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Village of Pittsford

Addendum, Article VA, R-5 Residential District

[Adopted 5-12-2009 by L.L. No. 9-2009]

1. Intent.

It is the intent of the Village, through the establishment of the R-5 District, to:

- A. Encourage the development of new pedestrian-oriented residential neighborhoods and public recreational facilities that will take advantage of the district's close proximity to the canal and the Village center.
- B. Expand housing options available within the Village.
- C. Encourage utilization of vacant lands that otherwise may pose obstacles to residential and recreational development because of environmental contamination, close proximity to active railroad tracks, and proximity to Monroe Avenue and the Monroe Avenue canal bridge.
- D. Permit limited commercial development upon issuance of a special permit that will make accessory amenities available to residents of the residential development and the public. Such uses may include one restaurant and other recreational activities related to use and enjoyment of the Erie Canal, such as boat docks, tour and excursion boats, and bicycle and watercraft rental facilities. Such uses will be specially permitted only upon a showing that such uses will be consistent with, and shall not disrupt, the residential character of the development and nearby residential neighborhoods nor require an excessive amount of surface parking that would be out of character with the district.
- E. Ensure that development occurring in the district is compatible with the Village's distinctive aesthetic and physical character. The architectural design, streetscape, building orientation, and landscape of new development within the district shall be compatible with the Village's historic features, materials, scale, and traditional neighborhood character.
- F. Protect the health, safety, and welfare of residents by ensuring driveways, streets, and traffic generated by new development does not diminish the quality of life in existing neighborhoods.
- G. Ensure that development within the district is of sufficient quality of materials, construction, and design to ensure that new buildings have long-term durability and will hold their value.
- H. Implement the vision, goals and objectives of the Erie Canalway National Heritage Corridor and the Erie Canalway Preservation and Management Plan, including:

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- (1) Ensuring that new construction and the development of recreational opportunities are executed in harmony with the protection of heritage resources.
 - (2) Protecting the Erie Canal Corridor's distinctive sense of place.
 - (3) Preserving existing scenic views along the canal, wetlands, and other natural features, trails, and existing residential neighborhoods by ensuring that new construction is appropriately located, designed, and landscaped.
- I. New development shall be designed to minimize adverse effects on existing scenic views, natural features, and existing residential neighborhoods.
- J. New development shall maintain and enhance the public's access to the Erie Canal shoreline in conformance with the principles articulated in the Village of Pittsford Local Waterfront Revitalization Program (LWRP).
2. Use regulations.
 - A. Within the R-5 District, no building, structure, or premises shall be used, and no building or structure shall be erected or structurally altered, except for one or more of the following uses:
 - (1) One-family detached dwellings.
 - (2) One-family semidetached dwellings.
 - (3) Parks and other public recreational facilities, including pavilions, picnic shelters, benches, docks, trails, and playground equipment.
 - B. Special permit uses in the R-5 District.
 - (1) Eligible properties. Properties eligible for special uses shall be adjacent to:
 - (a) The Erie Canal; and
 - (b) Arterial streets; and
 - (c) Railroad tracks; and
 - (d) Bridges over the canal.
 - (2) The following uses may be permitted by special permit upon application to, and by approval of, the Village Board of Trustees:
 - (a) Multiple-dwelling buildings, including condominiums and apartments, on sites located within 100 feet of the canal edge. Multiple-dwelling buildings or complexes may include swimming pools, boating docks, fitness facilities, meeting rooms, or similar accessory uses intended for the exclusive use of

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residents. The word “dwelling” shall mean a residence designed and used for nontransitional occupation as a home.

