



Zoning Code Update

ZAC MEETING | MARCH 25, 2026



Department
of State

Agenda



Department
of State

This project partially funded through the NYS DOS Smart Growth Planning and Zoning Grant Program.

1. Introductions
2. Process Overview, Outcomes, & Expectations
3. *Public Meeting & Survey Overview*
4. NYS DOS Zoning Assessment Exercise
5. Preliminary Code Observations Review
6. Next Steps



Introductions

INTRODUCTIONS



John Steinmetz, FAICP
Planning Principal | CED



Molly Gaudio, AICP
Project Manager | CED



Engineering
& Design



Allison Harrington, AICP, MCIP, RPP
Principal, Urban Planner, Designer
Sustainable Planning & Design



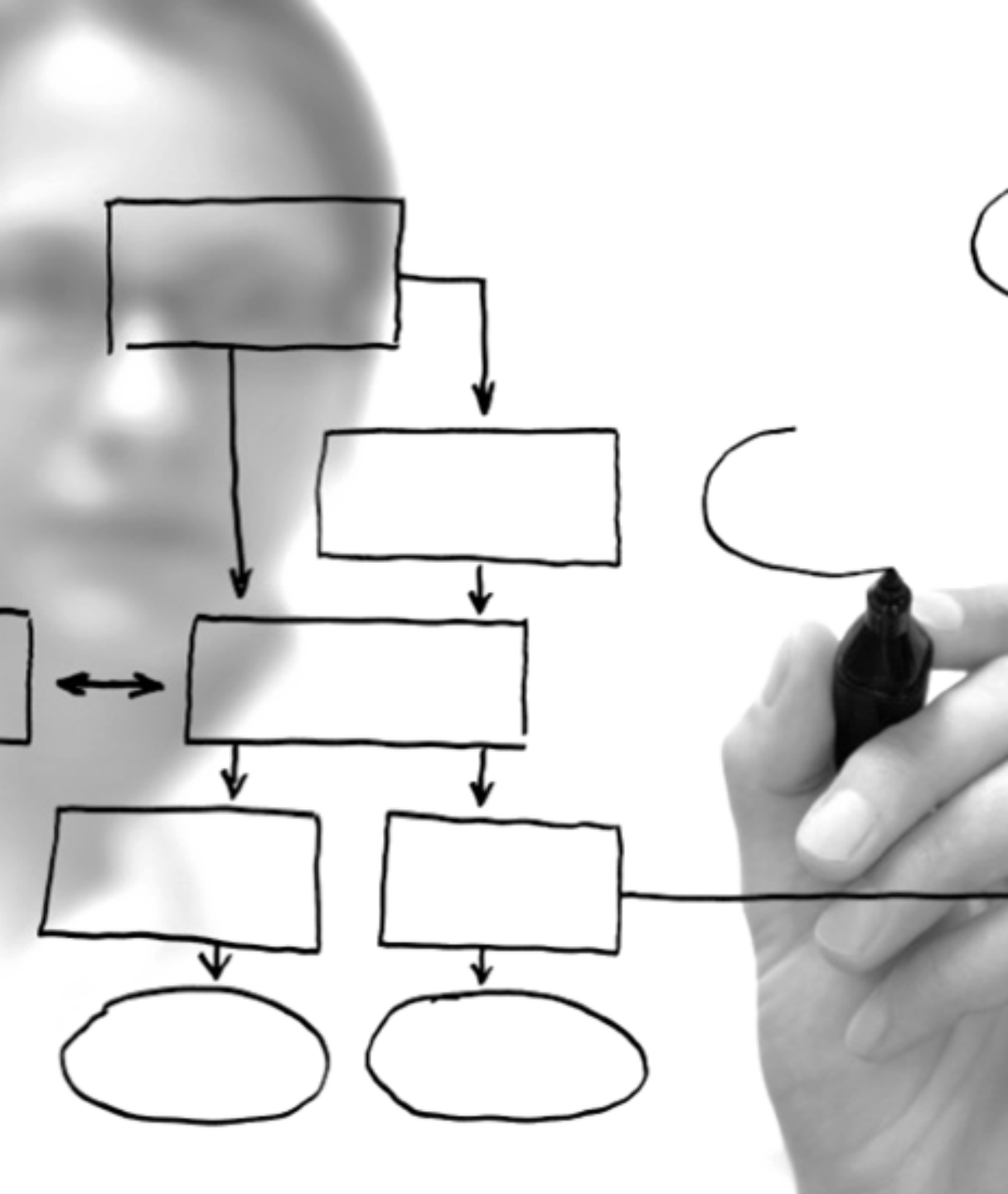
Jason Haremza
Senior Planner | CED

Our Experience

- 50+ Comprehensive & Long-Range Planning Efforts
- 40+ Zoning & Land Use Regulation Projects
- 13+ Joint Planning & Zoning Updates

~ Experienced in Translating Local Policies into Code Language ~

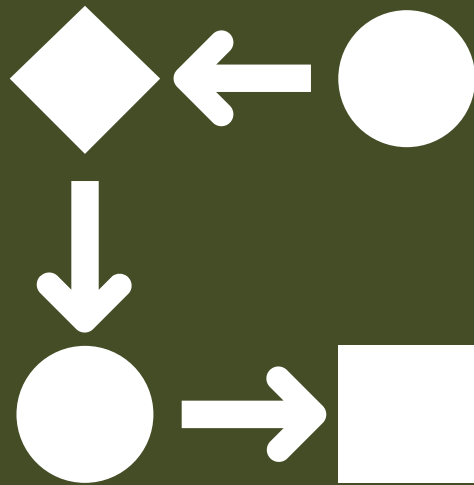




Process Overview

Scope, Timeline, Outcomes, & Expectations

How'd We Get Here

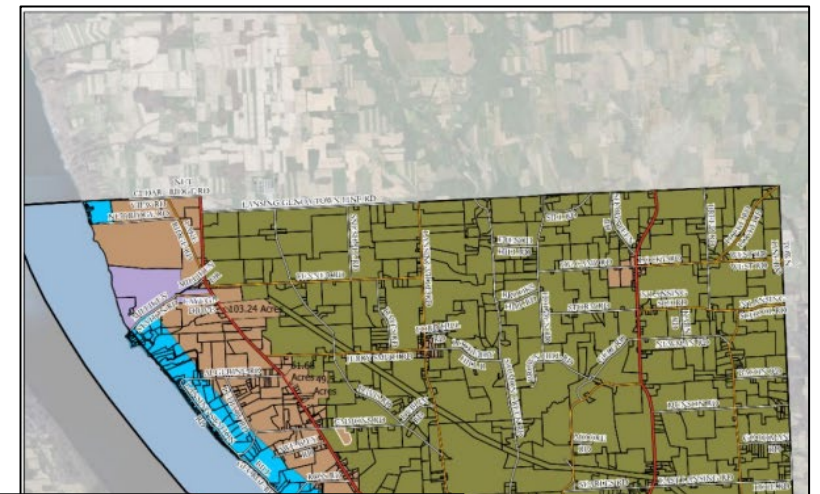


- Agricultural & Farmland Protection Plan - 2015
- Comprehensive Plan - 2018
- Natural Resource Inventory - 2021
- Scenic Resource Inventory - 2021
- Agricultural Zoning District - 2023
- Open Space Conservation Plan – 2024
- Zoning Gap Analysis - 2025
- NYS Grant Application - 2025



Why Update Your Code?

