



# **TOWN OF PITTSFORD ZONING CODE UPDATE**

**TOWN BOARD MEETING | AUGUST 25, 2021**

# PROCESS UPDATE

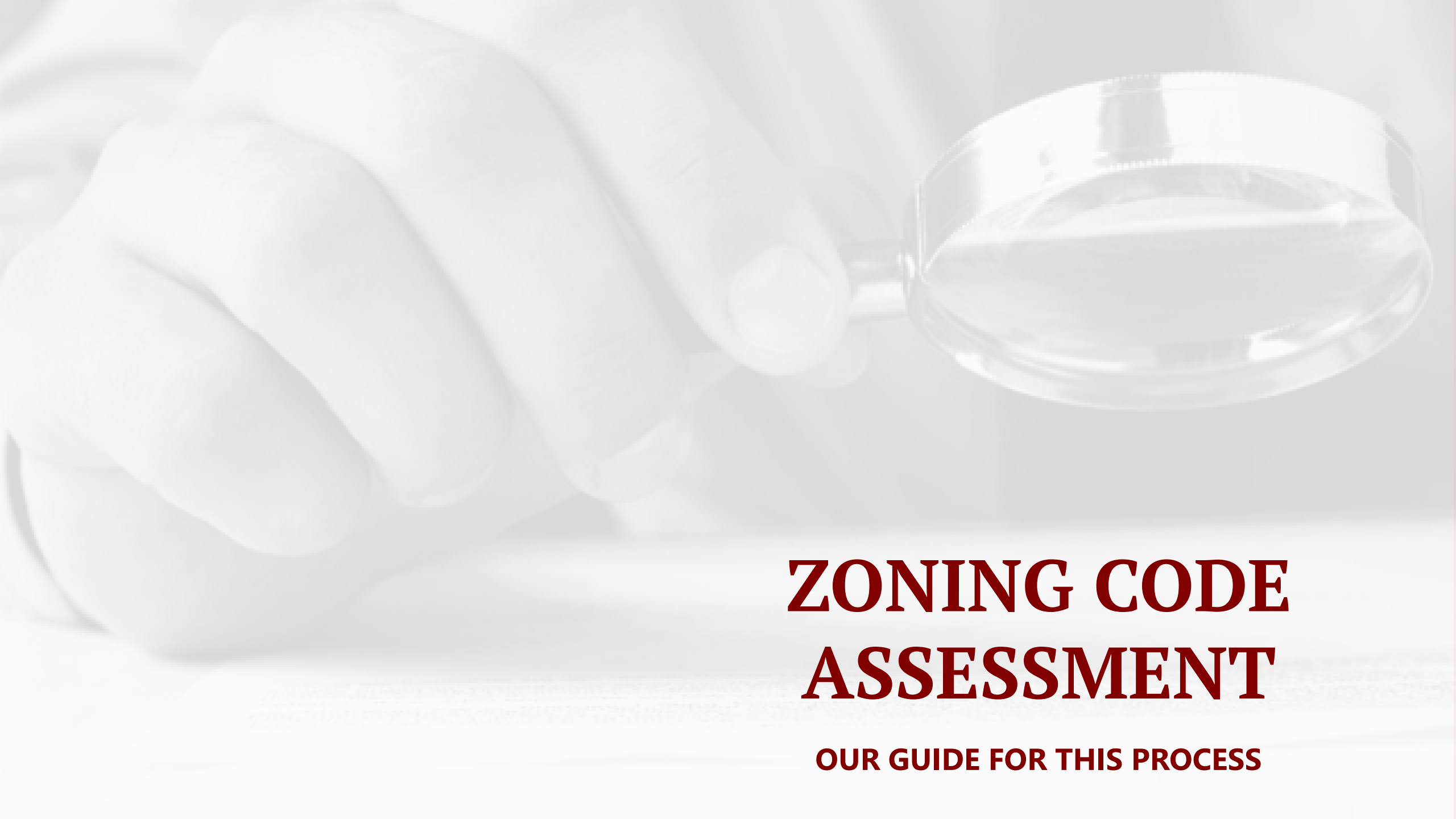
WHERE WE ARE



# TENTATIVE SCHEDULE

Meetings on 2<sup>nd</sup> & 4<sup>th</sup> Wednesdays @12PM





# **ZONING CODE ASSESSMENT**

**OUR GUIDE FOR THIS PROCESS**

- Remaining thoughts, comments, or questions?



