

RECODE TROY: Land Use and Development in a Livable City

City of Troy, NY



Resilient
Sustainable
Smart
Climate Adaptive
Family Friendly
Neighborhood Based
Healthy Local Food

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February 24, 2022



Department
of State

TROY | *Redevelopment
Foundation, Inc.*



Partners

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- James Rath, (former) Planner
- Aaron Vera, City Engineer

Steering Committee:

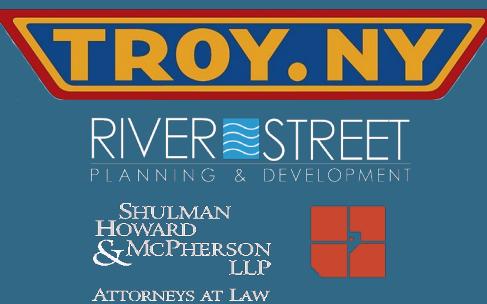
- Josh Chiaponne
- Christian Grigoraskos
- Patrick Harris
- Katie McLaren
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- Aaron Vera

Project Funders:

- NYS Dept. of State, Dept. of Coastal Resources – Local Waterfront Revitalization Program
- Troy Redevelopment Foundation

Consultant Team:

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- Amy Ferguson, River Street Planning
- Lawrence Howard, Esq.
- Marc Newman, PLACE Alliance
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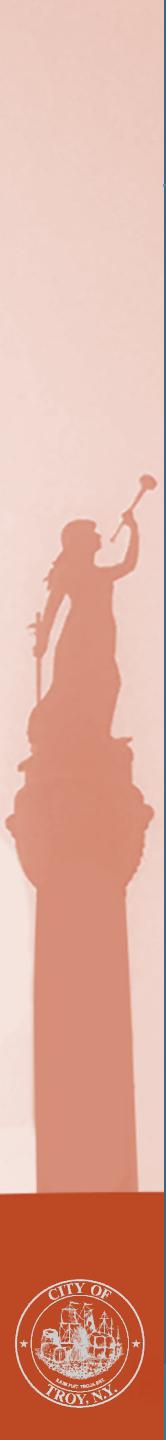
Agenda

- Project background
- Draft Ordinance overview
- Next Steps: Additional opportunities for information and engagement
- Questions?



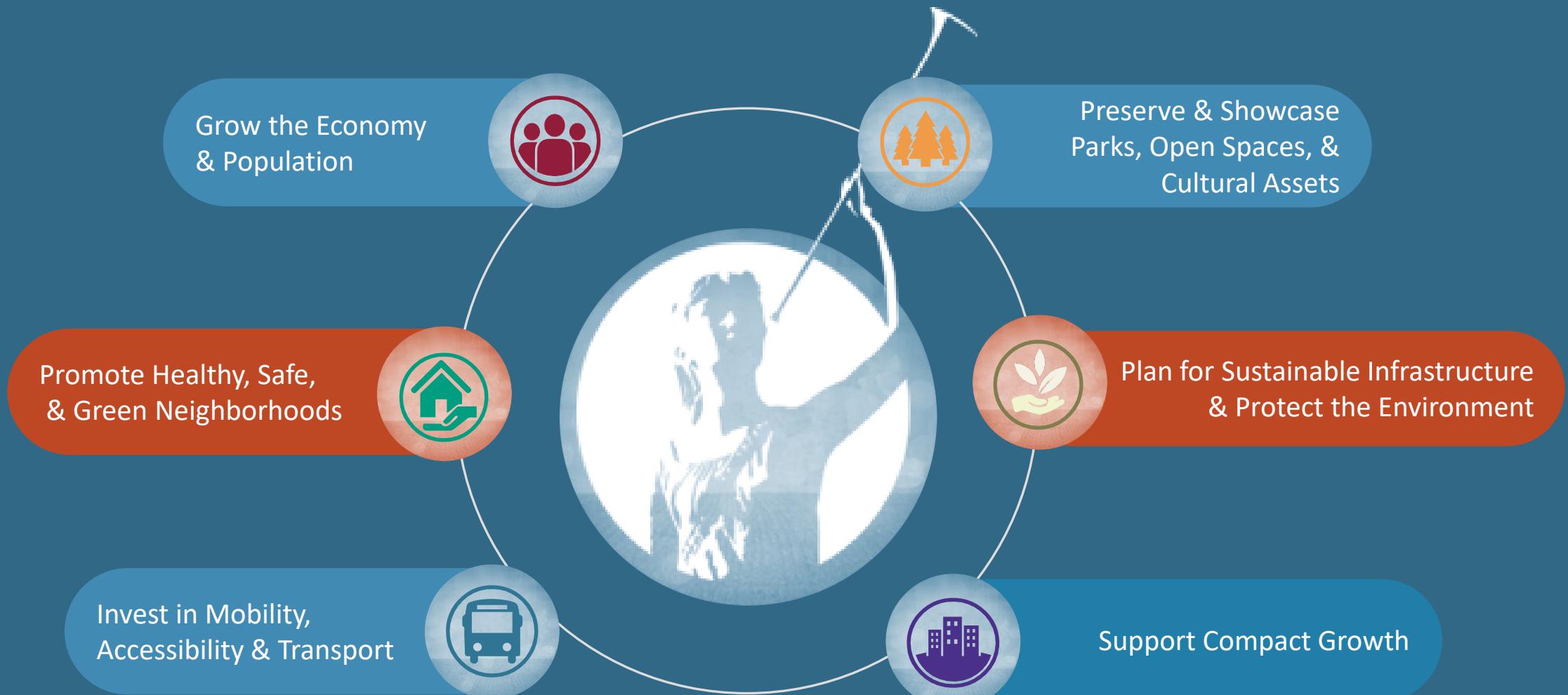
Relationship to the Comprehensive Plan

- The City Zoning Ordinance (Chapter 285 in the City Code) is from the 1980's with some piece-meal amendments over 40 years but no comprehensive overhaul.
- *Realize Troy*: A new Comprehensive Plan was adopted in 2018.
- **Zoning must be in conformance with the Comprehensive Plan per NYS General City Law.**
- The Comprehensive Plan makes recommendations regarding land use and development activities at the neighborhood, targeted site, and city-wide levels.
- Other City planning initiatives and programs are reflected in the Ordinance and will be considered in development review and practice.



Comprehensive Plan Connection

Comprehensive Plan Goals, Objectives & Policies



The Vision

Troy is the most dynamic and fun place to live, work, and play in the region.

We are a city of small and large businesses, where innovators of all ages and backgrounds learn, create, mentor, and invent together.

Our competitive advantage comes from the forward-looking spirit of entrepreneurship, collaboration, and creativity that is built upon by our world-class partners in education, culture, healthcare, business, and industry.

Our community has a unique character and heritage, diverse neighborhoods, and vibrant city center that appeals to people of all ages, incomes, and abilities.

We have unmatched waterfront, parks, public and open space. We invest thoughtfully in infrastructure and quality of life in all parts of the city and expand and our vibrant and healthy community.

We are a determined group – residents, industry, and government – and by working together an incredible future lies ahead for Troy.

The Charge

This is a new code – not an update.

Include best modern zoning practices that have practical application in Troy – not all zoning tools are practical or appropriate.

Streamline, synthesize, and present information in ways that are easier to interpret and user friendly.

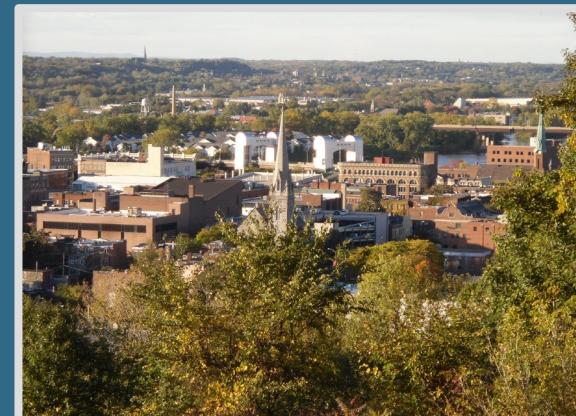
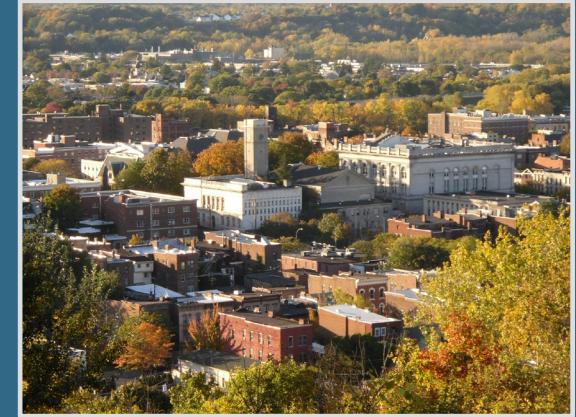
Update permitting and review processes for the Planning Commission, ZBA, and City staff to meet NYS statutes, increase consistency and direction.

Protect and enhance community character, increase opportunities for people to live, work, and play in mixed-use neighborhoods, and support development practices that are sustainable and resilient.

Use best land management practices related to urban infill and adaptive reuse and reduce suburban standards in Troy's current code.

Steps In The Code Update Process

- Diagnosed existing code and other development regulations.
- Reviewed Comprehensive Plan and other planning initiatives.
- Field analyzed current development patterns and land uses.
- Analyzed Zoning Board of Appeals (ZBA) variance applications and decisions for past 5+ years.
- Reviewed urban zoning updates in NY and the northeast.
- Worked with a Steering Committee – 15 meetings held online or via Zoom.
- Consulted with City Staff and Leadership – Approximately 35 conference calls and meetings – in person or via Zoom.



What “zoning” is....and isn’t

- **Zoning/land use regulation provides a regulatory framework for land use activity and development in municipalities.**
- Zoning does not control public resources and City land decisions about parks, streetscape improvements and other public spaces.
- Many other City and state regulations and programs affect development and land activity. Examples:
 - The Uniform Building Code
 - Nuisance laws
 - Flood Damage Prevention and Stormwater Management Regulations
 - Historic District Protection Programs

Zoning is not related to real property classification or assessment!



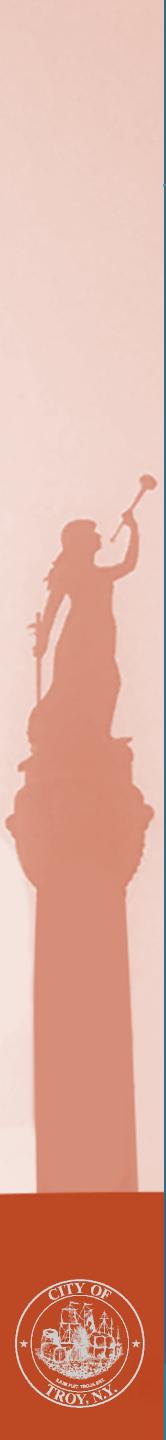
AFFORDABILITY & EQUITY

Troy maintains a suite of plans and strategies that drive affordable housing development:

- CDBG Annual Action Plan
- US HUD Consolidated Plans

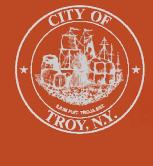
These plans and policies increase equity and affordability when implemented in conjunction with zoning.





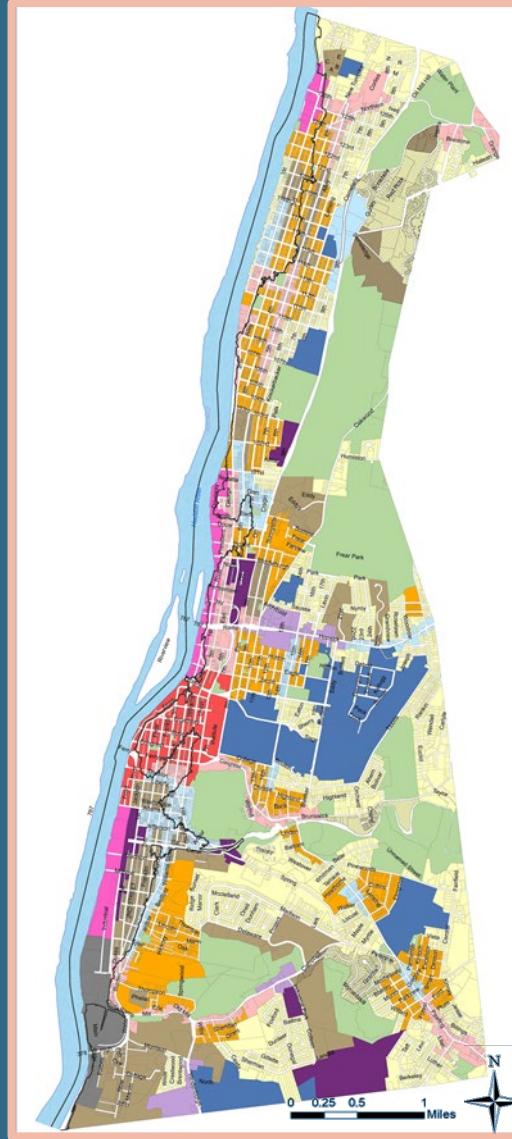
New Ordinance Effect on Existing Land Use/Permits

- **Permits** approved prior to the effective date of the new law will remain approved.
- Legal uses permitted (as of right or with a special use permit) under the existing zoning that become non-conforming are permitted to continue or are “grandfathered.”
- Legal **nonconforming uses** under the existing Ordinance/prior versions are permitted to continue as legal nonconforming uses.
- A **nonconforming lot** in existence prior to the new Ordinance may be built upon as long as all other development standards, such as setbacks, can be met.
- A **nonconforming structure** that is destroyed or damaged may be rebuilt in the same footprint, however, new development standards with regard to height and architectural development standards must be met.