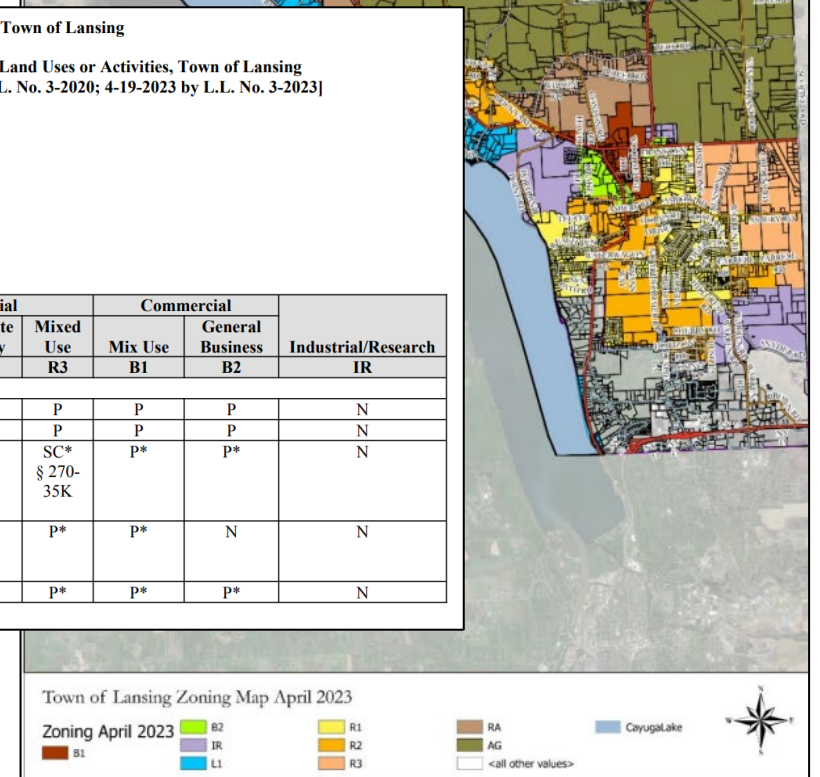
- Adapt to new technologies
- Respond to changing markets
- Update obsolete regulation
- Incorporate new techniques
- Remove regulatory barriers
- Improve administrative efficiency
- Reflect changing community values
- Address quality of life or nuisance issues
- Implement a plan or study



Town of Lansing
Schedule I: Schedule of Land Uses or Activities, Town of Lansing
[Amended 7-15-2020 by L.L. No. 3-2020; 4-19-2023 by L.L. No. 3-2023]

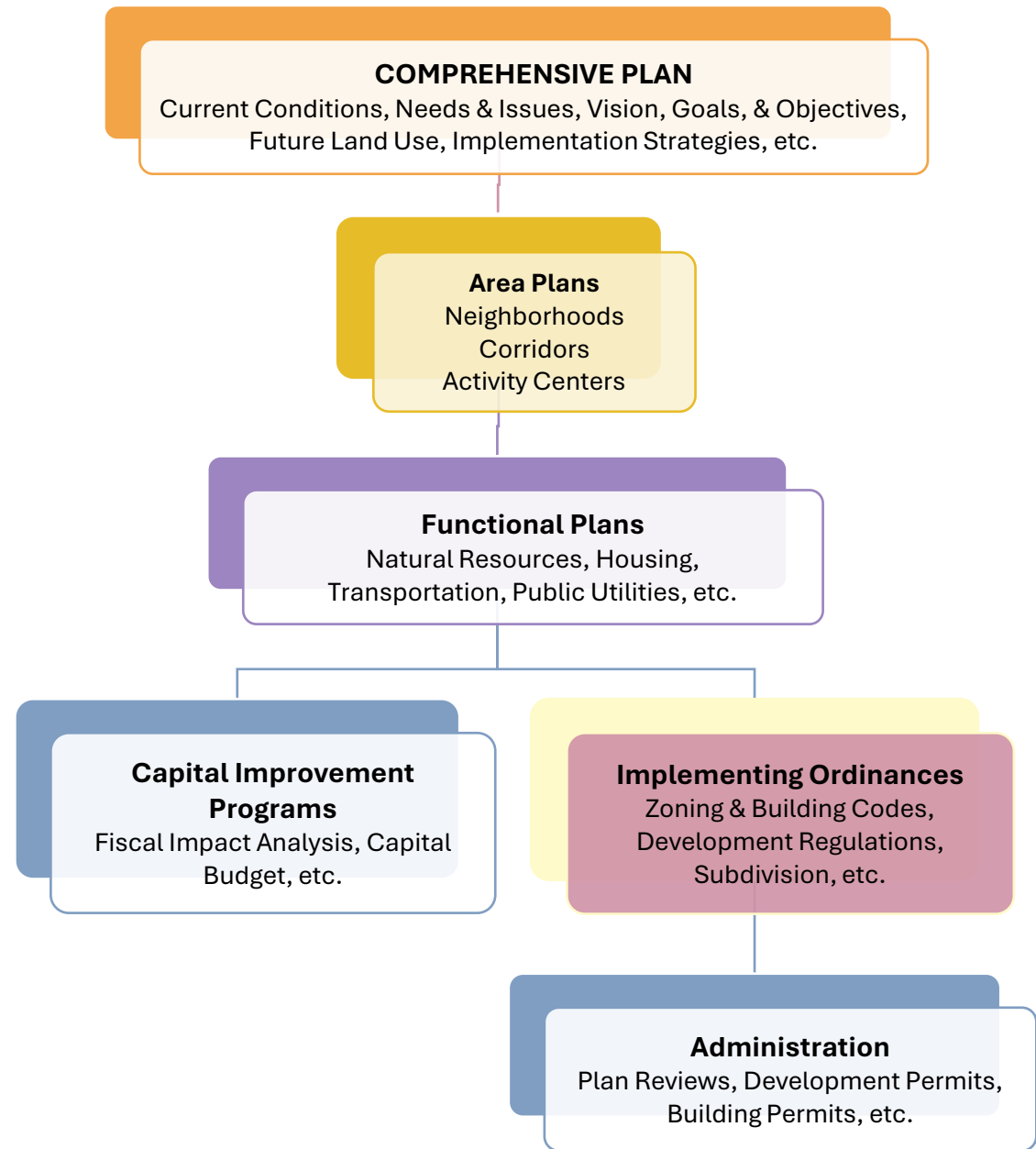
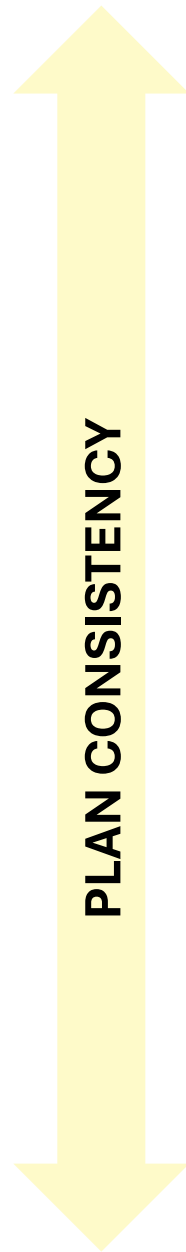
KEY:
P* = Permitted with site plan
P = Permitted as of right
SC = Permitted but special conditions apply (see § 270-35)
SP = Special use permit required (see § 270-36)
N = Not permitted
* = Site plan review required (see § 270-27)
Z = Zoning permit required