# MONROE AVE & MIXED USE

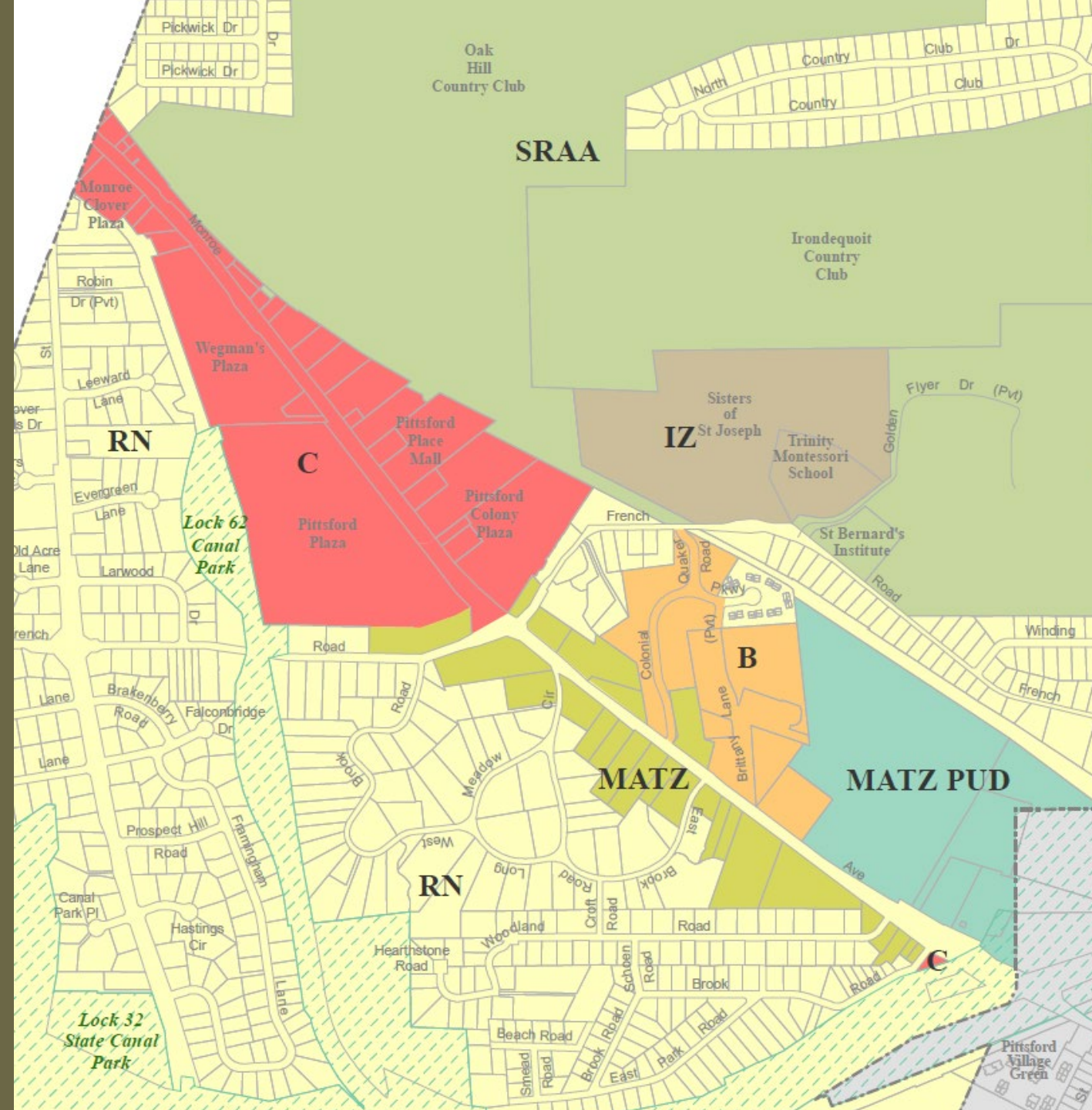
DISCUSSION POINTS





# MONROE AVENUE CHARACTER AREAS

- **Brighton to French Road**
  - Large-scale, regional businesses
  - Retail, office, services, etc.
  - No residential
- **French Road to Canal**
  - Single- and Multi-Family
  - Limited office, industry, services
  - Sectioned by zoning districts





# WHAT IS MIXED USE?

- Provision of **differing** use types in a building or development
- Differing by way of:
  - Use classification (eg. residential, commercial, industrial)
  - Intensity or nature of use (ex. Retail versus office)



IS THIS MIXED USE?