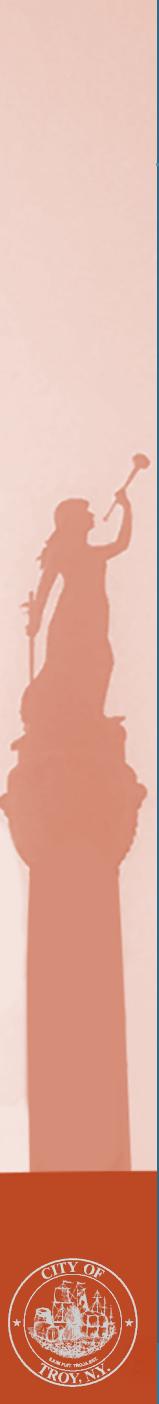


Zoning Use Districts and Map

- A **map and use districts** are still the framework that guides land use activities.
- The existing zoning has 21 districts and overlays.
- The proposed zoning has only 13 districts and one overlay.
- Generally reflective of land use activity today with some exceptions based on guidance from the Comprehensive Plan.
- More allowance for mixed-use in areas that were historically residential and neighborhood commercial.



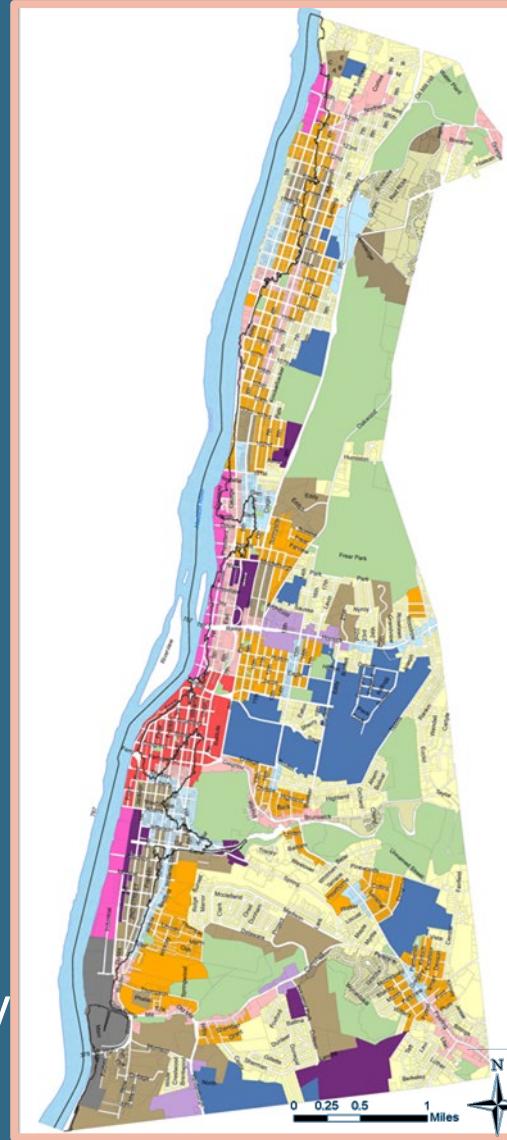
USE DISTRICTS	
	Conservation-Rec. (C-R)
	Single Family (SF)
	Two Family (TF)
	Multi Family (MF)
	Mixed Use 1 (MU-1)
	Mixed Use 2 (MU-2)
	Downtown Mixed Use (DMU)
	Waterfront Med Use (WMU)
	Campus – Institutional (C-I)
	Community Commercial (CC)
	Business Development (BD)
	Industrial (IND)
	Planned Dev. District (PDD)
	Resilient Waterfront /Flood Risk Overlay



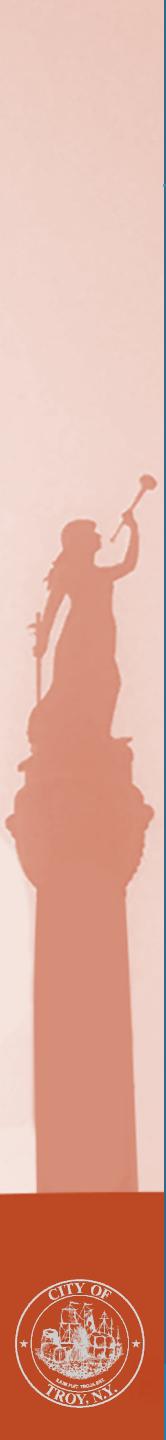
Zoning Use Districts and Map

Mixed Use Districts:

- Create more opportunities to walk to neighborhood shops and services.
- Establish opportunities to live, work, and play.
- Key Considerations:
 - Where are the concentrations of mixed-use now?
 - What is walk time to neighborhood businesses now from residential neighborhoods? Are there underserved areas?
 - Important to concentrate commercial to create nodes/corridors of activity which will be more attractive to businesses, community safety and creating more sense of place.



USE DISTRICTS	
	Conservation-Rec. (C-R)
	Single Family (SF)
	Two Family (TF)
	Multi Family (MF)
	Mixed Use 1 (MU-1)
	Mixed Use 2 (MU-2)
	Downtown Mixed Use (DMU)
	Waterfront Med Use (WMU)
	Campus – Institutional (C-I)
	Community Commercial (CC)
	Business Development (BD)
	Industrial (IND)
	Planned Dev. District (PDD)
	Resilient Waterfront /Flood Risk Overlay



Zoning Use Districts and Map

Streamlined presentation of information:

- Permitted land uses in each district are provided in one table rather than lists for each district.
- Additional regulations pertaining to a use are cross-referenced in the table.
- Easier to identify where uses are permitted and to look at a whole district without thumbing through pages of text.

City of Troy Land Use and Development Ordinance													
Schedule A: Permitted Uses													
LAND USE ACTIVITY	USE DISTRICTS (Defined in §285-27)												ADDITIONAL REGULATIONS
	C-R	SF	TF	MF	MU-1	MU-2	DMU	WMU	C-I	CC	BUS	IND	
RESIDENTIAL USES													
Accessory dwelling unit	P	P	P	P	P								§285-47
Accessory dwelling, existing carriage houses	P	P	P	P	P	P	P						§285-47
Agriculture, personal, accessory	P	P	P	P	P	P	P	P	P	P	P	P	§285-49
Alternative energy generating equipment, accessory	P	P	P	P	P	P	P	P	P	P	P	P	§285-61 and 62
Conversion of existing nonresidential structures into multi-family dwellings	SU	SU	P	SU	P	P	P	P	P	P	P	P	
Dormitory									P	P			
Dwelling, single-family	P	P	P	P	P	P				P			
Dwelling, multi-family				P	P	P	P	P	P	P			
Dwelling, two-family		P	P	P	P	P	P	P	P	P			
Live-work unit				P	P	P	P	P	P	P	P	P	
Residential care facility / community residential facility	P	P	P	P	P	P	P	P	P	P	P	P	
Rooming house / boarding house				P	P	P	P	P	P	P	P	P	
Shelter				P	P	P	P	P	P	P	P	P	
COMMUNITY SERVICE USES													
Alternative energy generating equipment, accessory to a community service use	P	P	P	P	P	P	P	P	P	P	P	P	§285-61 and §285-62
Animal shelter							SU			P	P		
Cemetery	P									P	P		
Club, membership and usage					SU	R	R	R	R	R	R	R	
College / university				SU	SU	SU	P	P	P	P	P	P	
Community center			SU	P	P	P	P	P	P	P	P	P	
Community garden	P	P	P	P	P	P	P	P	P	P	P	P	§285-49
Cultural facility	SU		P**	P*	P	P	P	P	P	P	P	P	
Day care, adult (day treatment facility)				P*	P	P	P	P	P	P	P	P	
Day care center			P**	P*	P	P	P	P	P	P	P	P	
Day care, group or family	P	P	P	P	P	P	P	P	P	P	P	P	
Essential community services and facilities, public	P	P	P	P	P	P	P	P	P	P	P	P	
Fraternity or sorority house							P	P	P	P	P	P	
Hospital/medical center									P				
* = This use shall not exceed 2500 square feet of gross floor area in the MU-1 District.													
**= This use shall only be located on a corner lot in the MF District and shall not exceed 2500 square feet of gross floor area.													

Lot Development and Building Form

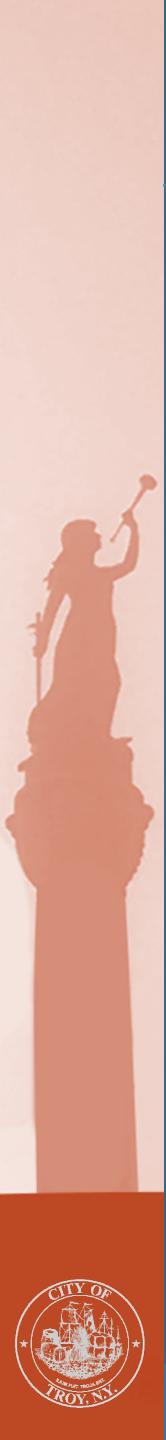
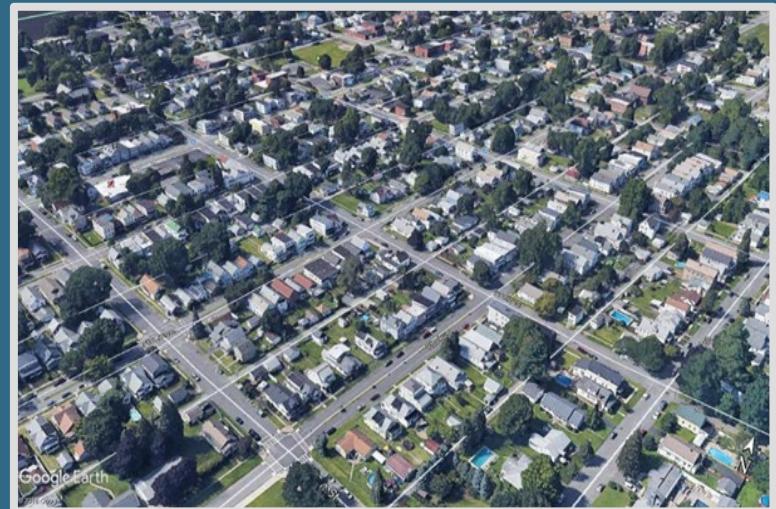
- Lot development and building form considerations in zoning have changed in the past 20 years.
- There is more attention to the impacts of building form and site function at the street and block level and how they can impact safety, health, neighborhood character, and human interaction.
- Troy's *existing* suburban zoning:
 - Undermines the urban fabric of some neighborhoods.
 - Creates difficulties for infill redevelopment to build at a density and scale that's economical.

Troy is largely built-out, so the code focuses on infill development and adaptive reuse.



Lot Development and Building Form

- Examine scale, density, and changes in activity levels of infill and redevelopment sites.
- Identify recurring development patterns that are representative of Troy that should be maintained.
- Recognize some unique scenarios.
- Create regulations that are user friendly and reinforce identified patterns.