Land Use or Activity	Lakeshore L1	Residential			Commercial		Industrial/Research IR
		Low Density R1	Moderate Density R2	Mixed Use R3	Mix Use B1	General Business B2	
Residential Uses							
Dwelling, one-family	P	P	P	P	P	P	N
Dwelling, two-family	P	P	P	P	P	P	N
Dwelling, conversion of existing building into three or four dwelling units	N	N	P*	SC* § 270-35K	P*	P*	N
Dwelling, multi-family, including apartments and condominium	N	N	P*	P*	P*	N	N
Dwelling, townhouse	N	N	P*	P*	P*	P*	N



Planning & Zoning

One Piece of the Puzzle

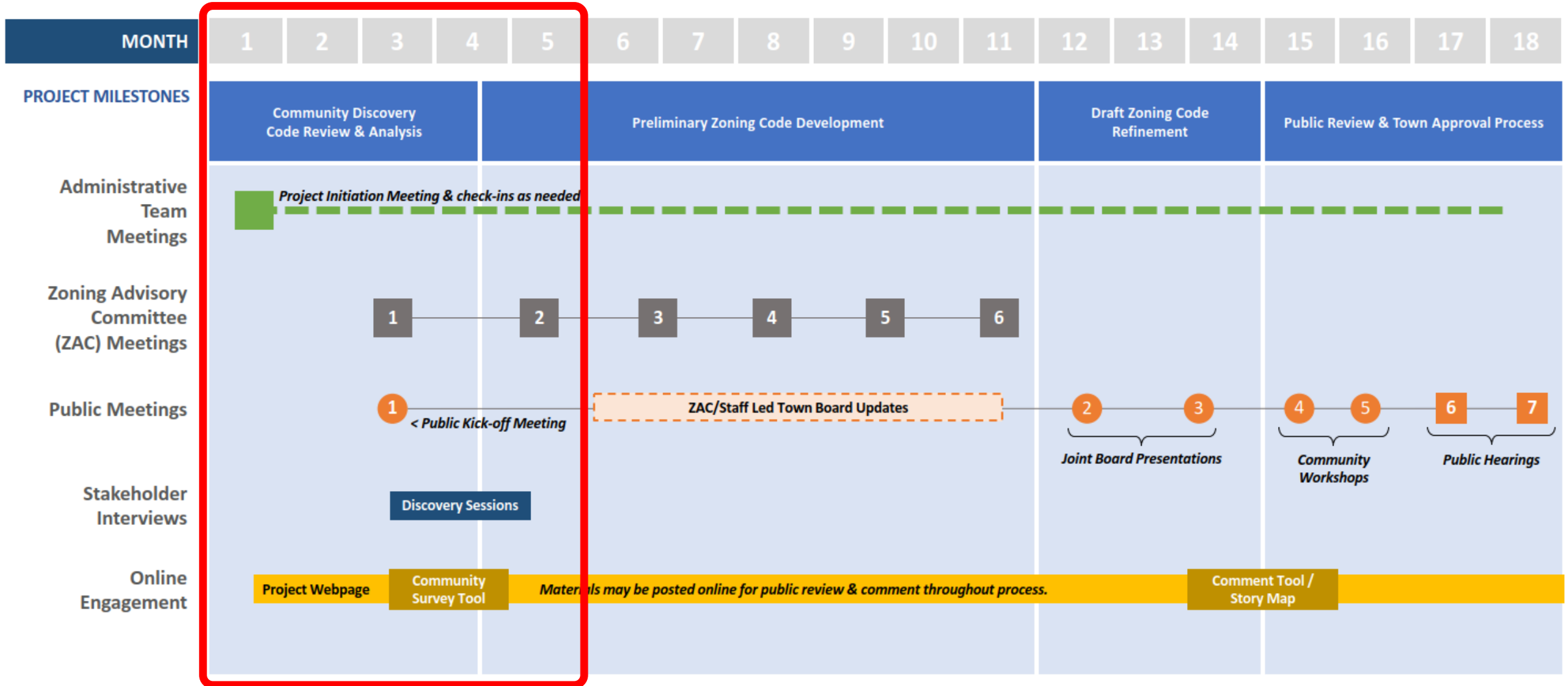


Our Approach

- **Build on work already done, not start over**
- **Keep what's working and fix the rest**



Anticipated Project Schedule



Committee Responsibilities



- Provide local guidance and context
- Advise on policy direction
- *Review draft materials*
- Support community engagement and serve as a liaison
- Help build consensus

Zoning 101

ZONING IS...

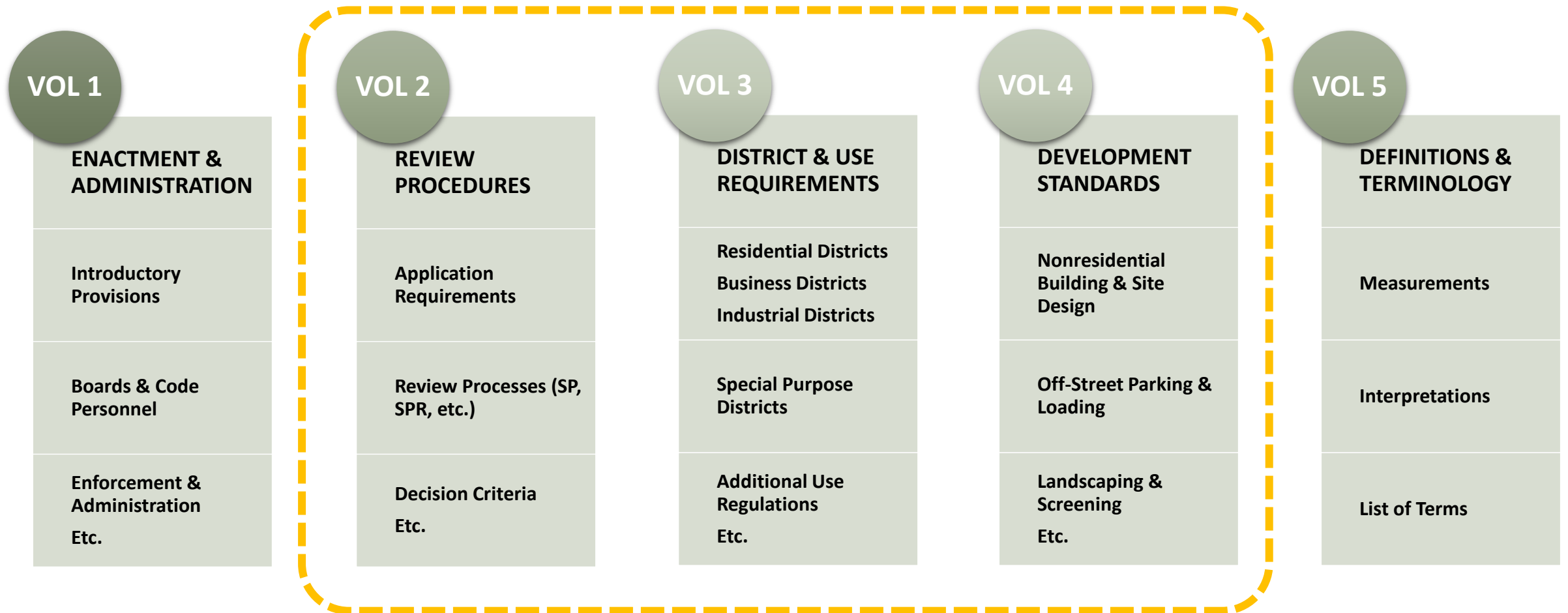
- A local law, adopted, administered, and enforced by the municipality
- A means to regulate investment in real property
- Applicable to private property
- **One of a series of chapters in municipal codes**
- **Connected to other land use-based chapters**