# WHAT IS MIXED USE?

## VERTICAL

- Two or more differing uses located in a multi-story building
- Traditionally commercial below and residential above

**\* This definition does not define character or types of use \***



# WHAT IS MIXED USE?

## HORIZONTAL

- Combination of single-use buildings on one block or parcel **AND/OR**
- Two or more differing uses located in a single-story building
- May be attached or separated

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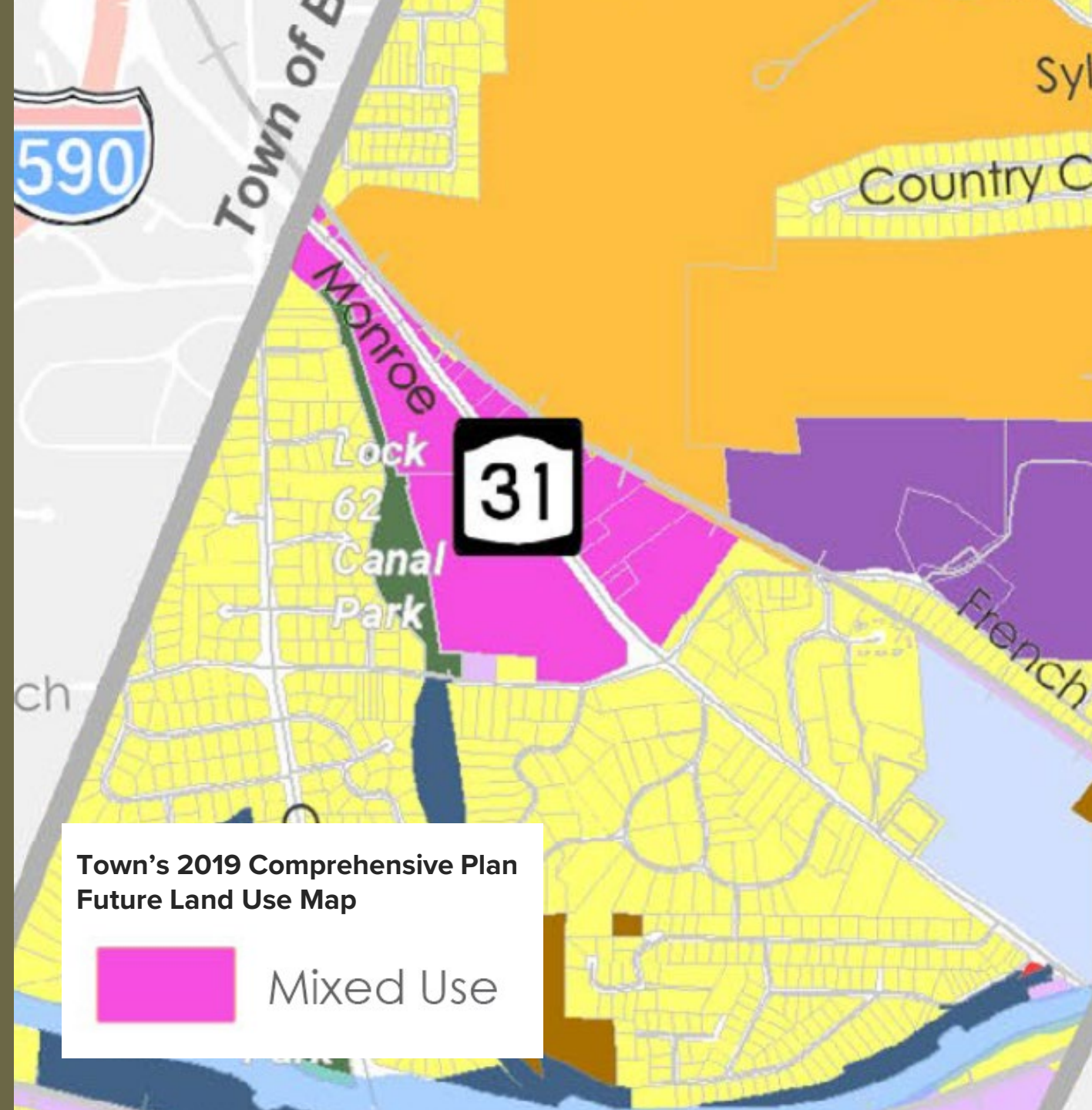