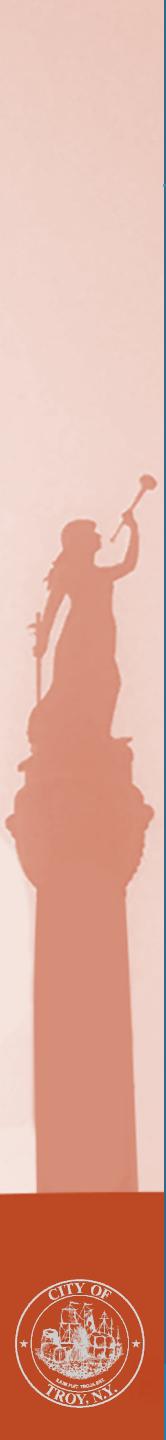
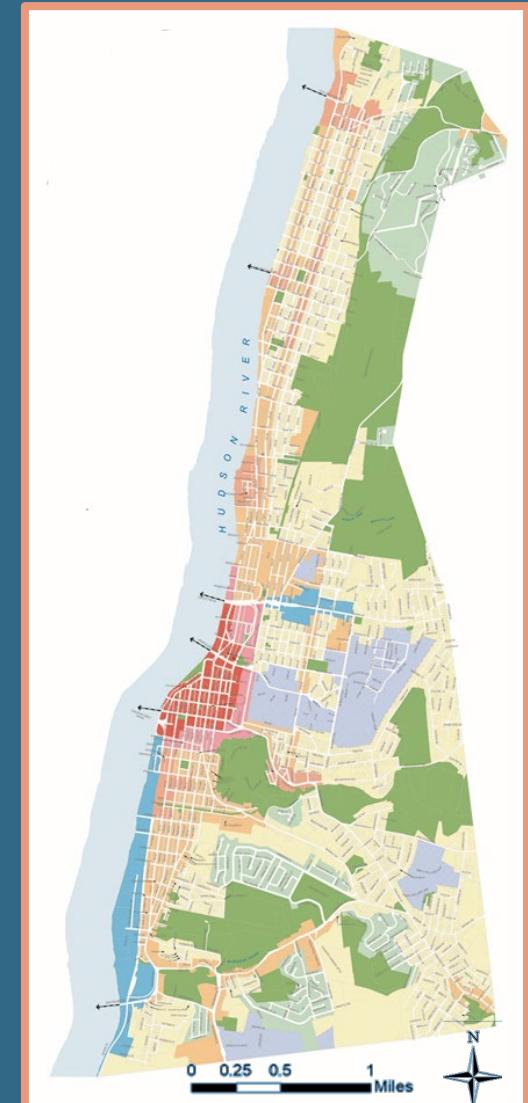


Lot Development and Building Form

Resulting Elements:

- Identified 8 different development intensity patterns or “intensity zones” that are representative of Troy’s neighborhoods.
- These intensity zones apply at the block and street levels on a map.

DEVEOPMENT INTENSITY ZONES	
	Neighborhood I
	Neighborhood II
	Neighborhood III
	Neighborhood IV
	Neighborhood V
■	Civic/ Campus
■	Downtown Edge
■	Downtown Core
■	Parks / Conserved Areas
■	River
◀	Bridge



Lot Development and Building Form

LOT DEVELOPMENT AND BUILDING FORM GUIDANCE FOR INTENSITY ZONES

LOT DEVELOPMENT FLEXIBILITY	No longer uses maximum lot size and lot width to enable flexibility in higher density neighborhoods
HOUSING DEVELOPMENT FLEXIBILITY	<ul style="list-style-type: none">• No longer caps residential density based on lot size• No minimum unit size – deference to the Uniform Building Code
BUILDING LOCATION STANDARDS	Focus on maintaining/establishing streetscape : <ul style="list-style-type: none">• Use build-to lines/maximum front setbacks• Building height minimums and maximums
DENSITY COMPATIBILITY	<ul style="list-style-type: none">• Setbacks and lot width required in less densely settled areas• Sets maximum impervious surface amount to maintain greenspace and permeability (rather than building coverage)
ACCESSORY USES/STRUCTURES	Clear direction on location for accessory uses/structures and off-street parking in rear and side yards
DIRECTION ON ENCROACHMENTS	Addresses elements that project into setbacks and Right-of-Way



INTENT

The Neighborhood I Development Intensity Zone represents the least intensive areas representing small scale, low density most recently established neighborhoods with detached dwellings, deeper setbacks, more green space and where off-street parking arrangements such as garages and driveways are common.

**BUILDING PLACEMENT ZONE****MINIMUM LOT WIDTH**

50' Min. Front Lot Width

SETBACKS

Front Setback: 25' min.
Front Side Setback: 25' min.
Side Setback: 10' min.
Rear Setback: 20' min.

Note 1: The minimum/maximum front and front side setback shall be met or the average setback on the block as established by at least 50% of the properties.

Note 2: See also the Resilient Waterfront Overlay for additional shoreline setback requirements.

COVERAGE REQUIREMENTS**IMPERVIOUS SURFACE COVERAGE**

Max. Coverage %: 40%

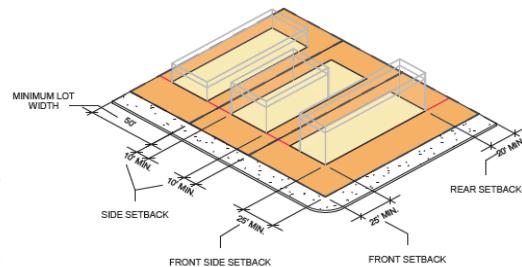
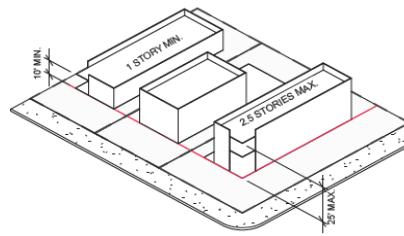
BUILDING FRONTEAGE

Min. Coverage %: 30%
Max. Coverage %: 60%

Minimum building frontage: The percentage of building façade coverage along main lot frontage/primary façade.

**BUILDING FRONTEAGE TYPES/LOCATION**

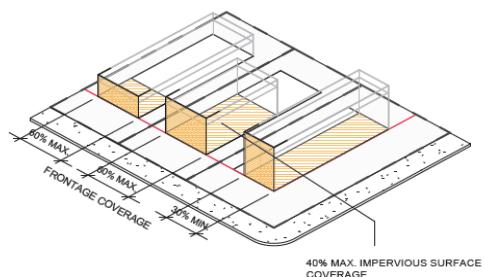
	R.O.W	SETBACK
Arcades		
Awnings		X
Balconies		X
Bay Windows		X
Canopies		X
Colonnades		
Marquees		
Porches		X
Porticoses		X
Projected Signs		X
Stoops		X

**BUILDING HEIGHT**

Min. Height: 10'
Max. Height: 25'
Max. Stories: 2.5 Stories

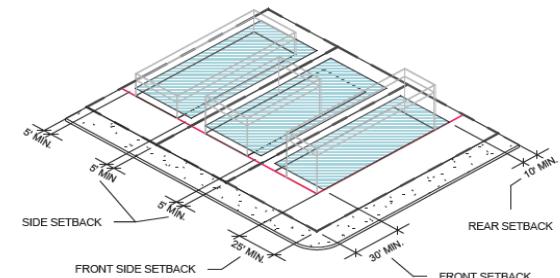
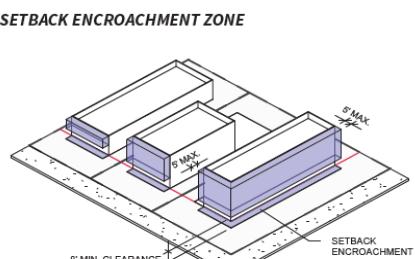
Height: Height is measured by the vertical distance from the highest point of vertical eaves or roof deck to the lowest point of either the natural or finished grade.

Stories: Stories shall be a minimum height of 9' and maximum height of 12'; except that buildings with commercial uses in the first story should have a minimum height of 11'. (Applicable to new construction only.)

**ACCESSORY USES/STRUCTURES AND PARKING ZONE**

Front Setback: 30' min.
Front Side Setback: 25' min.
(Corner Lot)
Side Setback: 5' min.
Rear Setback: 10' min.

(Depending on building type and use)
On street perimeter block parking is encouraged.

**BUILDING FRONTEAGE ENCROACHMENT ZONE**

SETBACK ENCROACHMENT:
Max. Depth: 5'
Min. Clearance: 8'

ENCROACHMENT FRONTEAGE

Encroachment Frontage: is the width of the permitted encroachment in relationship with the overall façade width.

Encroachment Setback: the encroachment setback is measured from the build-to-line towards the ROW (right-of-way) or property line.



INTENT

The Neighborhood II Development Intensity Zone represents a scale and density common to older residential neighborhoods and streets that are densely settled, on smaller lots with dwellings built close to the street maintaining cohesive streetscapes and walkability. The public realm is defined with sidewalks and street trees. Dwellings are detached with shallow setbacks on the front and side. Off-street parking and accessory structures are less common due to the size of the lots.

**BUILDING PLACEMENT ZONE****MINIMUM LOT WIDTH**

40' Min. Front Lot Width

SETBACKS

Front Setback: 0' min. - 20' max.
 Front Side Setback: 5' min. - 15' max.
 Side Setback: 0' min. - 5' max.
 Rear Setback: 10' min.

Note 1: The minimum/maximum front and front side setback shall be met or the average setback on the block as established by at least 50% of the properties.

Note 2: See also the Resilient Waterfront Overlay for additional shoreline setback requirements.

COVERAGE REQUIREMENTS**IMPERVIOUS SURFACE COVERAGE**

Max. Coverage %: 60%

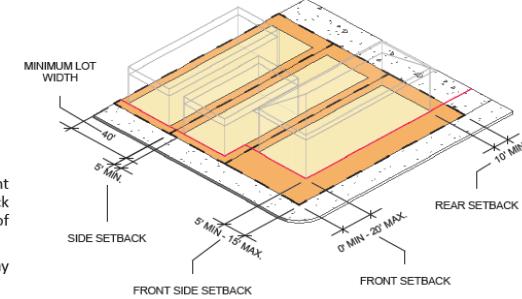
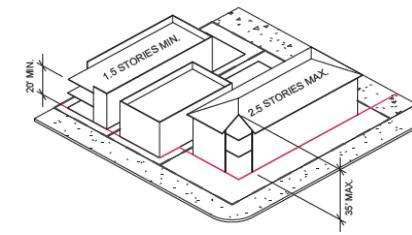
BUILDING FRONTEAGE

Min. Coverage %: 60%
 Max. Coverage %: 80%

Minimum building frontage: The percentage of building façade coverage along main lot frontage/primary façade.

**BUILDING FRONTEAGE TYPES/LOCATION**

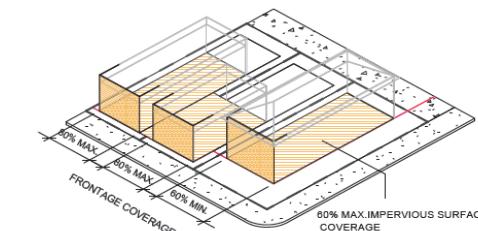
	R.O.W.	SETBACK
Arcades		X
Awnings		X
Balconies		X
Bay Windows		X
Canopies		X
Colonnades		
Marquees		
Porches		X
Porticos		X
Projected Signs		X
Stoops		X

**BUILDING HEIGHT**

Min. Height: 20'
 Max. Height: 35'
 Min. Stories: 1.5 Stories
 Max. Stories: 5 Stories

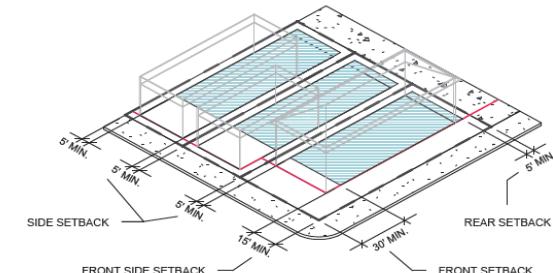
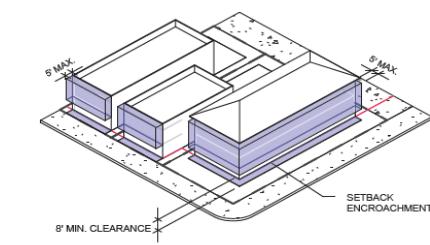
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Stories: Stories shall be a minimum height of 9' and maximum height of 12'; except that buildings with commercial uses in the first story should have a minimum height of 11'. (Applicable to new construction only.)

**ACCESSORY USES/STRUCTURES AND PARKING ZONE**

Front Setback: 30' min.
 Front Side Setback: 15' min.
 (Corner Lot)
 Side Setback: 5' min.
 Rear Setback: 5' min.

(Depending on building type and use)
 On street perimeter block parking is encouraged.

**BUILDING FRONTEAGE ENCROACHMENT ZONE****SETBACK ENCROACHMENT ZONE****SETBACK ENCROACHMENT:**

Max. Depth: 5'
 Min. Clearance: 8'

ENCROACHMENT FRONTEAGE

Encroachment Frontage: is the width of the permitted encroachment in relationship with the overall façade width.

Encroachment Setback: the encroachment setback is measured from the build-to-line towards the ROW (right-of-way) or property line.



INTENT

The Neighborhood III Development Intensity Zone represents areas transitioning to a more urban scale and density representing a greater mix of structures, architecture and land uses. These areas are more commonly associated with a collector street and the existing alley system is introduced creating more opportunities for access. The streetscapes are intended to be well defined with structures located close to the sidewalk edge, side yards are modest and attached structures are common. Neighborhood walkability and a safe public realm are critical for neighborhood interaction.