ZONING IS NOT...

- Applicable to public rights-of-way
- A catch-all for every land use issue
- A replacement for, or duplication of, the NYS building code or other construction standards

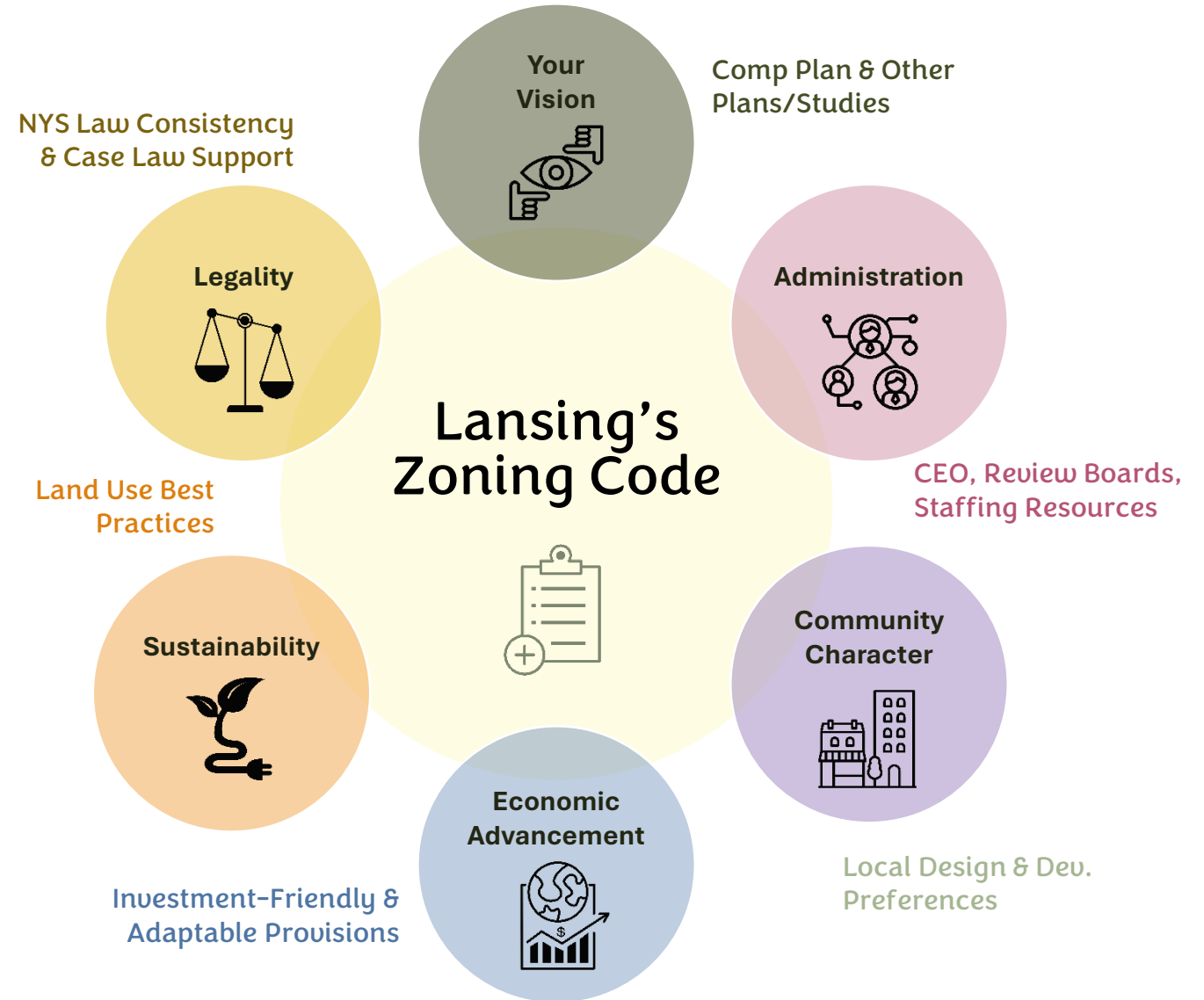
~ Our scope is to update Chapter 270 (zoning) ~

Components of a Zoning Code



Best Practice

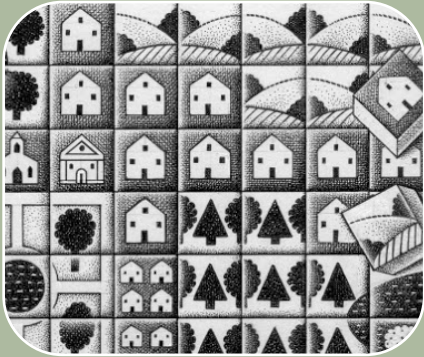
- Use specific, measurable regulations
- Incorporate existing technical resources
- Provide certainty in administration & flexibility in practice
- Unify development regulations & procedures



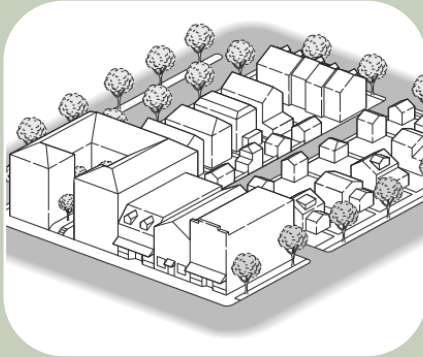
Spectrum of Control



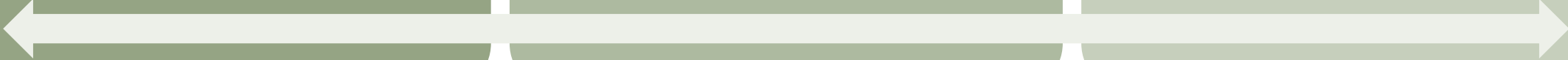
No Local Regulation



Some Local Regulation



Strong Local Regulation



How much influence do you have? How much do you want?