- (b) Restaurants, including outdoor seating areas, but not exceeding a total (indoor and outdoor) of 150 seats. Drive-through facilities are not permitted. Restaurants are subject to review of the criteria in § 210-74B(3)(a) through (f) and (h). Restaurant signs shall be subject to the provisions of Chapter 168.
 - (c) Limited recreational development associated with use and enjoyment of the Erie Canal, such as boat docks, tour and excursion boats, and bicycle and watercraft rental facilities.
 - (d) Public parks and municipal recreation facilities and accessory uses, including gymnasiums, pools, fitness facilities, community meeting rooms, dining rooms and kitchens, playgrounds, and administrative office space.
- (3) Special permit review.
- (a) Public hearing. Any use for which a special permit is required shall be considered at a public hearing held by the Village Board of Trustees.
 - (b) Decisions. The Village Board of Trustees may approve, with or without modifications or conditions, or deny an application for a special permit. The Board of Trustees shall refer special permit applications to the Planning Board for review based on the standards listed in Subsection B(3)(c) below. The Planning Board will prepare recommendations to be considered by the Board of Trustees in its deliberations.
 - (c) Standards for special permit application review. No special permit shall be granted unless and until the applicant has demonstrated to the satisfaction of the Village Board of Trustees that: **[Amended 1-24-2012 by L.L. No. 1-2012]**
 - [1] Access to the site and the size of the site are adequate for the proposed use.
 - [2] The proposed development will be compatible, in terms of scale, massing, orientation, and architectural design, with the visual character of the Village and will not alter the essential character of the neighborhood nor be detrimental to the residents thereof.
 - [3] The proposed use will not create a hazard to health, safety, or the general welfare.
 - [4] Public access and amenities are provided along the canal shoreline abutting the project. The Planning Board may require inclusion of sidewalks, docks, promenades, benches, and landscaping to ensure that the waterfront is easily accessed by the public.

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- [5] The proposed density does not exceed a maximum of 25 dwelling units per acre.
- [6] The applicant has demonstrated that the traffic generated by the proposed use will not be detrimental to the surrounding area.
- [7] Proposed buildings shall be unique and varied in design with a residential scale and architectural articulation that relates to the Village of Pittsford's building traditions. This means:
 - [a] Varied roof heights, projecting bays, gables, recesses, and porches shall be used to visually divide larger buildings to produce a scale that is visually compatible with Village's distinctive aesthetic character.
 - [b] Uniform building designs are to be avoided, and individual buildings within groups of buildings will be designed to create unique and distinct identities.

3. Building dimensional standards.

A. One-family detached and semidetached dwellings.

- (1) Building orientation.
 - (a) Buildings shall be oriented with the primary facade and entrance doors facing the public street and shall be connected by sidewalk to the Village's public sidewalk system.
 - (b) Freestanding garages shall be located behind the residence.
 - (c) Garage doors are not permitted in the primary facade facing the street. Attached garages shall be accessed from the rear or side.
- (2) Building height.
 - (a) The maximum building height shall be 2 1/2 stories or 35 feet, whichever is less.
 - (b) Residences shall be a minimum of 1 1/2 stories tall.
- (3) Building setbacks.
 - (a) Front setback. There shall be a front yard of not less than 15 feet.
 - (b) Side setback. Side yard: Where buildings do not share a party wall, the minimum width of a side yard shall be not less than five feet.

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- (c) Rear yard. Each residence shall have a twenty-foot-deep rear yard. If served by an alley, the garage may be located behind the rear yard.
 - (d) Lot width. Minimum lot width shall be 30 feet. Maximum lot width shall be 40 feet.
 - (e) Lot depth. Minimum lot depth shall be 75 feet.
 - (f) Driveways. One driveway not exceeding 10 feet in width for a single-car garage or not exceeding 18 feet in width for a two-or-more-car garage is permitted.
 - (g) No portion of the front yard area in front of any residence or of any side yard area of any corner lot shall be covered with paving, gravel, crushed stone, or similar surface for use as parking or a driveway.
- (4) Ground floor area. No principal building on the premises shall occupy thereon a ground floor area of less than 700 square feet if two stories in height.
- B. Multiple-family dwellings.
- (1) Multiple-family dwellings.
 - (a) No building shall exceed 4 1/2 stories in height.
 - (b) No more than half the footprint area of the buildings within a complex shall exceed 3 1/2 stories in height.
 - (c) To prevent an out-of-scale, monolithic appearance, larger buildings shall be visually divided into smaller sections no longer than 150 feet in length by gaps, recesses, or other architectural devices.
 - (d) Accessory structures, such as clubhouses, pool buildings, storage buildings, and trash enclosures, shall be located in a manner that does not disturb or encroach upon the public realm of the site (pedestrian walkways, roadway, etc.).
4. Building design standards.
- A. Development of parcels shall conform to the site's regulating plan and design guidelines, as set forth by the Village of Pittsford.
 - B. The primary facade of all buildings shall be oriented toward a public street or private drive. Where a private drive serves as the primary or sole access to a building or group of buildings, such drives shall be designed to the same standards required of public streets.