# MONROE AVE & MIXED USE ZONING

## WHY?

- Maximize use of properties
- Sustain and increase tax revenues
- Promote walkable, attractive, pedestrian-friendly streetscapes

**\* These are all principles recognized in the Comprehensive Plan \***





# MONROE AVE & MIXED USE ZONING

## Maximize use of properties

- More efficient use of land
- Increase investment opportunity
- Preserve real estate values
- Efficiently use existing infrastructure



Current zoning (C District) prohibits residential and limits creative reuse in response to declining retail and office space demand

# MONROE AVE & MIXED USE ZONING

## Sustain and increase tax revenues

- Higher tax revenue potential with mixed-use, multi-story
- Encourages development patterns that support reuse

### County Property Taxes/Acre

Ratio Difference of 15 City Sample Set

Urban<sup>3</sup>  
Joseph Miriccozzi, AICP



Average county property tax/acre ratio across sample set of 15 different cities from Montana to Florida.

We understand buildings over 3 stories are not desirable in the Town.

# MONROE AVE & MIXED USE ZONING

## Sustain and increase tax revenues

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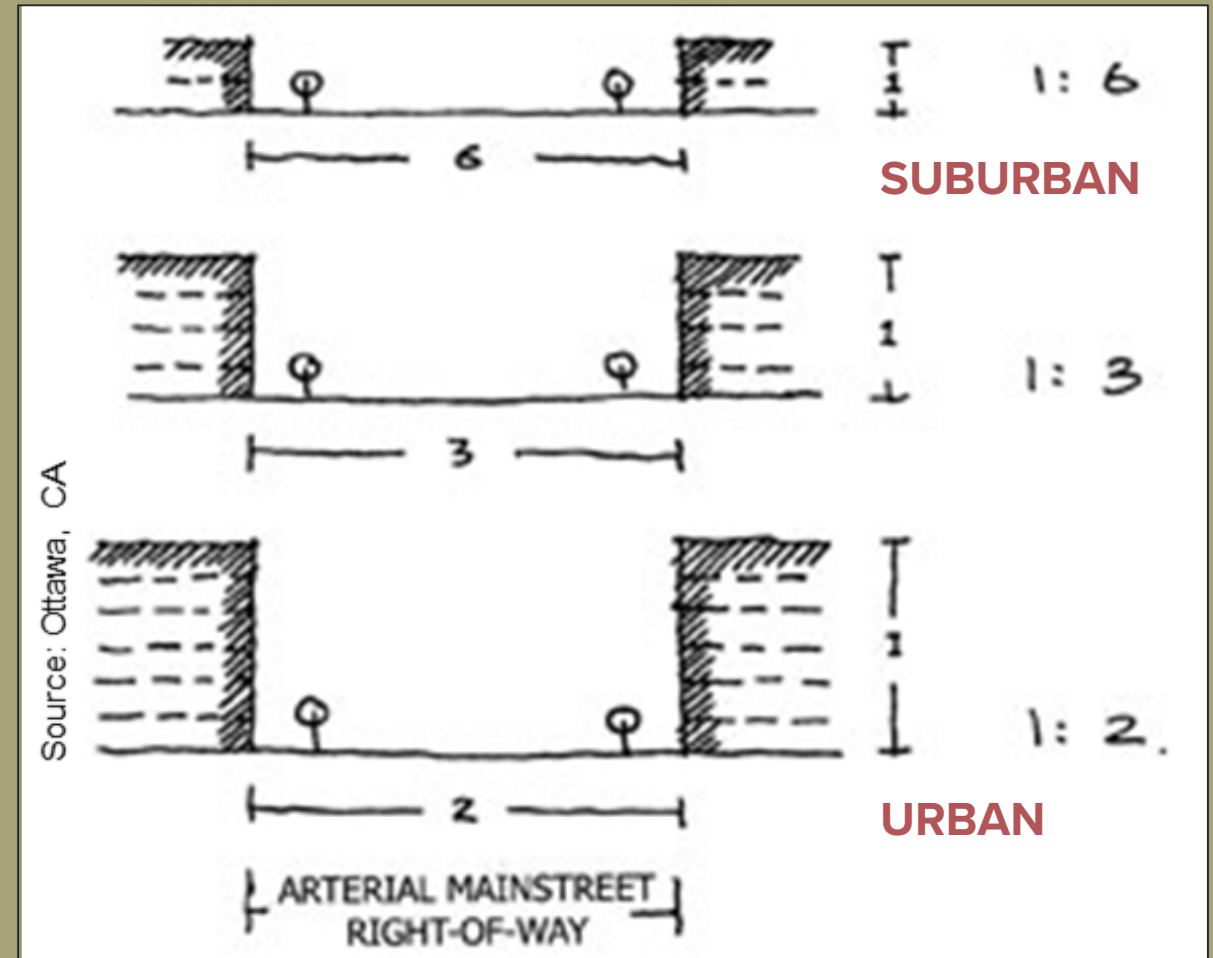