Public Meeting & Survey

Brief Overview

Public Kick-Off Meeting

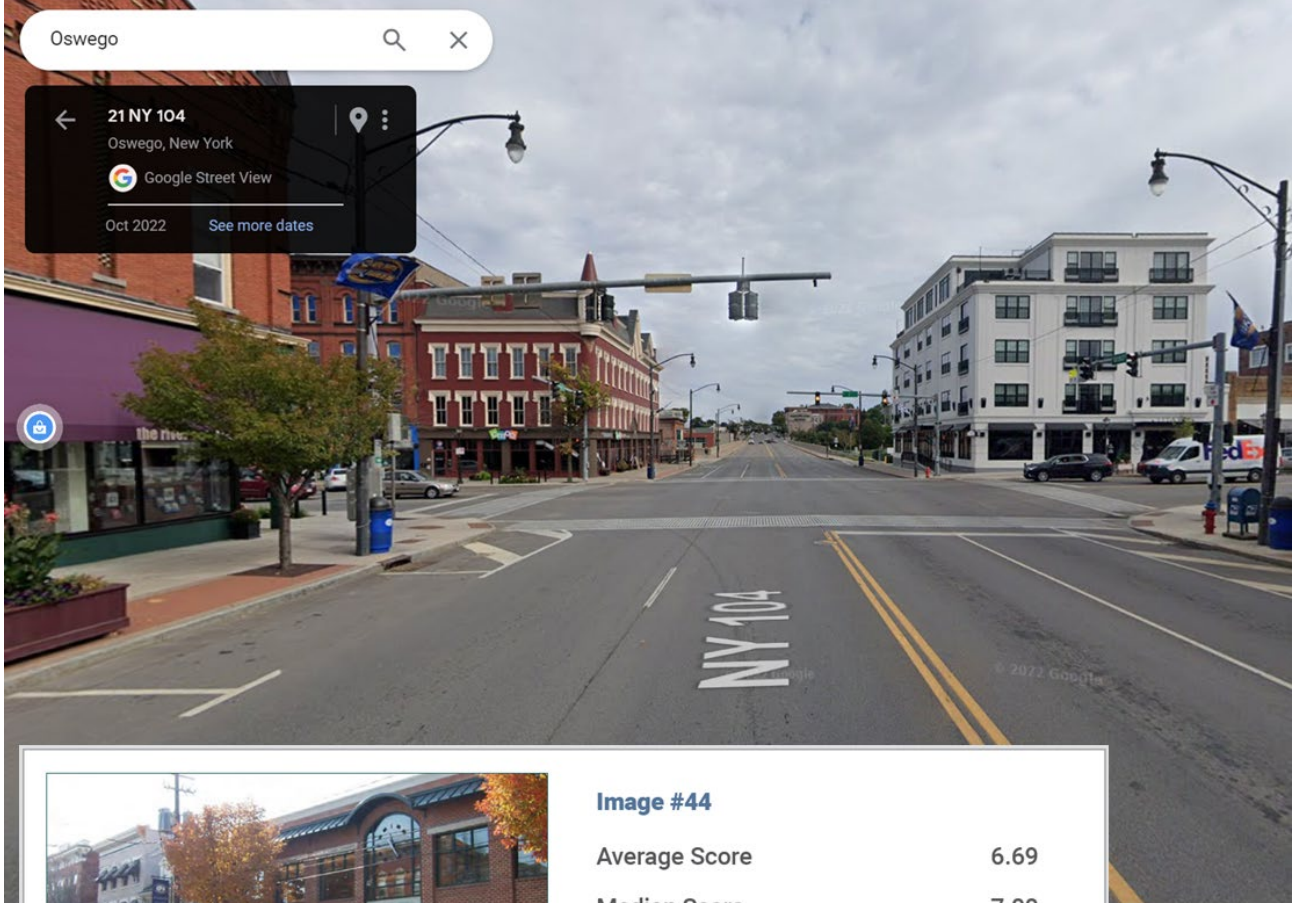
- Brief Presentation
 - Introductions (5 mins)
 - Project Process & Scope (5 mins)
 - Previous Plans Review (5 mins)
 - Zoning & Smart Growth 101 (10-15 mins)
 - Preliminary Code Observations (5 mins)
 - Survey Launch & Next Steps (3 mins)
- Breakout Discussions (30 mins)
 - Zoning Issues & Opportunities
 - Land Use Trends



Development Preference Survey

Purpose:

- Determine your attitudes towards different types of development
- Demonstrate various design practices and typologies
- Determine what level of regulation is appropriate



Oswego

21 NY 104
Oswego, New York

Google Street View

Oct 2022 See more dates

Image #44

Average Score	6.69
Median Score	7.00
% Responses Less Than 4	8%
% Responses Greater than 6	69%

Development Preference Survey

Consider your **OVERALL** impression of the example. Things like...

- Building Design
- Parking
- Landscaping
- Etc.

Low Density Residential

Thinking about potential Low Density Residential investment, rank each image **where 1 is LEAST appropriate/desirable and 5 is MOST appropriate/desirable.**

1.



Townhomes (attached Single-Family)

1



2



3



4



5



Development Preference Survey

- Dive deeper into strength of preferences

9. Please describe any building or site design features you LIKED in the previous images and WHY you liked them.

10. Please describe any building or site design features you DID NOT LIKE in the previous images and WHY you did not like them.

11. How strongly do you feel about your preferences in the above images for low density residential character?

- The code should **REQUIRE** preferred building and site design practices and prohibit undesirable treatments.
- The code should **ENCOURAGE** preferred building and site design practices and discourage undesirable treatments, but not regulate them.
- The code should **NOT REGULATE** development design and character.
- I have no opinion on regulation for development design and character.

www.surveymonkey.com/r/lansingzoningsurvey

Stay Engaged!

Visit the Town website:

www.lansingtownny.gov/bc-zoningadvisory

Take the Zoning Survey!



SCAN QR CODE FOR THE SURVEY!



Code Assessment Exercise

NYS DOS Smart Growth Assessment Guide (adapted)



Smart Growth Overview

"Smart growth" covers a range of development and conservation strategies that help protect our health and natural environment and make our communities more attractive, economically stronger, and more socially diverse.

SMART GROWTH PRINCIPLES

1. Mix land uses



2. Take advantage of compact design



3. Create a range of housing opportunities and choices



Housing Variety & Housing Affordability



SMART GROWTH PRINCIPLES

4. Create walkable neighborhoods



5. Foster distinctive, attractive communities with a strong sense of place



6. Preserve open space, farmland, natural beauty, and critical environmental areas



What is a “smart” development pattern?