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- C. Buildings shall be positioned to create an orderly, interesting, and diverse architectural edge to the public realm of the street.
 - (1) Single-family structures shall be spaced close together and shall be varied in form and visual appearance.
 - (2) Multifamily structures:
 - (a) Shall be articulated into smaller, varied forms to create interest and variety and avoid a monolithic or overly repetitive appearance.
 - (b) Buildings shall be varied in design, color, and form.
 - (c) Differences in form and detail and breaks between buildings shall be orchestrated in such a way that adjacent buildings and facades define a continuous street wall and the public realm of the street.
 - (d) Buildings shall not have large or long continuous wall or roof planes. Varied roof heights, projecting bays, gables, recesses, and porches shall be used to visually divide larger buildings to produce a scale that is visually compatible with the Village's distinctive aesthetic character.
- D. Buildings shall be simple and uncomplicated in form and shall relate to the massing, fenestration style, proportions, and form of existing Village buildings.
- E. In larger buildings, bays, projections, and varied roof forms shall be used to reduce the apparent size of building mass. No building shall have a continuous facade plane greater than 100 feet in length.
- F. Unenclosed entrance or sitting porches are encouraged on all building types.
- G. Buildings shall be oriented with the primary facade and entrance door facing the public street or private access drive. Multifamily buildings shall be laid out so that multiple entrances face the public street. Each entrance shall be connected by sidewalk to the Village's public sidewalk system.
- H. Single-family dwelling lots may include an accessory dwelling unit (ADU) over an attached or detached garage. The ADU shall not exceed 1 1/2 stories or 30 feet (measured from grade to the mean point of the roofline), nor shall it exceed 750 square feet in area.
- I. The appropriate use of traditional forms and details is encouraged, including bays, dormers, porches, overhangs, broad raking eaves, awnings, and balconies.
- J. Nearby buildings shall possess sufficient variety in plan and facade design to ensure that identical-appearing buildings are not located within view of each other.

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- K. Building materials. New construction shall employ proven, durable exterior building materials that reflect the appearance of existing Village buildings and the local building vernacular.
- (1) Examples of traditional durable exterior building materials include wood, brick, stone, cast stone, cement fiber clapboard, cement fiber trim, wood clapboards, cedar shingles, wood board and batten, panels, stucco over metal lathe, dense urethane foam trim, wood bead board (for porch ceilings), fiberglass columns, metal railings, wood windows, aluminum-clad wood windows, simulated divided-light windows (exterior applied muntins), wood panel doors, and fiberglass doors.
 - (2) Examples of contemporary, less durable materials and materials with an inappropriate appearance include vinyl and aluminum siding, aluminum coil stock, exterior insulation finish systems, vinyl trim, vinyl railing and fence systems, vinyl shutters, vinyl windows, steel doors, windows with interior snap-in muntins, windows with muntins sandwiched between the glass, and preservative-treated wood used as finish trim.
 - (3) Materials and construction technology are constantly evolving. New materials and substitute materials different from those identified as durable above may be proposed subject to APRB determination that:
 - (a) The substitute material is of a similar durability to the traditional materials identified above.
 - (b) The substitute material has an appearance, including texture, color, sheen, and profile, that matches or is similar to the traditional durable materials listed above.
- L. Use of railings, columns, lattice, trellis, arbors, fencing/gates, decorative shingles, panels, brackets, deep overhangs/rakes shall be executed in accordance with historic local design traditions. Columns shall have a proper alignment and proportional relationship to the eave/cornice supported that is consistent with local historic examples.
- M. Mechanical equipment, including electric and gas meters, air-conditioning condensers, transformers, and telephone centers, shall be located on the backs and sides of buildings and shall be screened from view from the public street and sidewalk.
- N. Accessory structures, special shelters, and pavilions shall be designed in accordance with the traditional design vernacular or industrial canal design that distinguishes the Village of Pittsford.
5. Site design standards.