**BUILDING FRONTAGE TYPES/LOCATION**

	R.O.W	SETBACK
Arcades		
Awnings	X	X
Balconies	X	X
Bay Windows	X	X
Canopies	X	X
Colonnades		
Marqueses		
Porches		X
Porticos	X	X
Projected Signs	X	X
Stoops	X	X

BUILDING PLACEMENT ZONE**SETBACKS**

Front Setback: 0' min. - 10' max.
 Front Side Setback: 0' min. - 10' max.
 Side Setback: 0' min. - 10' max.
 Rear Setback: 5' min.

Note 1: The minimum/maximum front and front side setback shall be met or the average setback on the block as established by at least 50% of the properties.

Note 2: See also the Resilient Waterfront Overlay for additional shoreline setback requirements.

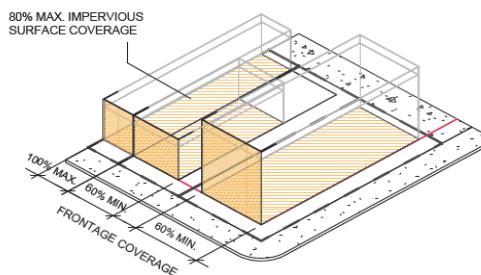
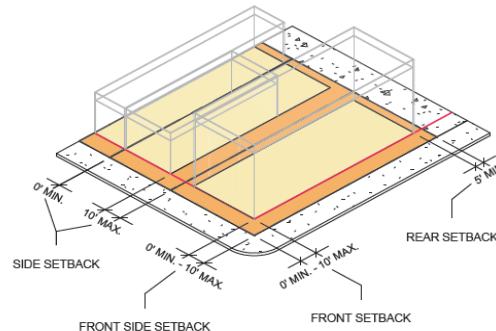
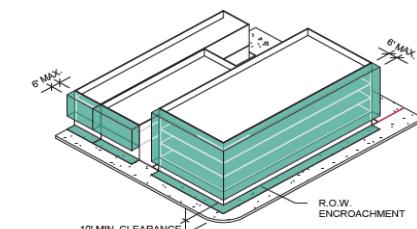
COVERAGE REQUIREMENTS**IMPERVIOUS SURFACE COVERAGE**

Max. Coverage %: 80%

BUILDING FRONTEAGE

Min. Coverage %: 60%
 Max. Coverage %: 100%

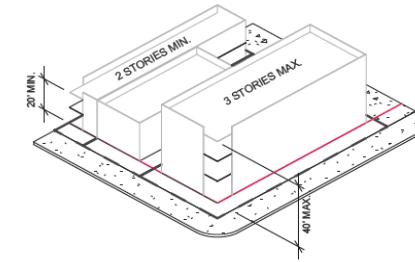
Minimum building frontage: The percentage of building façade coverage along main lot frontage/primary façade.

**BUILDING FRONTEAGE ENCROACHMENT ZONE****RIGHT-OF-WAY ENCROACHMENT ZONE****RIGHT-OF-WAY ENCROACHMENT:**

Max. Depth: 6'
 Min. Clearance: 10'

SETBACK ENCROACHMENT:

Max. Depth: 8'
 Min. Clearance: 10'

BUILDING HEIGHT

Min. Height: 20'
 Max. Height: 40'
 Max. Stories: 3 Stories

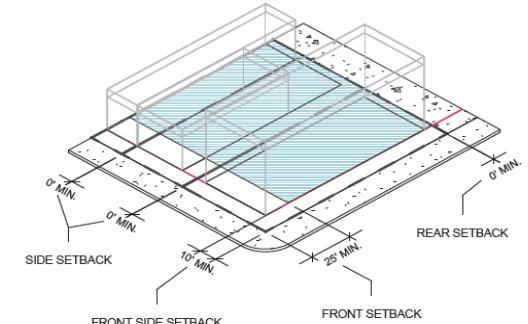
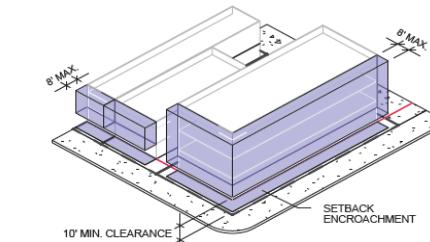
Height: Height is measured by the vertical distance from the highest point of vertical eaves or roof deck to the lowest point of either the natural or finished grade.

Stories: Stories shall be a minimum height of 9' and maximum height of 12'; except that buildings with commercial uses in the first story should have a minimum height of 11'. (Applicable to new construction only.)

ACCESSORY USES/STRUCTURES AND PARKING ZONE

Front Setback: 25' min.
 Front Side Setback: 10' min.
 (Corner Lot)
 Side Setback: 0' min.
 Rear Setback: 0' min.

(Depending on building type and use)
 On street perimeter block parking is encouraged.

**SETBACK ENCROACHMENT ZONE****ENCROACHMENT FRONTEAGE**

Encroachment Frontage: is the width of the permitted encroachment in relationship with the overall façade width.

Encroachment Setback: the encroachment setback is measured from the build-to-line towards the ROW (right-of-way) or property line.

INTENT

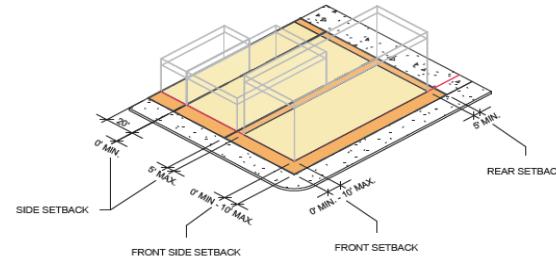
The Neighborhood IV Development Intensity Zone represents the most intense “neighborhood” areas; often nodes associated with a collector street and more commercial activity. Building heights and mass increase in this zone. A cohesive, safe and walkable streetscape are maintained by strong build-to-lines and scale, sidewalks and other pedestrian elements, and support for attractive building encroachments and street level façades that are inviting to the public.

**BUILDING PLACEMENT ZONE****SETBACKS**

Front Setback: 0' min. - 10' max.
Front Side Setback: 0' min. - 10' max.
Side Setback: 0' min. - 5' max.
Rear Setback: 5' min.

Note 1: The minimum/maximum front and front side setback shall be met or the average setback on the block as established by at least 50% of the properties.

Note 2: See also the Resilient Waterfront Overlay for additional shoreline setback requirements.

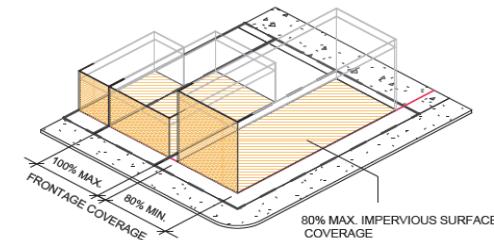
**COVERAGE REQUIREMENTS****IMPERVIOUS SURFACE COVERAGE**

Max. Coverage %: 80%

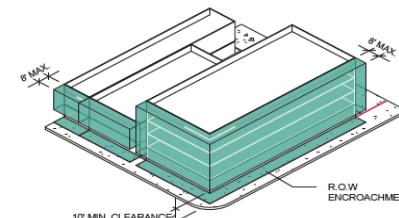
BUILDING FRONTEAGE

Min. Coverage %: 80%
Max. Coverage %: 100%

Minimum building frontage: The percentage of building façade coverage along main lot frontage/primary façade.

**BUILDING FRONTEAGE TYPES/LOCATION**

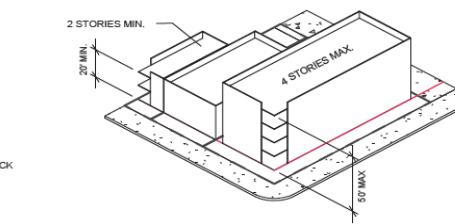
	R.O.W.	SETBACK
Arcades		X
Awnings	X	X
Balconies	X	X
Bay Windows	X	X
Canopies	X	X
Colonnades		
Marquees		X
Porches		
Porticos	X	X
Projected Signs	X	X
Stoops	X	X

BUILDING FRONTEAGE ENCROACHMENT ZONE**RIGHT-OF-WAY ENCROACHMENT ZONE****RIGHT-OF-WAY ENCROACHMENT:**

Max. Depth: 8'
Min. Clearance: 10'

SETBACK ENCROACHMENT:

Max. Depth: 8'
Min. Clearance: 10'

BUILDING HEIGHT

Min. Height: 20'
Max. Height: 50'
Max. Stories: 4 Stories

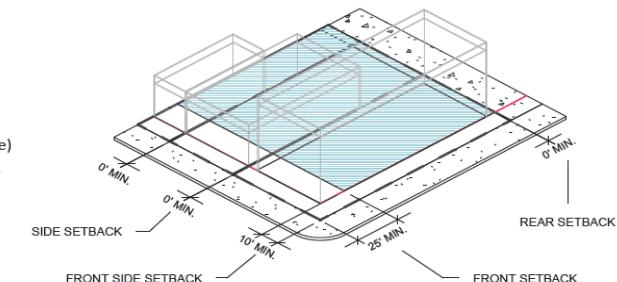
Height: Height is measured by the vertical distance from the highest point of vertical eaves or roof deck to the lowest point of either the natural or finished grade.

Stories: Stories shall be a minimum height of 9' and maximum height of 12'; except that buildings with commercial uses in the first story should have a minimum height of 11'. (Applicable to new construction only.)

ACCESSORY USES/STRUCTURES AND PARKING ZONE

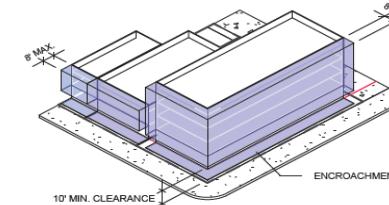
Front Setback: 25' min.
Front Side Setback: 10' min.
(Corner Lot)
Side Setback: 0' min.
Rear Setback: 0' min.

(Depending on building type and use)
On street perimeter block parking is encouraged.

**ENCROACHMENT FRONTEAGE**

Encroachment Frontage: is the width of the permitted encroachment in relationship with the overall façade width.

Encroachment Setback: the encroachment setback is measured from the build-to-line towards the ROW (right-of-way) or property line.

SETBACK ENCROACHMENT ZONE

INTENT

The Neighborhood V Development Intensity Zone represents areas of the City where future development opportunities for a variety of densities, scale and end uses exist. These areas include larger parcels on unique corridors including Hoosick Street and the riverfront requiring building scale, location and density to be considered on a case by case basis. The development requirements of this zone are more flexible with the expectation that infill development or redevelopment will be compatible with surrounding established neighborhoods and activity supported in the City Code and other planning initiatives.

**BUILDING PLACEMENT ZONE****SETBACKS**

Front Setback:	0' min. - 25' max.
Front Side Setback:	0' min. - 25' max.
Side Setback:	0' min. - 10' max.
Rear Setback:	5' min.

Note 1: The minimum/maximum front and front side setback shall be met or the average setback on the block as established by at least 50% of the properties.

Note 2: See also the Waterfront Overlay for additional shoreline setback requirements.

COVERAGE REQUIREMENTS**IMPERVIOUS SURFACE COVERAGE**

Max. Coverage %: 60%

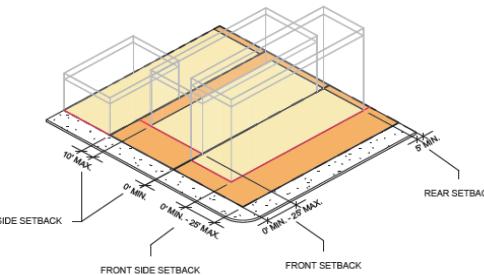
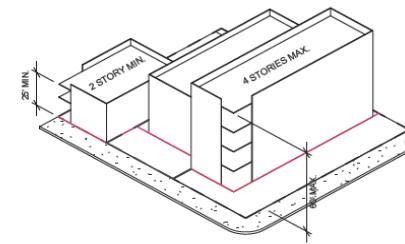
BUILDING FRONTAGE

Min. Coverage %: 60%
Max. Coverage %: 100%

Minimum building frontage: The percentage of building façade coverage along main lot frontage/primary façade.

**BUILDING FRONTAGE TYPES/LOCATION**

	R.O.W.	SETBACK
Arcades		X
Awnings	X	X
Balconies	X	X
Bay Windows	X	X
Canopies	X	X
Colonnades		X
Marquees		X
Porches		
Porticoes	X	X
Projected Signs	X	X
Stoops	X	X

**BUILDING HEIGHT**

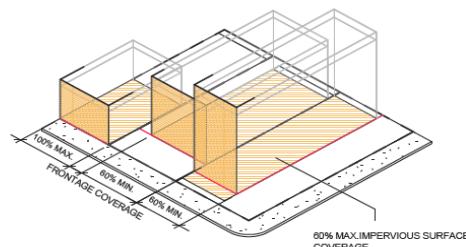
Min. Height:	25'
Max. Height:	60'
Min. Stories:	2 Stories
Max. Stories:	5 Stories

Height: Height is measured by the vertical distance from the highest point of vertical eaves or roof deck to the lowest point of either the natural or finished grade.