- Take advantage of existing infrastructure
- Direct development to preserve open space and farmland
- Connected neighborhoods



SOURCE: VERMONT NATURAL RESOURCES COUNCIL



SMART GROWTH PRINCIPLES

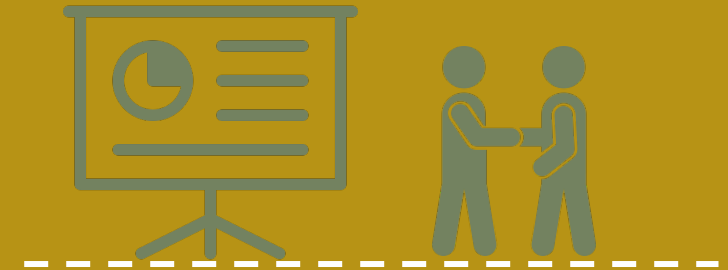
7. Direct development towards existing communities



8. Provide a variety of transportation choices



9. Make development decisions predictable, fair, and cost effective



SMART GROWTH PRINCIPLES

10. Encourage community and stakeholder collaboration in development decisions



“Above all, it’s about helping every town and city become a more economically prosperous, socially equitable, and environmentally sustainable place to live, helping everyone flourish.”

- Smart Growth America

Assessment Discussion



- How has the code evolved over the past 20 – 30 years?
- Where does the current zoning not reflect existing land use patterns or neighborhood character?
- What parts of the code are outdated, inconsistent, or routinely bypassed (e.g. variances, waivers)?
- Smart Growth Specific Q's to follow... see **Assessment Guide**



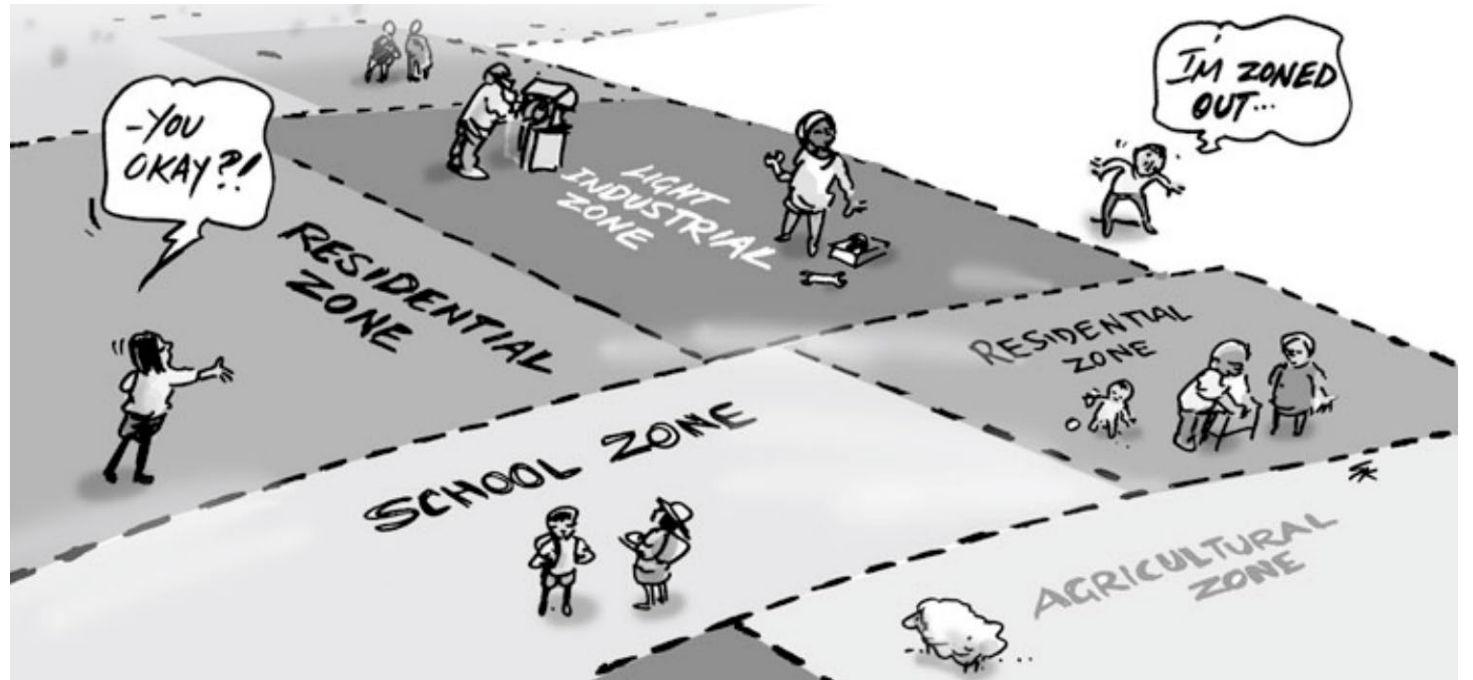
Preliminary Observations

Town of Lansing's Existing Zoning Code

Preliminary Observations

MAJOR ISSUE AREAS

- Format & Organization
- Content, Character & Consistency



Format & Organization

Preliminary Observations



Uses

Eight categories of uses (ag, civic, employment, residential, etc.) are listed in Article VII (7) but these categories do not correspond with the Schedule (Table) of Land Uses. There are no code sections that correspond to zoning districts except for Rural Ag and Ag.

270 Attachment 1

Town of Lansing

Schedule I: Schedule of Land Uses or Activities, Town of Lansing
[Amended 7-15-2020 by L.L. No. 3-2020; 4-19-2023 by L.L. No. 3-2023]

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Dwelling, multi-family, including apartments and condominium	N	N	P*	P*	P*	N	N
Dwelling, townhouse	N	N	P*	P*	P*	P*	N

Long lists of similar uses

For example, there are 12 retail or very similar uses (not counting vehicle sales or ‘contractor’s/landscaping yard’). These could probably be consolidated into no more than five uses, maybe less.

Format & Organization

- Incorporate tables & graphics
- Establish user-friendly formats
- Simplify & streamline code for ease of administration
- Facilitate common understanding for all users

ARTICLE 21: COMMERCIAL DISTRICTS

§ 285-21.1 COMMERCIAL DISTRICTS ESTABLISHED

- A. The commercial districts are listed in Table 21.1 below. When this zoning law refers to a district it is referring to one of the following:

TABLE 21.1: COMMERCIAL DISTRICTS

Commercial District	Description
General	to the existing pedestrian-friendly environment and site design.
Neighborhood	
Village-Center	

- B. The commercial district is defined as follows:

§ 285-21.2

- A. General

uses that are designated as commercial uses that are relatively high traffic, destination uses, and uses that are located within the bicycle route.

- B. Neighborhood

economic uses that are located in traditional commercial areas and uses that are located in New Construction areas.

- C. Village Center

characterized by traditional commercial uses and uses that are located in the Village Center development.

Village of East Aurora
Chapter 285: Zoning Code

to the existing pedestrian-friendly environment and site design.