New construction within the R-5 District shall be subject to site plan review. In addition to the provisions of Article XVII of this chapter, the Planning Board shall make its determination based on the project's incorporating the following elements:

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- A. New development shall be consistent with the goals of the Village's Comprehensive Plan and Local Waterfront Revitalization Program and shall conform to the design principles outlined in the LWRP.
- B. Development shall be arranged in groupings and orientation patterns consistent with the Village context and historic local design traditions.
- C. Private and dedicated streets shall both be built according to the requirements of this section. For the purpose of this chapter, the terms "street" and "public street" refer to both a dedicated Village street or a privately maintained street that provides public access to the front facade and primary entrances of multiple-family dwelling building(s).
- D. Gated or access-restricted drives are not permitted within the R-5 District.
- E. New streets and buildings will be located in accordance with the Village's R-5 District Regulating Plan.
 - (1) New public streets shall include six-inch granite curbs.
 - (2) Streets shall be the minimum feasible width; travel lanes shall be a maximum of 10 feet wide. Parallel parking spaces shall be a maximum of eight feet wide.
 - (3) Street names shall be approved by the Village Board.
 - (4) Dead-end streets shall incorporate a turning circle with a radius sufficient to accommodate emergency vehicles.
 - (5) Streetlighting shall be installed to match the Village standard decorative street light:
 - (a) Height and style: twelve-foot-tall tapered fluted pole.
 - (b) Luminaire: acorn-style frosted globe with 75 watt metal halide bulb.
 - (6) Street trees. A continuous row of street trees shall be planted at 30 feet to 40 feet on center along each side of every street.
- F. Sidewalks. New streets or drives shall incorporate five-foot-zero-inch-wide concrete sidewalks connecting to the nearest adjacent street.
 - (1) Sidewalks shall be set a minimum of six feet off the curb to allow for a continuous tree lawn.
 - (2) Sidewalks are required on both sides of the street.

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- (3) Sidewalks may be omitted on one side of the street if there are no occupied buildings on that side of the street.
 - (4) Sidewalks shall be continuous across driveway entrances.
 - (5) Crosswalks shall be constructed as elevated speed tables.
- G. Alley standards. Service alleys shall provide adequate backup space for comfortable maneuvering and storage of vehicles.
- H. Parking.
 - (1) Parking shall be located in interior garages, under building garages, and behind buildings where it is screened from view of the street and canal.
 - (2) Parallel parking along edges of streets is permitted.
 - (3) No off-street parking is permitted in front or side lawn areas.
 - (4) Garage entrance/exit doors are prohibited on the front facade of buildings.
 - (5) For single-family dwellings, parking shall be accessed from the rear of the property via service roads or alleys.
 - (a) Garages may be attached or detached.
 - (b) Extra parking spaces may be provided next to or behind garages in the rear of single-family lots.
- I. Existing mature specimen trees, historic landscape features, mature groves of trees, streams, wetlands, and prominent topography shall be conserved and incorporated into the development design. An undisturbed buffer shall be maintained around the perimeter of identified wetland areas to visually screen adjacent uses; to protect associated animal habitat and plant life; and to ensure a healthy wetland ecosystem is maintained. Site planning for wetlands and adjacent areas shall be consistent with state and federal guidelines and recommended best practices.
- J. Proposed improvements on New York State Canal Corporation lands shall be subject to review and approval by the Canal Corporation. No construction permits for projects in the R-5 District, including construction on Canal Corporation land, shall be issued before a copy of the canal permit is submitted to the Village Code Enforcement Officer.
- K. Entrances to dedicated and privately maintained streets serving residential dwellings shall have the physical character of historic Village intersections. Entrance areas shall not be excessively landscaped, bermed, or employ monument signs that are inconsistent with the Village physical character and typical streetscape design.

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- L. Notwithstanding anything in this addendum to the contrary, the Village Board of Trustees, in reviewing special use permit applications hereunder, shall have the authority to waive or alter any site design standards hereunder upon a finding that such waiver or alteration, both individually and cumulatively with other such waivers or alterations, will not impair the aesthetic character or quality of the development or be inconsistent with intent of the R-5 Residential District as set forth in § 210-20.3. Site plan review by the Planning and Zoning Board and the issuance of a certificate of approval by the Architectural and Preservation Review Board shall be subject to all site design standards specified in § 210-20.9 and in Article 20 of this chapter, except as modified by the special use permit. **[Added 8-28-2012 by L.L. No. 3-2012]**