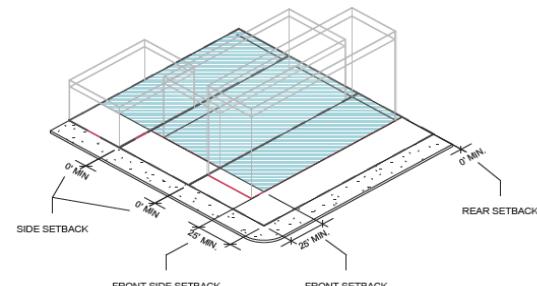
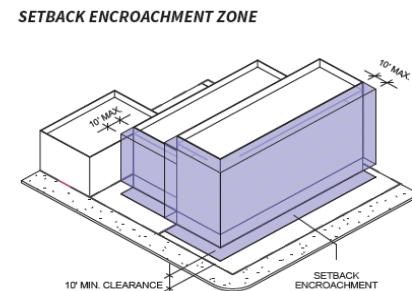
Stories: Stories shall be a minimum height of 9' and maximum height of 12'; except that buildings with commercial uses in the first story should have a minimum height of 11'. (Applicable to new construction only.)

ACCESSORY USES/STRUCTURES AND PARKING ZONE

Front Setback:	25' min.
Front Side Setback :	25' min.
(Corner Lot)	
Side Setback:	0' min.
Rear Setback:	0' min.



(Depending on building type and use)
On street perimeter block parking is encouraged.

**BUILDING FRONTAGE ENCROACHMENT ZONE**

SETBACK ENCROACHMENT:	
Max. Depth:	10'
Min. Clearance:	10'

ENCROACHMENT FRONTAGE

Encroachment Frontage: is the width of the permitted encroachment in relationship with the overall façade width.

Encroachment Setback: the encroachment setback is measured from the build-to-line towards the ROW (right-of-way) or property line.

INTENT

The Campus-Institutional Development Intensity Zone represents the institutional campuses related to civic uses such as education and health care where development has traditionally focused on a primary user such as a college or hospital. This zone provides some requirements to ensure that development maintains the existing scale and relative compatibility with adjacent neighborhoods but provides more flexibility with regard to density, setbacks, building and parking location and orientation.

**BUILDING PLACEMENT ZONE****SETBACKS**

Front Setback: The minimum/maximum shall be the average of front setbacks as established by at least 50% of the properties within 500 feet of the subject property.

Front Side Setback: The minimum/maximum front side setback shall be the average of front setbacks as established by at least 50% of the properties within 500 feet of the subject property.

Side Setback: None
Rear Setback: None

Note 1: See also the Waterfront Overlay for additional shoreline setback requirements.

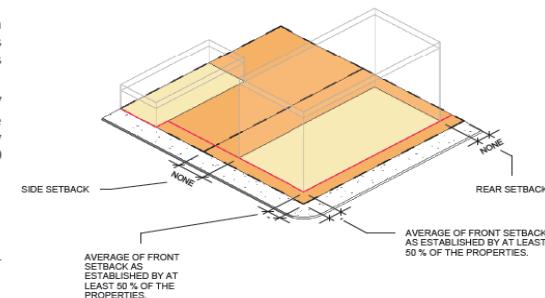
COVERAGE REQUIREMENTS**IMPERVIOUS SURFACE COVERAGE**

Max. Coverage %: 75%

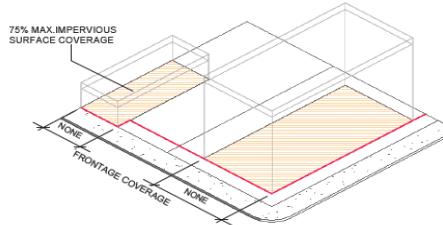
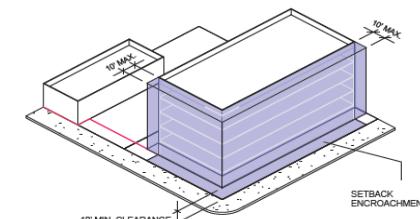
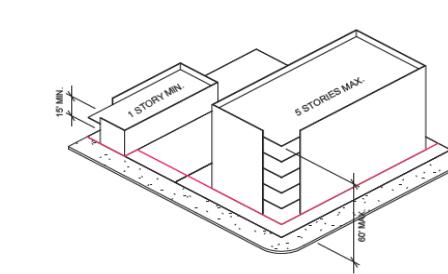
BUILDING FRONTAGE

Min. / Max. Coverage %: None

Minimum building frontage: The percentage of building façade coverage along main lot frontage/primary façade.

**BUILDING FRONTAGE TYPES/LOCATION**

R.O.W	SETBACK
Arcades	X
Awnings	X
Balconies	X
Bay Windows	X
Canopies	X
Colonnades	X
Marquees	X
Porches	X
Porticos	X
Projected Signs	X
Stoops	X

**BUILDING FRONTAGE ENCROACHMENT ZONE****SETBACK ENCROACHMENT ZONE****BUILDING HEIGHT**

Min. Height: 15'
Max. Height: 60'
Max. Stories: 5 Stories

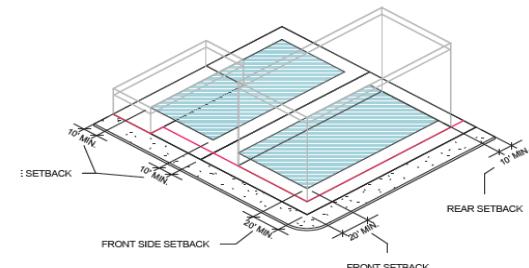
Height: Height is measured by the vertical distance from the highest point of vertical eaves or roof deck to the lowest point of either the natural or finished grade.

Stories: Stories shall be a minimum height of 9' and maximum height of 12'; except that buildings with commercial uses in the first story should have a minimum height of 11'. (Applicable to new construction only.)

ACCESSORY USES/STRUCTURES AND PARKING ZONE

Front Setback: 20' min.
Front Side Setback: 20' min. (Corner Lot)
Side Setback: 10' min.
Rear Setback: 10' min.

(Depending on building type and use)
On street perimeter block parking is encouraged.

**SETBACK ENCROACHMENT:**

Max. Depth: 10'
Min. Clearance: 10'

ENCROACHMENT FRONTAGE:

Encroachment Frontage: is the width of the permitted encroachment in relationship with the overall façade width.

Encroachment Setback: the encroachment setback is measured from the build-to-line towards the ROW (right-of-way) or property line.



INTENT

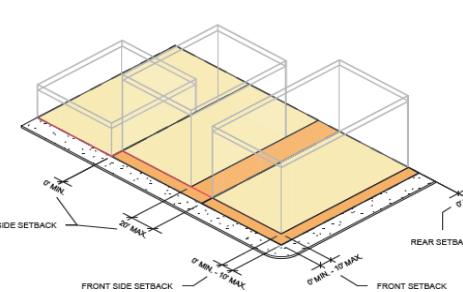
The Downtown Edge Development Intensity Zone represents the transitional areas between the City's downtown core and the neighborhoods. The level of activity is more closely associated with downtown but the density and scale is more modest, creating a more compatible transition into the neighborhoods.

**BUILDING PLACEMENT ZONE****SETBACKS**

Front Setback: 0' min. - 10' max.
Front Side Setback: 0' min. - 10' max.
Side Setback: 0' min. - 20' max.
Rear Setback: 0' min.

Note 1: The minimum/maximum front and front side setback shall be met or the average setback on the block as established by at least 50% of the properties.

Note 2: See also the Resilient Waterfront Overlay for additional shoreline setback requirements.

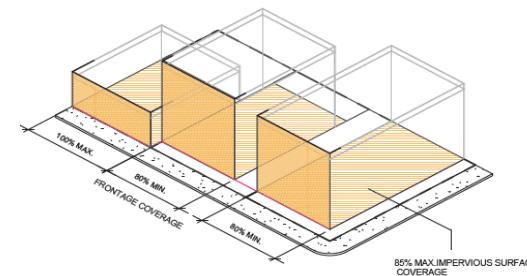
**COVERAGE REQUIREMENTS****IMPERVIOUS SURFACE COVERAGE**

Max. Coverage %: 85%

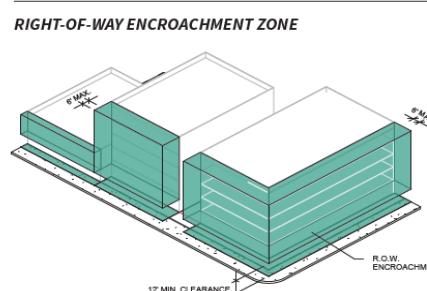
BUILDING FRONTEAGE

Min. Coverage %: 80%
Max. Coverage %: 100%

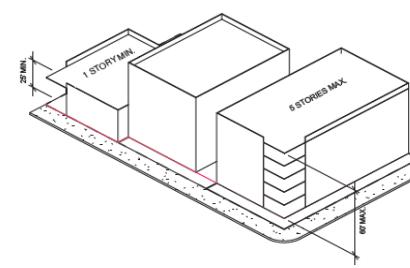
Minimum building frontage: The percentage of building façade coverage along main lot frontage/primary façade.

**BUILDING FRONTEAGE TYPES/LOCATION**

	R.O.W.	SETBACK
Arcades	X	X
Awnings	X	X
Balconies	X	X
Bay Windows	X	X
Canopies	X	X
Colonnades	X	X
Marquees	X	X
Porches		
Porticos	X	X
Projected Signs	X	X
Stoops	X	X

BUILDING FRONTEAGE ENCROACHMENT ZONE**DOWNTOWN EDGE**

DEVELOPMENT INTENSITY ZONE

BUILDING HEIGHT

Min. Height: 25'
Max. Height: 60'
Max. Stories: 5 Stories

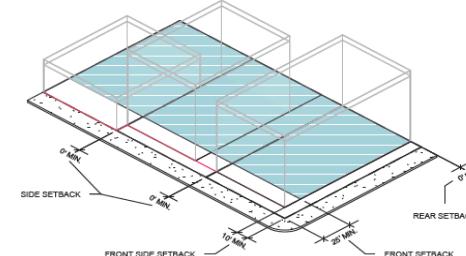
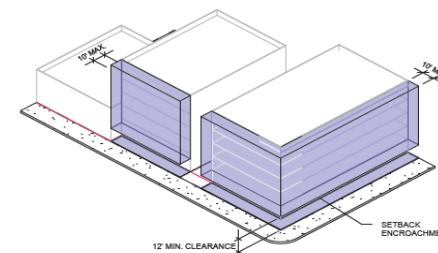
Height: Height is measured by the vertical distance from the highest point of vertical eaves or roof deck to the lowest point of either the natural or finished grade.

Stories: Stories shall be a minimum height of 9' and maximum height of 12'; except that buildings with commercial uses in the first story should have a minimum height of 11'. (Applicable to new construction only.)

ACCESSORY USES/STRUCTURES AND PARKING ZONE

Front Setback: 25' min.
Front Side Setback: 10' min.
(Corner Lot)
Side Setback: 0' min.
Rear Setback: 0' min.

(Depending on building type and use)
On street perimeter block parking is encouraged.

**SETBACK ENCROACHMENT ZONE****ENCROACHMENT FRONTEAGE**

Encroachment Frontage: is the width of the permitted encroachment in relationship with the overall façade width.

Encroachment Setback: the encroachment setback is measured from the build-to-line towards the ROW (right-of-way) or property line.



INTENT

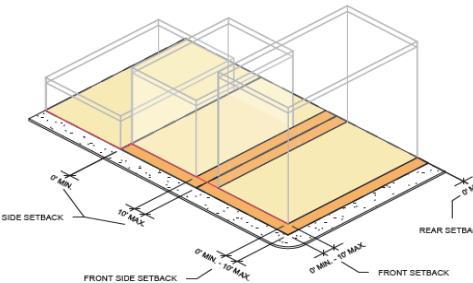
The Downtown Core Development Intensity Zone represents Troy's traditional, historic downtown. The existing scale and density with generous sidewalks and narrow streets maintain a strong pedestrian environment. Support for a modest increase in scale creates more opportunity for infill development.

**BUILDING PLACEMENT ZONE****SETBACKS**

Front Setback: 0' min. - 10' max.
Front Side Setback: 0' min. - 10' max.
Side Setback: 0' min. - 10' max.
Rear Setback: 0' min.

Note 1: The minimum/maximum front and front side setback shall be met or the average setback on the block as established by at least 50% of the properties.

Note 2: See also the Resilient Waterfront Overlay for additional shoreline setback requirements.