§ 285-21.3

Uses are allowed in commercial districts as follows:

- Uses identified in the zoning code.
- Uses identified in the special use ordinance.
- Uses not listed in the zoning code or special use ordinance.

TABLE 21.3: COMMERCIAL DISTRICTS

Land Use

Commercial

18. Professional Office
19. Financial Institution
20. Hotels or Inns
21. Motels
22. Restaurants
23. Take-Out Restaurants
24. Taverns and Bars
25. Breweries
26. Vehicle Sales
27. Vehicle Service
28. Gasoline Stations
29. Car Washes
30. Laundromats
31. Newspapers
32. Dance, Art, and Entertainment
33. Funeral Homes
34. Indoor Entertainment
35. Indoor Recreation
36. Repair or Service
37. Retail Stores
38. Wholesale
39. Animal Grocers
40. Animal Hospitals
41. Kennels
42. Broadcast Facilities
43. Telecommunications
44. Mixing of Professional and Residential Uses
45. Drive-Thru
46. Dining Facilities
47. Outdoor Seating
48. Nonresidential

*** TABLE CONTINUED ***

TABLE 21.3: COMMERCIAL DISTRICTS

Land Use

Commercial

18. Professional Office
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43. Telecommunications
44. Mixing of Professional and Residential Uses
45. Drive-Thru
46. Dining Facilities
47. Outdoor Seating
48. Nonresidential

Notes:
(1) Provided the...
(2) Provided the...

Village of East Aurora
Chapter 285: Zoning Code

Village of East Aurora
Chapter 285: Zoning Code

§ 285-21.4 COMMERCIAL LOT & YARD REQUIREMENTS

The lot and yard requirements listed in Table 21.4 below shall apply to all commercial districts within the Village.

TABLE 21.4: COMMERCIAL LOT & YARD REQUIREMENTS

Land Use	Zoning District		
	GC	NC	VC
A. Minimum Lot Size			
Single-Family Dwelling	9,000 SF	9,000 SF	9,000 SF
Two-Family Dwelling	10,500 SF	10,500 SF	10,500 SF
Multi-Family Dwelling	3,500 SF/DU ¹	3,500 SF/DU ¹	3,500 SF/DU ¹
Nonresidential Use	13,000 SF	35,000 SF	10,000 SF
B. Minimum Lot Width			

§ 285-21.5 COMMERCIAL BULK REQUIREMENTS

The bulk requirements listed in Table 21.5 shall apply to all commercial districts within the Village.

TABLE 21.5: COMMERCIAL DISTRICT BULK REQUIREMENTS

Land Use	Zoning District		
	GC	NC	VC
A. Maximum Building Height¹			
Single/Two-Family Dwelling	35 Feet	35 Feet	35 Feet
Multi-Family Dwelling	35 Feet	35 Feet	35 Feet
Nonresidential Use	45 Feet	40 Feet	SPR ²
Accessory Use/Structure	15 Feet	15 Feet	15 Feet
B. Maximum Lot Coverage³			
Single/Two-Family Dwelling	35%	35%	35%
Multi-Family Dwelling	35%	35%	35%
Nonresidential Use	50%	40%	SPR ²
Accessory Use/Structure	25% of Rear Yard	20% of Rear Yard	20% of Rear Yard

Notes:
(1) Or the average building height (with +/- 1 foot margin) on the block.
(2) SPR indicates that the bulk requirements of any newly constructed building and maximum lot coverage for any building or use shall be subject to review and approval through the Site Plan Review process (Article 51).
(3) Or the average lot coverage on the block.

§ 285-21.6 ADDITIONAL REGULATIONS

All other applicable requirements of this Chapter, including but not limited to Regulations for Certain Uses (Article 31) and Development Standards (Part 4), shall also apply to uses in the Village's commercial district.

Format & Organization

- Use plain English – Be clear & concise
- Establish user-friendly formats
- Facilitate common understanding for all users (citizens, property owners, business owners, developers, town staff, elected officials...)

- (2) Size and access. Each required off-street parking space shall have a dimension of at least nine feet by 18 feet exclusive of passageways and driveways thereto. Each such space shall have direct and usable access to a road, designed and located so as not to require the backing of any vehicle into a road right-of-way, except that this provision shall not apply to one- and two-unit dwellings.



Format & Organization

- Incorporate tables & graphics
- Simplify & streamline code for ease of administration



SECTION 120-67 | OFF-STREET PARKING DESIGN

120-67.1 INTENT AND APPLICABILITY

This section is in orientation, design, effort to best achieve following design requirements for off-street parking lot multifamily development.

120-67.2 LOCATION OF PARKING FACILITIES

Figure 2 (Parking Lot Location): Side and rear yard parking provided in accordance with maximum 30% of frontage and minimum 10-foot front facade setback including landscaping requirements as required in Section 120-68.6.

120-67.3 ARRANGEMENT OF PARKING FACILITIES

- Parking lots shall be large areas of parking order to reduce the provided shall be less than forty (40) spaces.
- Each parking block buildings, access driveway wide, a landscaped by a pedestrian way least ten (10) feet wide.
- Each parking block within the block.
- Parking blocks show movement down an perpendicular to curb.

Town of West Seneca
Section 120-67 Off-Street Parking Design

CITY OF AMSTERDAM, NY • FORM-BASED CODE SECTION 6 101

6.2. BUILDINGS

This section establishes building height, setback, transparency, and facade material and color requirements for all structures within the North Amsterdam Subarea.

