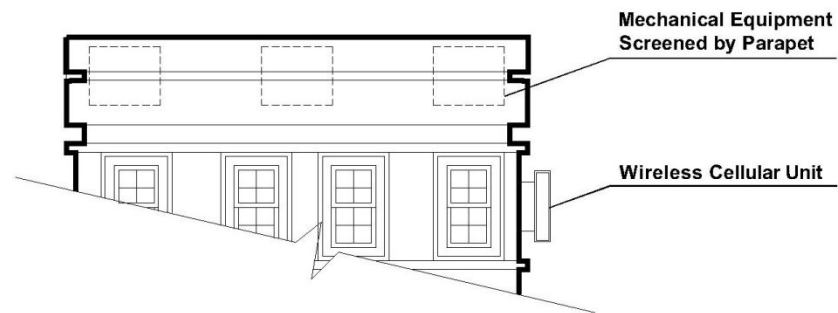


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Elements	Downtown Mixed-Use (MU-1)	Gateway Mixed-Use (MU-2)
Specialty Equipment	<i>Screening</i> Rooftop mechanical equipment, satellite dishes, antennas, etc., should be screened from public view with the use of architecturally compatible materials, parapet, or wall. Ground level equipment such as dumpsters and loading docks should be screened from public view with landscaping materials, natural material walls and opaque fencing, or other design treatments compatible with the finishes/materials of the principle structure.	<i>Screening</i> All requirements same as MU-1 District.
Materials and Colors	<i>Recommended facade materials</i> Common red brick Special masonry units (colored, textured, painted) Natural stone, stone veneer, or concrete product. Pre-cast stone units. Wood. <i>Discouraged materials</i> Plain (bare) masonry unit. Vinyl siding or flat-surfaced. Metal siding. Imitation stone, plastic, composite, or resin products. Exterior Insulation and Finish Systems or synthetic stucco.	<i>Recommended facade materials</i> All requirements same as MU-1 District. <i>Discouraged materials</i> All requirements same as MU-1 District.

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Figure 6
Specialty Equipment Screening



Specialty Equipment Screening