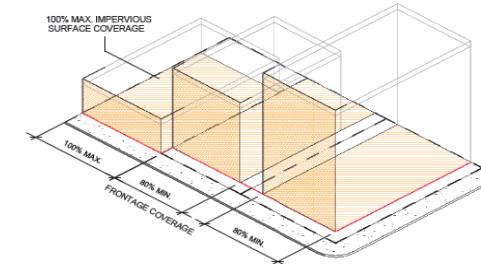
**COVERAGE REQUIREMENTS****IMPERVIOUS SURFACE COVERAGE**

Max. Coverage %: 100%

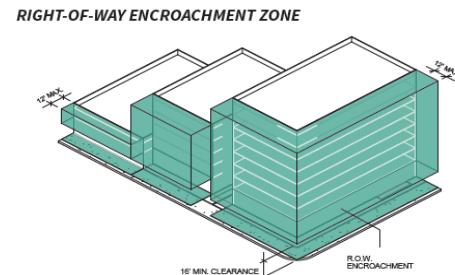
BUILDING FRONTE

Min. Coverage %: 80%
Max. Coverage %: 100%

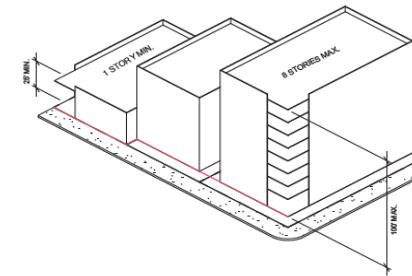
Minimum building frontage: The percentage of building façade coverage along main lot frontage/primary façade.

**BUILDING FRONTE TYPES/LOCATION**

	R.O.W.	SETBACK
Arcades	X	X
Awnings	X	X
Balconies	X	X
Bay Windows	X	X
Canopies	X	X
Colonnades	X	X
Marquees	X	X
Porches		
Porticos	X	X
Projected Signs	X	X
Stoops	X	X

BUILDING FRONTE ENCROACHMENT ZONE**DOWNTOWN CORE**

DEVELOPMENT INTENSITY ZONE

BUILDING HEIGHT

Min. Height: 25'
Max. Height: 100'
Max. Stories: 8 Stories

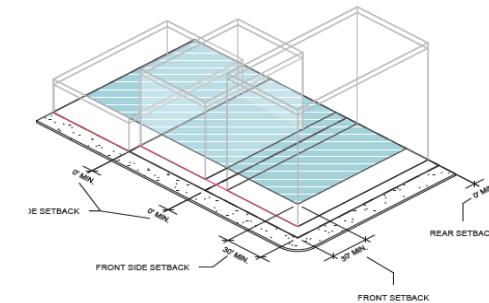
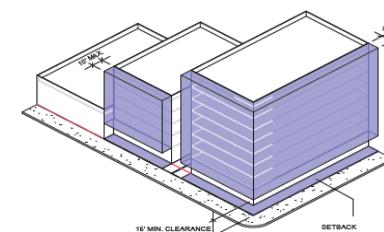
Height: Height is measured by the vertical distance from the highest point of vertical eaves or roof deck to the lowest point of either the natural or finished grade.

Stories: Stories shall be a minimum height of 9' and maximum height of 12'; except that buildings with commercial uses in the first story should have a minimum height of 11'. (Applicable to new construction only.)

ACCESSORY USES/STRUCTURES AND PARKING ZONE

Front Setback: 30' min.
Front Side Setback : 30' min.
(Corner Lot)
Side Setback: 0' min.
Rear Setback: 0' min.

(Depending on building type and use)
On street perimeter block parking is encouraged.

**SETBACK ENCROACHMENT ZONE****ENCROACHMENT FRONTE**

Encroachment Frontage: is the width of the permitted encroachment in relationship with the overall façade width.

Encroachment Setback: the encroachment setback is measured from the build-to-line towards the ROW (right-of-way) or property line.



Architectural Guidelines & Standards

- Adds architectural guidelines lacking in current code.
- Guidelines encourage design fundamentals and architectural styles that are compatible with the city's traditional historic character.
- Photos and graphics are used to illustrate concepts.
- Ensuring protection of the **historic character** in adjacent to the Historic Districts through architectural details as well as scale and form.

City of Troy Land Use and Development Ordinance

ARCHITECTURAL GUIDELINES
ARTICLE IX, §285-76

L. ROOF FORMS.

- (1) Context, Roof form and shape play an important role in determining the character of a building.
- (2) Roofs shall complement adjacent buildings through height, pitch, step-backs or other design features.
- (3) Roof forms in lower density neighborhoods should be designed to reduce the overall scale of the building, provide variation in building design and strengthen the attractiveness of the building. Visual interest may be created through the use of sloped and pitched roofs with dormers, gables, or and other articulations oriented to the primary street frontage.
- (4) In the City's urban neighborhoods, many roof forms may be used including flat roofs with stepped or sloped parapets and sloped roofs with stylistically appropriate overhangs. The use of cornices or eave treatments are recommended to help define the transition between the wall plane and the roof. These treatments should have overhangs and not be flush to the building. Towers or feature roofs may be used on a limited basis for architectural emphasis.
- (5) Large roof surfaces shall be interrupted by roof features or changes in roof form to reduce the perception of large-scale buildings. Dormers should be used to lower roof lines while maintaining usable floor area. Height variations with architectural elements including cornices and parapets are encouraged to create interesting and varied roof lines.
- (6) Mansard-style roof-lines shall wrap around the whole building and not be used solely on a building's principal frontage creating a false-mansard roof.

M. BUILDING UTILITIES; ROOFTOP MECHANICAL FEATURES.

- (1) Air conditioners, vents, chimneys, and other utility elements, etc., except where such elements are enclosed, camouflaged, screened, or obscured, are not permitted on the principal façade of a building.
- (2) Security devices such as rolling shutters and accordion gates are not permitted on the principal façade of a building.
- (3) Rooftop mechanical features shall be set back from the edges of roofs and screened vertically from view through use of parapet walls or similar features. All electrical wiring shall be concealed rather than visible in exposed conduit wherever feasible.

ROOF FORMS

BUILDING UTILITIES

ROOF FORMS

Legend:

- Limited basis towers or elements for definition, hierarchy and emphasis
- Mansard Cap/Top roof elements permitted as part
- Defined and eave transitions

Architectural Guidelines & Standards

- Some standards are required but many are *preferred*.
- They provide guidance and leave room for negotiation without a variance.

City of Troy Land Use and Development Ordinance

ARCHITECTURAL GUIDELINES
ARTICLE IX, §285-76

I. BUILDING OPENINGS (DOOR, WINDOW, AND WALL SYSTEMS).

(1) Context. The height of openings and other architectural elements should be carefully designed so that there is a general consistency along the entire façade. Dramatic changes in window heights should be avoided. Within each building composition, care should be made to align horizontal elements, including building cornices, sill heights, window and door head heights, lintels, floor levels, decorative moulding and window trim.

(2) The relationship of the width to the height of window proportions on the front elevation shall be visually compatible with surrounding buildings.

(3) Windows should be vertical in proportion and may be rectangular or arched. They can be grouped together in pairs or triples as well as placed individually. Upper story windows may be smaller and less elaborate than windows on the ground floor.

(4) Grouped or "ganged" windows should be treated as a single opening unless they are separated by a minimum 4-inch divider.

(5) Windows and doors may meet at building corners or shall be a minimum of 24 inches from building corner.

(6) Window assembly should be set into the framing with reveals, not flush to the wall. Wood frames, sashwork, trims, and surrounds are encouraged; metal frames should be similar proportions to wood windows, flashed with wood surrounds.

(7) Window shutters shall be sized and shaped to fit the window openings they are associated with.

(8) Buildings with continuous bands of horizontal windows and/or storefront are prohibited.

J. TRANSPARENCY AND WINDOW PATTERNS.

(1) Context. It's important to create transparent and inviting facades on the street level visible to public spaces such as sidewalks, plazas, parks, and some parking lots and alleys. Not only are such facades more attractive for business development and design, but real or perceived safety increases with more opportunity for eyes on the street. Depending on the street level use of a building, the expected level of transparency fluctuates for practical reasons.

(2) Ground Floor (Street Level).
(a) Ground floor use can be differentiated through a change in transparency. Commercial uses, such as retail, shall be more transparent than smaller office or residential uses. This change in the pattern of doors, windows, and openings helps to clarify the various uses for pedestrians by highlighting the nature of public, semi-public, and private tenants.
(b) The following minimum transparency in the form of windows and doors is required for all ground floor facades facing a public street. Transparency shall be measured from grade to the underside of the slab or the story above.

1. Residential use on the ground floor shall have a minimum of 30% transparency.
2. Retail ground floors shall have a minimum transparency of 60% and a maximum transparency of 80%.
3. Other nonresidential uses shall have a minimum transparency of 50% on the ground floor.

(c) Colored or mirrored glazing and glass block should be avoided.

Building top could have a higher level of transparency than building body
Grouped windows composed of divided single windows
Minimum 24" from building corner

Ground floor retail use: 60% min - 80% max transparency for openings within building base; it could be 2 levels in height

30% minimum transparency on upper façade openings

Bay window with increased transparency
Balconies with increased transparency

BUILDING OPENINGS AND TRANSPARENCY

Commercial uses shall be more transparent than smaller office or residential uses.

Ground floor residential use: 30% minimum transparency for openings within building base

Retail ground floor windows with higher transparency than upper story windows.

BUILDING OPENINGS AND TRANSPARENCY

Redevelopment Site - Example

Former Price Chopper Plaza - Lansingburgh



Price Chopper Lot:

- 3.32 acres
- 435 ft frontage
- 340 ft depth

Adjacent Lot:

- 1.46 acres
- 188 ft front
- 346 ft depth

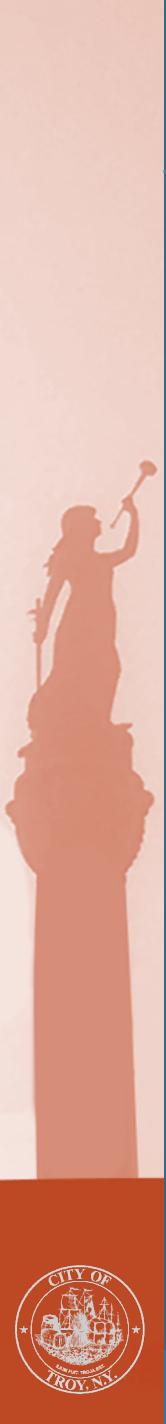


Redevelopment Site Example

Step One: Locate site on the *Use District Map* to determine permitted land uses:
“WMU - Waterfront Mixed Use”



USE DISTRICTS	
	Conservation-Rec. (C-R)
	Single Family (SF)
	Two Family (TF)
	Multi Family (MF)
	Mixed Use 1 (MU-1)
	Mixed Use 2 (MU-2)
	Downtown Mixed Use (DMU)
	Waterfront Mixed Use (WMU)
	Campus – Institutional (C-I)
	Community Commercial (CC)
	Business Development (BD)
	Industrial (IND)
	Planned Dev. District (PDD)
	Resilient Waterfront /Flood Risk Overlay



Redevelopment Site - Example

Step Two:
 Review land
 uses on
 Schedule A:
 Permitted Uses
 for the
 Waterfront
 Mixed Use
 District

City of Troy Land Use and Development Ordinance
Schedule A: Permitted Uses

P = Permitted SU = Requires a Special Use Permit Blank = Prohibited

Note: A land use activity may also require Site Plan Review per §285-15.