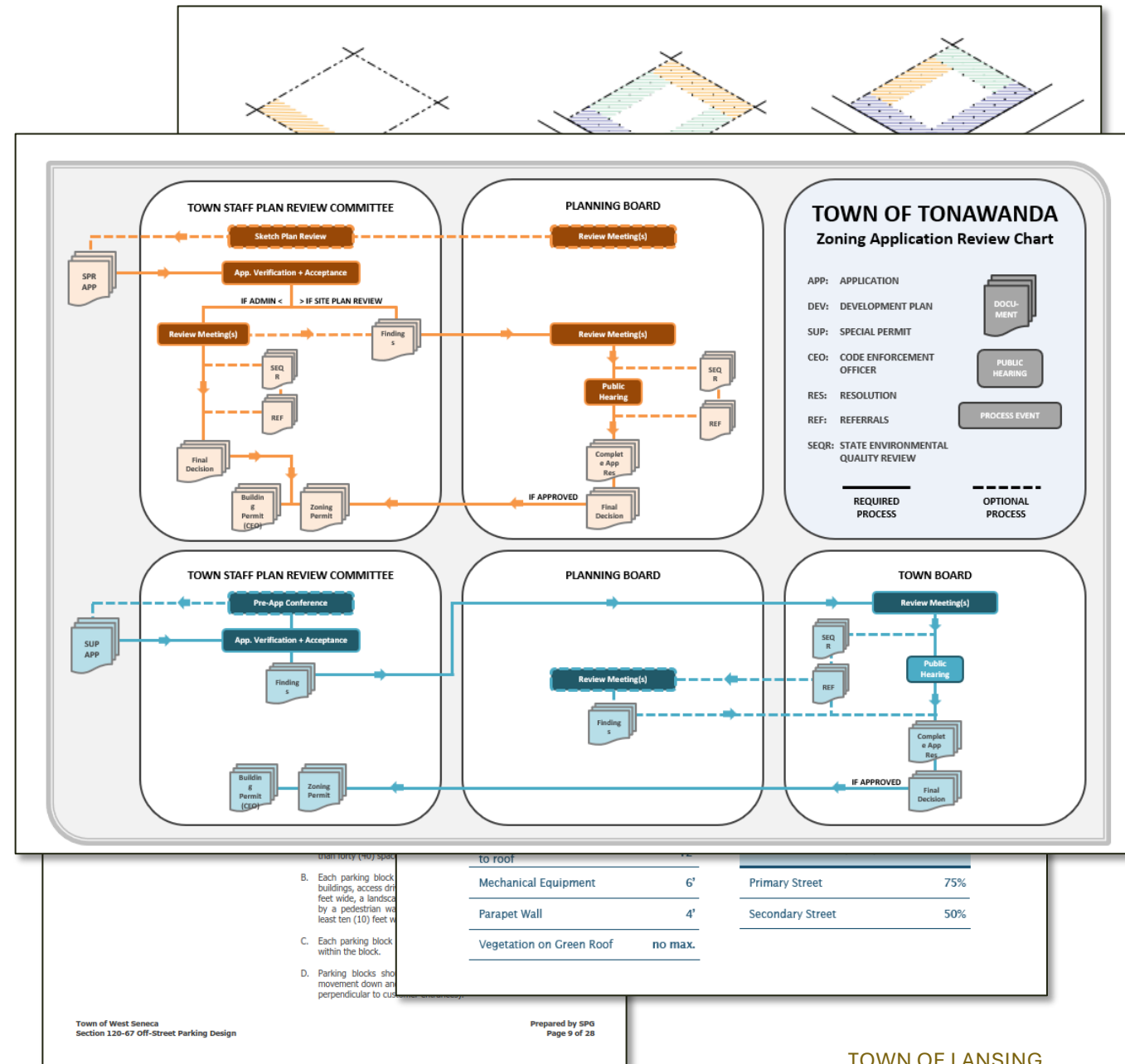
BUILDING HEIGHT		BUILDING SETBACKS (min. / max.)	
Maximum	80'	A Primary Street	0' / 10'
Minimum	25'	B Secondary Street	0' / 10'
PERMITTED HEIGHT ENCROACHMENTS (max.)		C Side Interior	0' / no max.
		D Rear	0' / no max.
Chimney, flue, vent		LOT FRONTAGE (min.)	
Elevator/stairway access to roof		Primary Street	75%
Mechanical Equipment		Secondary Street	50%
Parapet Wall			
Vegetation on Green Roof		no max.	

permitted height encroachments build-to-zone property line

Prepared by SPG Page 9 of 28

Format & Organization

- Incorporate tables & graphics
- Simplify & streamline code for ease of administration

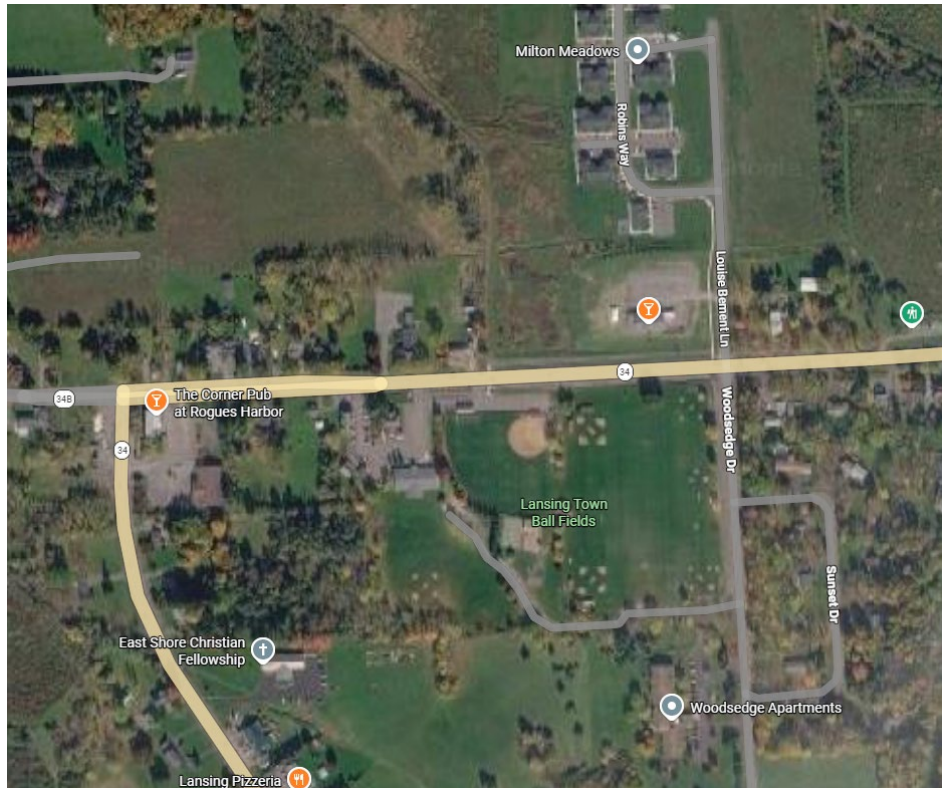


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 B. Each parking block buildings, access dri
 feet wide, a landsc
 by a pedestrian wa
 least ten (10) feet w
 C. Each parking block within the block.
 D. Parking blocks sho
 movement down an
 perpendicular to cur

to FOOT			
Mechanical Equipment	6'	Primary Street	75%
Parapet Wall	4'	Secondary Street	50%
Vegetation on Green Roof	no max.		

Regulations Inconsistent with Character (existing or desired)

Town Center/South Lansing



Commercial Mixed Use (B1)

District	Building Type (see below)	Minimum Lot Area (square feet x 1,000)		Minimum Road Frontage (feet)****	
		With Public Sewer or Water ⁴	Without Public Sewer or Water ⁴	With Public Sewers or Water ^{1,6}	Without Public Sewers or Water ⁶
B1 and B2	a.	20/DU	20/DU	75	100
	b.	8/DU ⁸	20/DU ⁸	20/DU ¹	50/DU
	c.	Subject to SP/SC	None	None* ¹	100

NOTES:

Building type:

- a. = 1 or 2 dwelling units;
- b. = 3 or more dwelling units;
- c. = Nonresidential or mixed development

***Large lot sizes, frontages, and setbacks (not shown in table) are not the traditional pattern for mixed use centers (whether incorporated villages or village-like hamlets)**

Next Steps

- Public Meeting & Survey Launch ... Open until May 15th
- Stakeholder Interviews
- Complete Code Assessment & Recommendations Report
- Prepare Public Input Summary (after survey close)

Next Meeting:

- Late May
- Review & Discuss Assessment Report & Public Input Summary