Single-story, single-use structures are more likely to be limited in reuse potential and may require significant investment to accommodate change

# MONROE AVE & MIXED USE ZONING

## Promote walkable, attractive, pedestrian-friendly streetscapes

- Narrow motorists field of vision (traffic-calming measure)
- Foster a sense of place



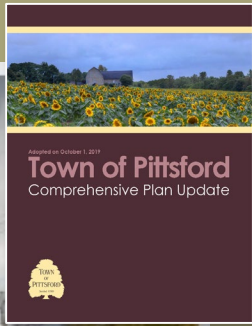
Pedestrians begin to perceive enclosure and definition of place at a 1:4 ratio of building height to thoroughfare width



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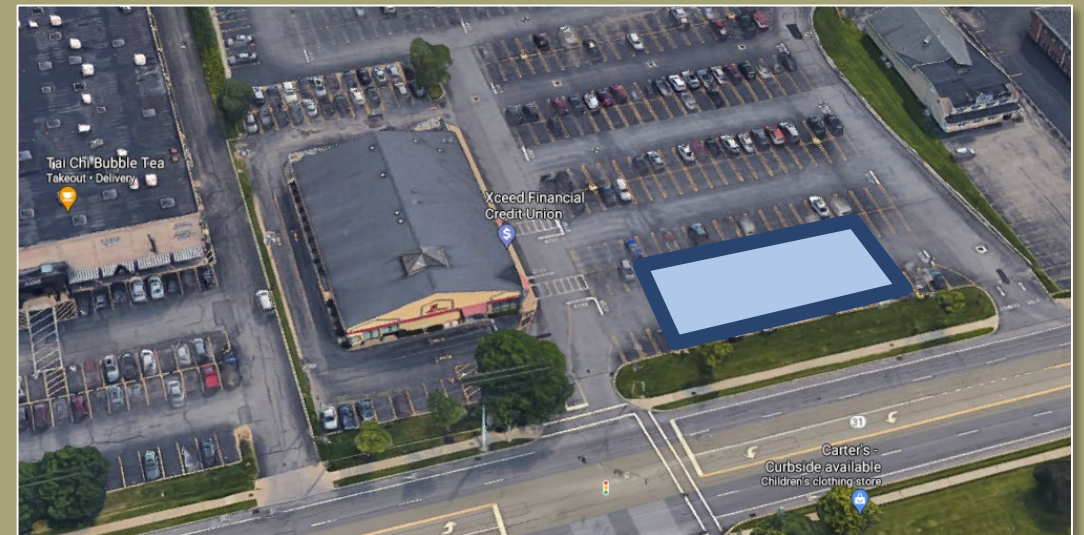
# MONROE AVE & MIXED USE ZONING

**Promote walkable, attractive, pedestrian-friendly streetscapes**

- Narrow motorists field of vision (traffic-calming measure)
- Foster a sense of place