LAND USE ACTIVITY	USE DISTRICTS (Defined in §285-27)									ADDITIONAL REGULATIONS		
	C-R	SF	TF	MF	MU-1	MU-2	DMU	WMU	C-I	CC	IND	
RESIDENTIAL USES												
Accessory dwelling unit		P	P	P	P	P						§285-47
Accessory dwelling, existing carriage houses		P	P	P	P	P	P					§285-47
Agriculture, personal, accessory	P	P	P	P	P	P	P	P	P	P	P	§285-49
Alternative energy generating equipment, accessory	P	P	P	P	P	P	P	P	P	P	P	§285-61 and 62
Conversion of existing nonresidential structures into multi-family dwellings	SU	SU	P	SU	P	P	P	P	P	P	P	
Dormitory								P	P	P	P	
Dwelling, single-family		P	P	P	P	P	P		P	P	P	
Dwelling, multi-family				P	P	P	P	P	P	P	P	
Dwelling, two-family		P	P	P	P	P	P	P	P	P	P	
Live-work unit						P	P	P	P	P	P	
Residential care facility / community residential facility	P	P	P	P	P	P	P	P	P	P	P	
Rooming house / boarding house					P	P	P	P	P	P	P	
Shelter					P	P	P	P	P	P	P	
COMMUNITY SERVICE USES												
Alternative energy generating equipment, accessory to a community service use	P	P	P	P	P	P	P	P	P	P	P	§285-61 and §285-62
Animal shelter							SU		P	P	P	
Cemetery	P											
Club, membership and lodge						SU*	P	P	P	P	P	
College / university					SU	SU	SU	P	P	P	P	
Community center				SU	P	P	P	P	P	P	P	
Community garden	P	P	P	P	P	P	P	P	P	P	P	§285-49
Cultural facility	SU			P**	P*	P	P	P	P	P	P	
Day care, adult (day treatment facility)					P*	P	P	P	P	P	P	
Day care center					P**	P*	P	P	P	P	P	
Day care, group or family	P	P	P	P	P	P	P	P	P	P	P	
Essential community services and facilities, public	P	P	P	P	P	P	P	P	P	P	P	
Fraternity or sorority house							P	P	P	P	P	
Hospital/medical center								P	P	P	P	

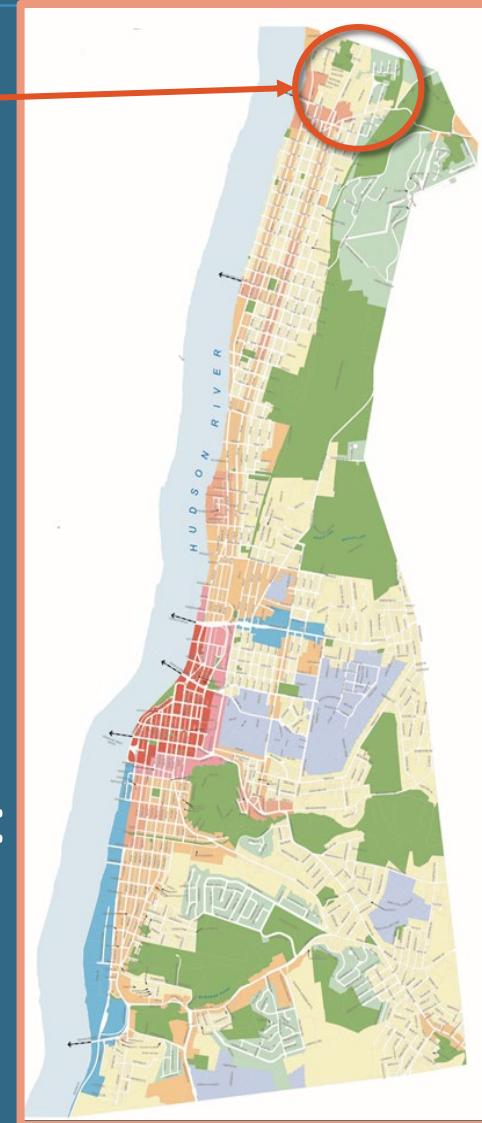
* = This use shall not exceed 2500 square feet of gross floor area in the MU-1 District.

**= This use shall only be located on a corner lot in the MF District and shall not exceed 2500 square feet of gross floor area.

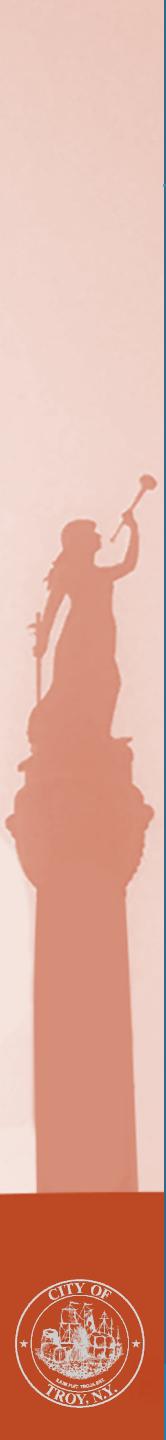


Redevelopment Site - Example

Step Three: Identify the property's "Intensity Zone" on the Development Intensity Zone Map to see what the lot development standards would be: "Neighborhood IV"



DEVEOPMENT INTENSITY ZONES	
	Neighborhood I
	Neighborhood II
	Neighborhood III
	Neighborhood IV
	Neighborhood V
	Civic/ Campus
	Downtown Edge
	Downtown Core
	Parks / Conserved Areas
	River
	Bridge



Redevelopment Site – Example

Step Four: Review Development Intensity Zone Neighborhood IV parameters for lot development.

City of Troy Land Use and Development Ordinance §285-36

NEIGHBORHOOD IV
DEVELOPMENT INTENSITY ZONE

INTENT

The Neighborhood IV Development Intensity Zone represents the most intense "neighborhood" areas; often nodes associated with a collector street and more commercial activity. Building heights and mass increase in this zone. A cohesive, safe and walkable streetscape are maintained by strong build-to lines and scale, sidewalks and other pedestrian elements, and support for attractive building encroachments and street level façades that are inviting to the public.

BUILDING PLACEMENT ZONE

SETBACKS

Front Setback: 0' min. - 10' max.
Front Side Setback: 0' min. - 10' max.
Side Setback: 0' min. - 5' max.
Rear Setback: 5' min.

Note 1: The minimum/maximum front and front side setback shall be met or the average setback on the block as established by at least 50% of the properties.

Note 2: See also the Resilient Waterfront Overlay for additional shoreline setback requirements.

BUILDING HEIGHT

Min. Height: 20'
Max. Height: 50'
Max. Stories: 4 Stories

Height: Height is measured by the vertical distance from the highest point of vertical eaves or roof deck to the lowest point of either the natural or finished grade.

Stories: Stories shall be a minimum height of 9' and maximum height of 12'; except that buildings with commercial uses in the first story should have a minimum height of 11' (Applicable to new construction only.)

COVERAGE REQUIREMENTS

IMPERVIOUS SURFACE COVERAGE

Max. Coverage %: 80%

BUILDING FRONTAGE

Min. Coverage %: 80%
Max. Coverage %: 100%

Minimum building frontage: The percentage of building façade coverage along main lot frontage/primary façade.

BUILDING FRONTAGE TYPES/LOCATION

R.O.W	SETBACK
Arcades	X
Awnings	X X
Balconies	X X
Bay Windows	X X
Canopies	X X
Colonnades	
Marques	X
Porches	
Porticos	X X
Projected Signs	X X
Stoops	X X

BUILDING FRONTAGE ENCROACHMENT ZONE

RIGHT-OF-WAY ENCROACHMENT ZONE

RIGHT-OF-WAY ENCROACHMENT:

Max. Depth: 8'
Min. Clearance: 10'

SETBACK ENCROACHMENT:

Max. Depth: 8'
Min. Clearance: 10'

ACCESSORY USES/STRUCTURES AND PARKING ZONE

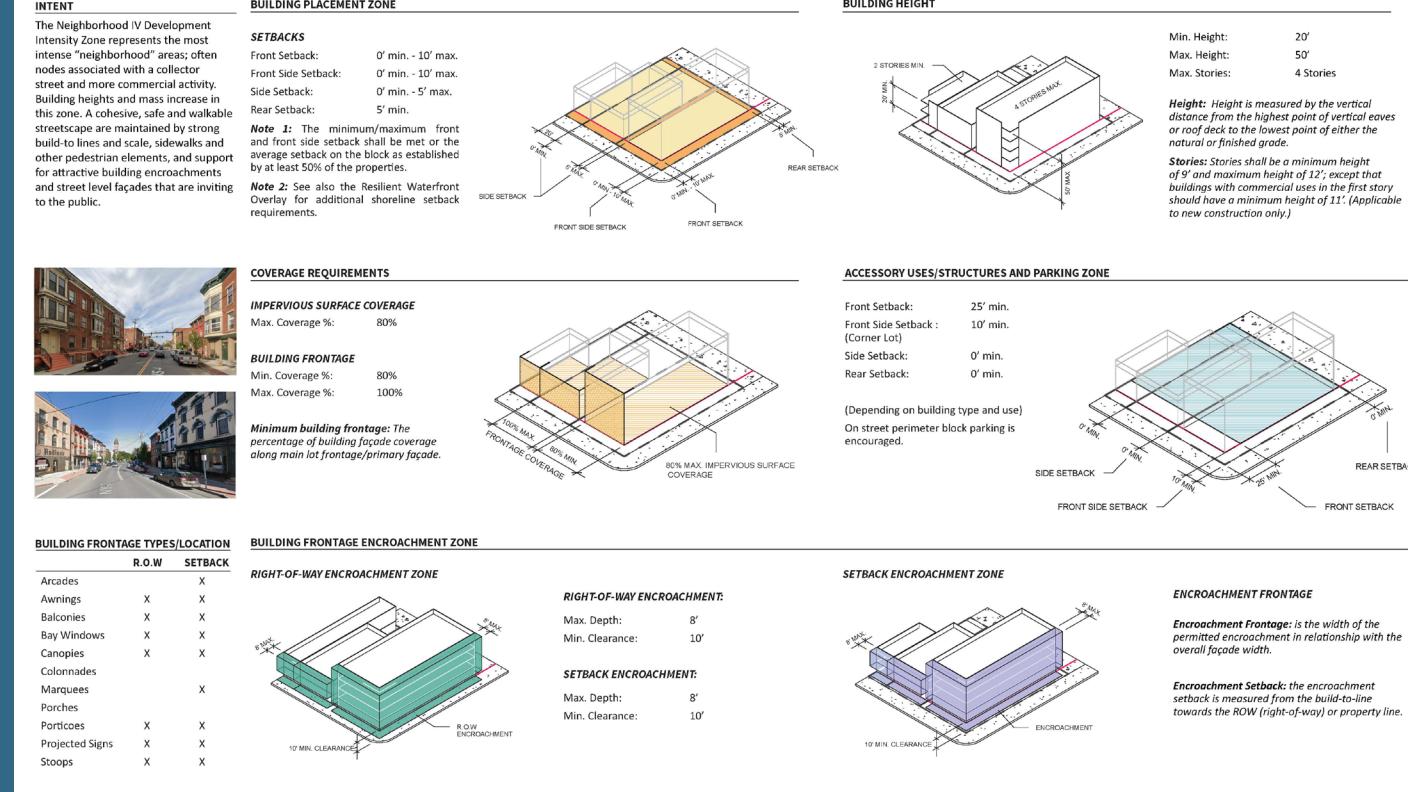
Front Setback: 25' min.
Front Side Setback: 10' min. (Corner Lot)
Side Setback: 0' min.
Rear Setback: 0' min.

(Depending on building type and use)
On street perimeter block parking is encouraged.

ENCROACHMENT FRONTAGE

Encroachment Frontage: is the width of the permitted encroachment in relationship with the overall façade width.

Encroachment Setback: the encroachment setback is measured from the build-to-line towards the ROW (right-of-way) or property line.

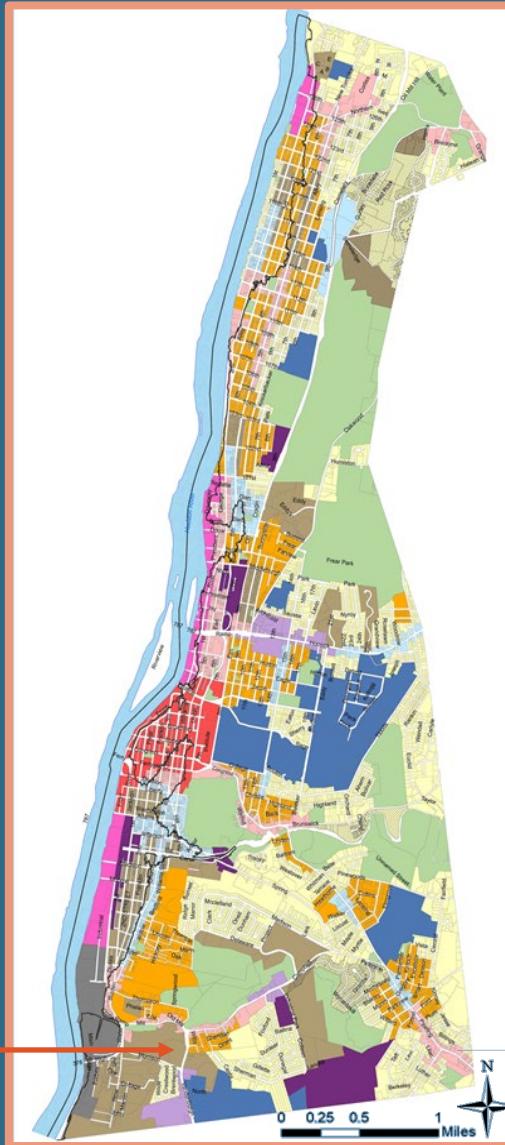


Project Specific?

Where are multi-family structures allowed?