**Already starting to achieve this...**



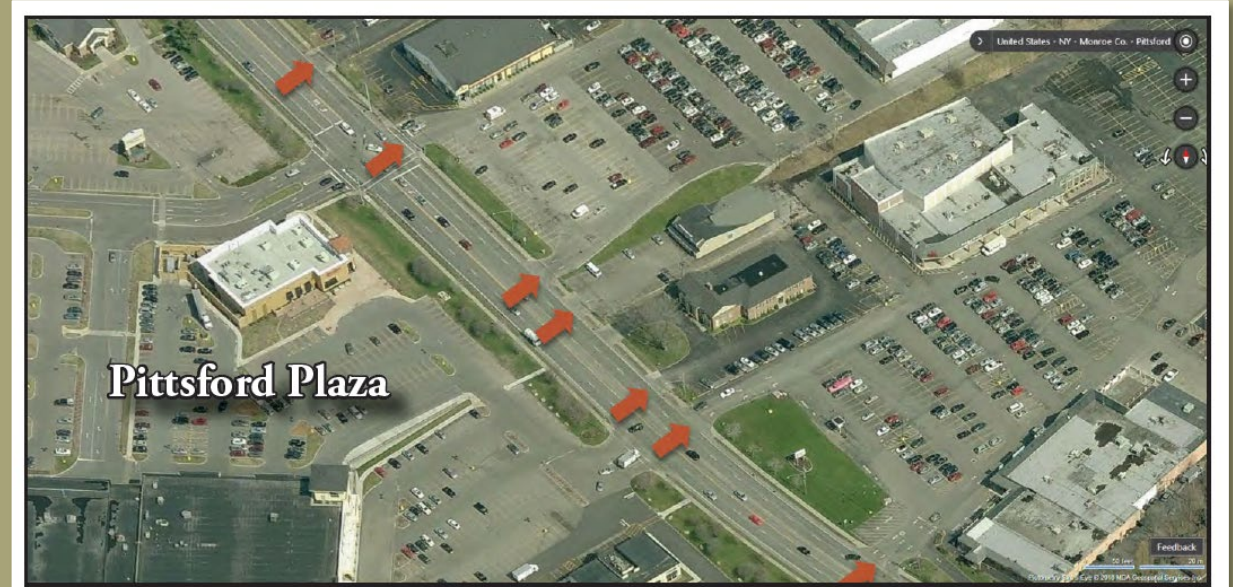
**Additional opportunities exist!**



# MONROE AVE & MIXED USE ZONING

## Promote walkable, attractive, pedestrian-friendly streetscapes

- Narrow motorists field of vision (traffic-calming measure)
- Foster a sense of place
- Reduce potential conflict point for pedestrians and bicyclists



*Pittsford Plaza is a good example of access management. However, the opposite side of Monroe Avenue has too many curb cuts. The number and frequency of these curb cuts create an uncomfortable environment for walking and biking.*

## 2020 Active Transportation Plan (ATP)

# MONROE AVE & MIXED USE ZONING

## DISTRICT REGULATIONS

- Revise C District to reflect mixed use
- Improve purpose and intent statement
- Permit residential uses
- Consider modern commercial trends
- Reduce min front setback
- Increase max building height

## DEVELOPMENT STANDARDS

- Codify Monroe Avenue Corridor Design Guidelines, as appropriate
- Follow Comprehensive Plan “Commercial and Mixed-Use Design Standards”
- Implement ATP Recommendations
  - Vehicular access management
  - Shared and joint parking
  - Pedestrian and bicyclist connections
  - Etc.



# NEXT STEPS

**PLANNING & HOMEWORK**



# NEXT STEPS

## PROCESS

- Next Meeting Date
  - ❑ September 8<sup>th</sup>

## CONTENT

- Draft Mixed Use/Commercial Districts
- Continue Stakeholder Interviews

# THANK YOU!

Have a great afternoon 😊

## COMMENTS & QUESTIONS TO:

**[zoningupdate@townofpittsford.org](mailto:zoningupdate@townofpittsford.org)**

OR

**11 South Main Street  
Pittsford, NY 14534**

## PROJECT WEBSITE:

**[www.townofpittsford.org/zoningupdate](http://www.townofpittsford.org/zoningupdate)**