City of Troy Land Use and Development Ordinance																				
LAND USE ACTIVITY	Schedule A: Permitted Uses																			
	P = Permitted			SU = Requires a Special Use Permit			Blank = Prohibited													
	Note: A land use activity may also require Site Plan Review per §285-15.																			
RESIDENTIAL USES	USE DISTRICTS (Defined in §285-27)																			
	C-R	SF	TF	MF	MU-1	MU-2	DMU	WMU	C-I	CC	BUS	IND								
	Accessory dwelling unit	P	P	P	P	P														
	Accessory dwelling, existing carriage houses	P	P	P	P	P	P	P												
	Agriculture, personal, accessory	P	P	P	P	P	P	P	P	P	P									
	Alternative energy generating equipment, accessory	P	P	P	P	P	P	P	P	P	P									
	Conversion of existing nonresidential structures into multi-family dwellings	SU	SU	P	SU	P	P	P	P	P	P									
	Dormitory						P		P											
	Dwelling, single family	P	P	P	P	P														
	Dwelling, multi-family				P	P	P	P	P	P										
	Dwelling, two-family			P	P	P	P	P	P											
	Live-work unit				P	P	P	P	P	P	P									
NON-RESIDENTIAL USES	Residential care facility / community residential facility	P	P	P	P	P	P	P	P											
	Rooming house / boarding house			P		P	P	P	P											
	Shelter			P		P	P	P	P											

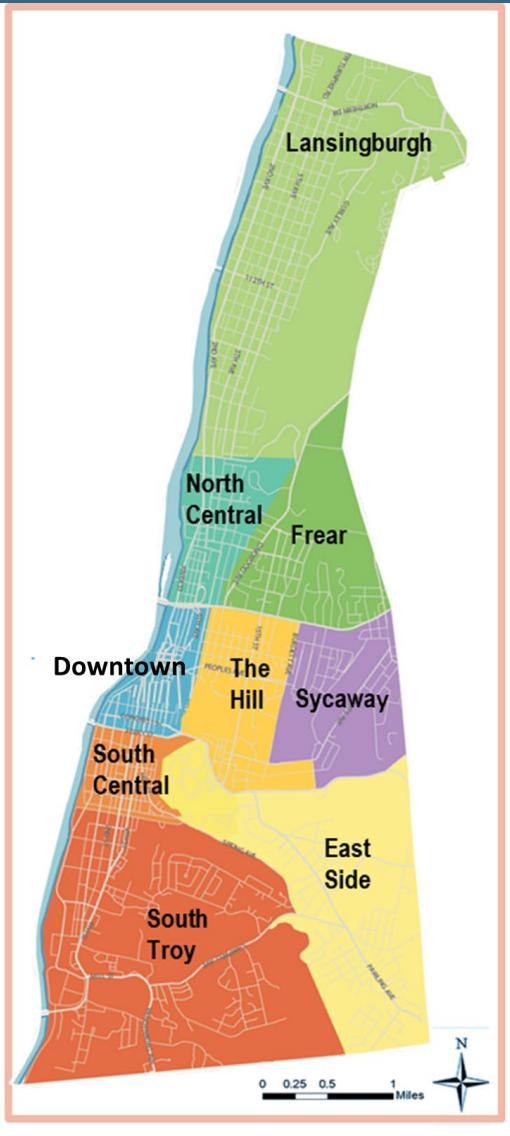
Use Districts: Multi-family, Mixed Use-1, Mixed Use-2, Downtown, Waterfront Mixed-Use and Campus-Institutional



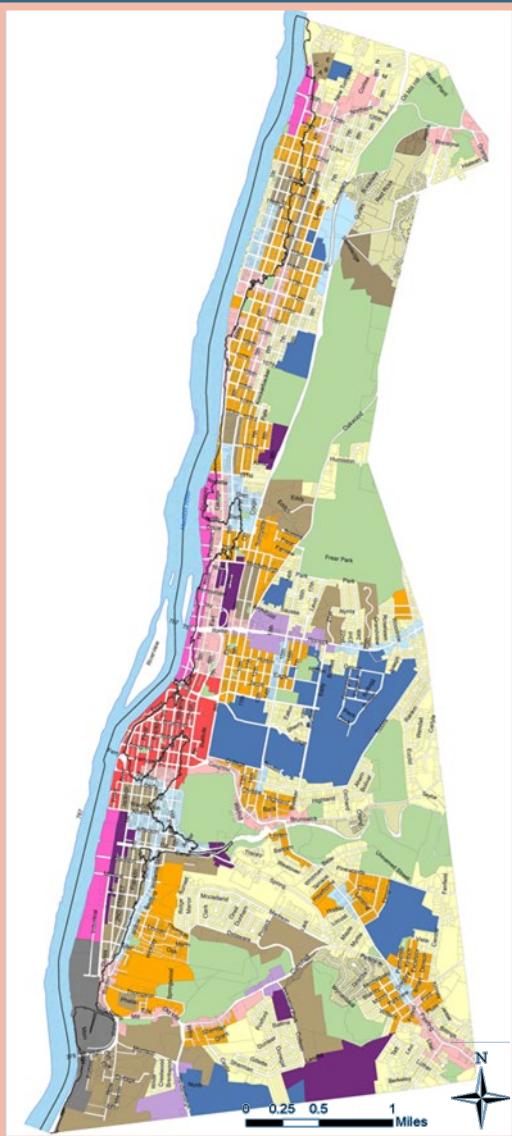
USE DISTRICTS	
Conservation-Rec. (C-R)	
Single Family (SF)	
Two Family (TF)	
Multi Family (MF)	
Mixed Use 1 (MU-1)	
Mixed Use 2 (MU-2)	
Downtown Mixed Use (DMU)	
Waterfront Med Use (WMU)	
Campus – Institutional (C-I)	
Community Commercial (CC)	
Business Development (BD)	
Industrial (IND)	
Planned Dev. District (PDD)	
Resilient Waterfront /Flood Risk Overlay	

THE NEIGHBORHOODS

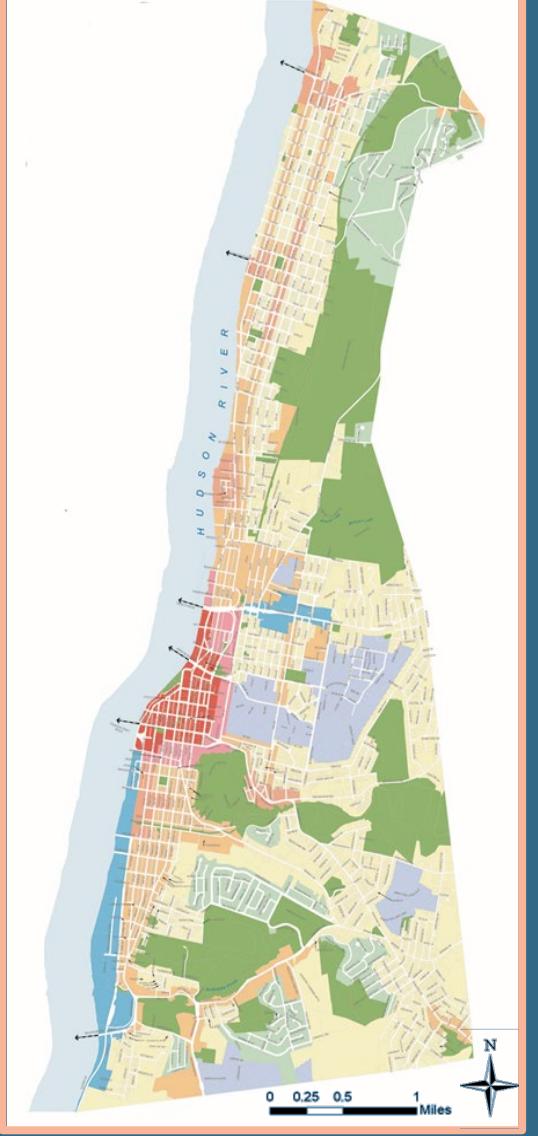
TROY COMPREHENSIVE PLAN NEIGHBORHOODS



LAND USE

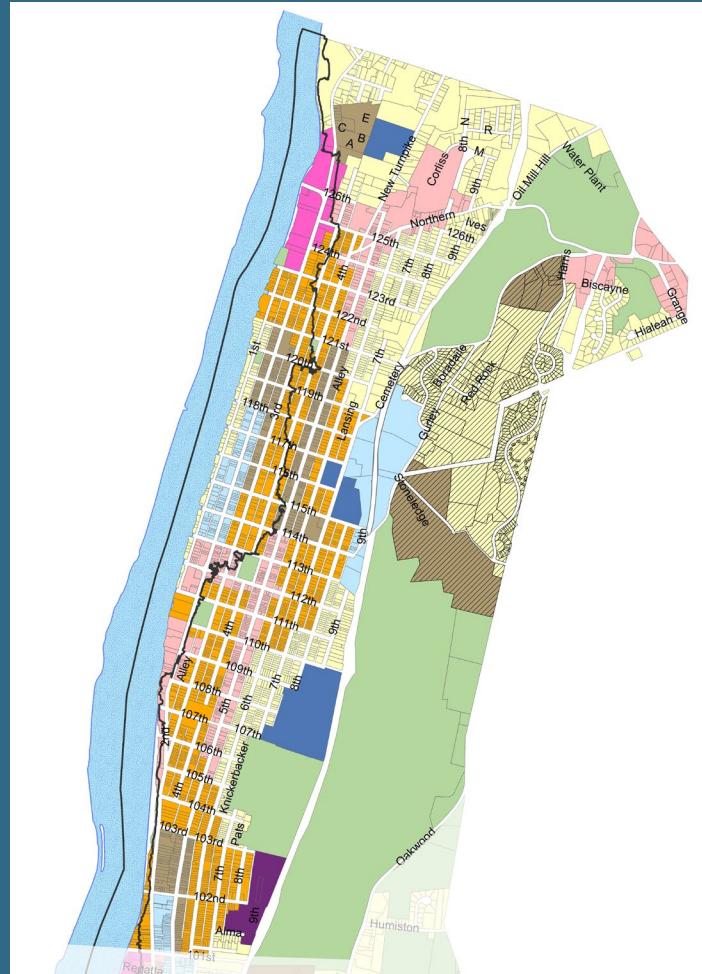


DEVELOPMENT INTENSITY



Lansingburgh Neighborhood

- Protection of single and two-family neighborhoods – compatible uses and variety of scale and character
- Support for mixed-use and multi-family corridors of 2nd and 5th
- Opportunities for higher density mixed use investment along Northern Dr. and the waterfront gateway – a target reinvestment area in the Comprehensive Plan



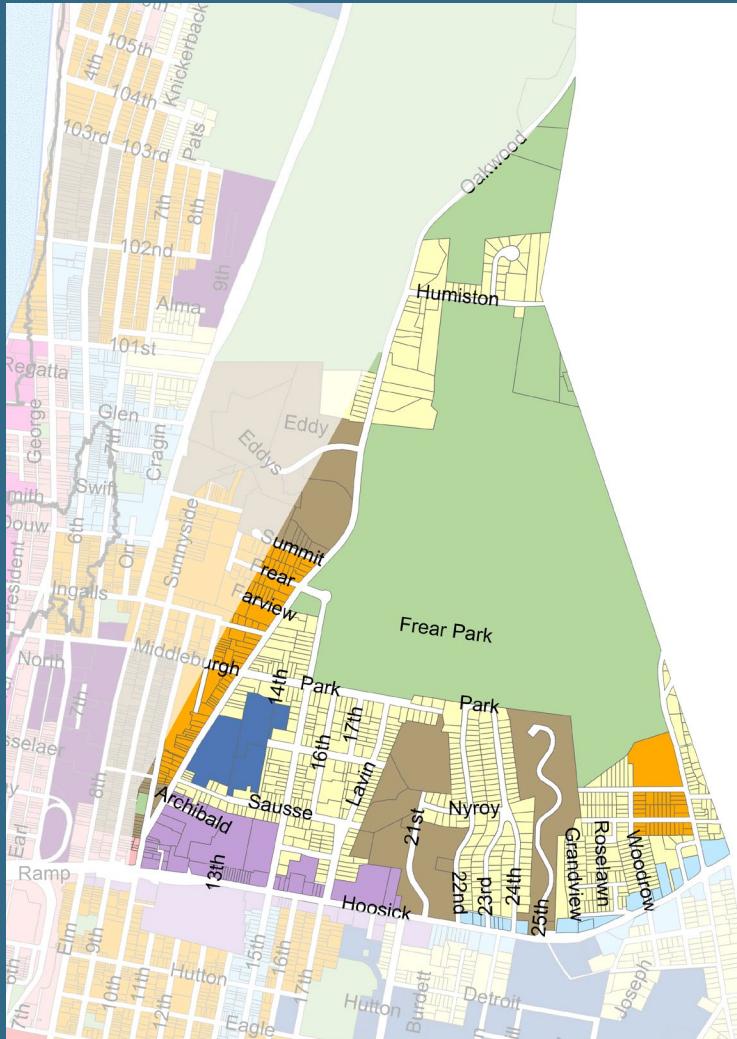
Propose Use Districts



Proposed Development Intensity Zones

Frear Neighborhood

- Protection of existing lower density single- and two- family neighborhoods and multi-family residential complexes.
- Support for higher density residential on Oakwood.
- Continue to support community commercial and businesses at a more flexibility density on lower Hoosick St.
- Transition of Hoosick Street to a mix of lower density residential and neighborhood serving commercial on the eastern half of the corridor



Proposed Use Districts

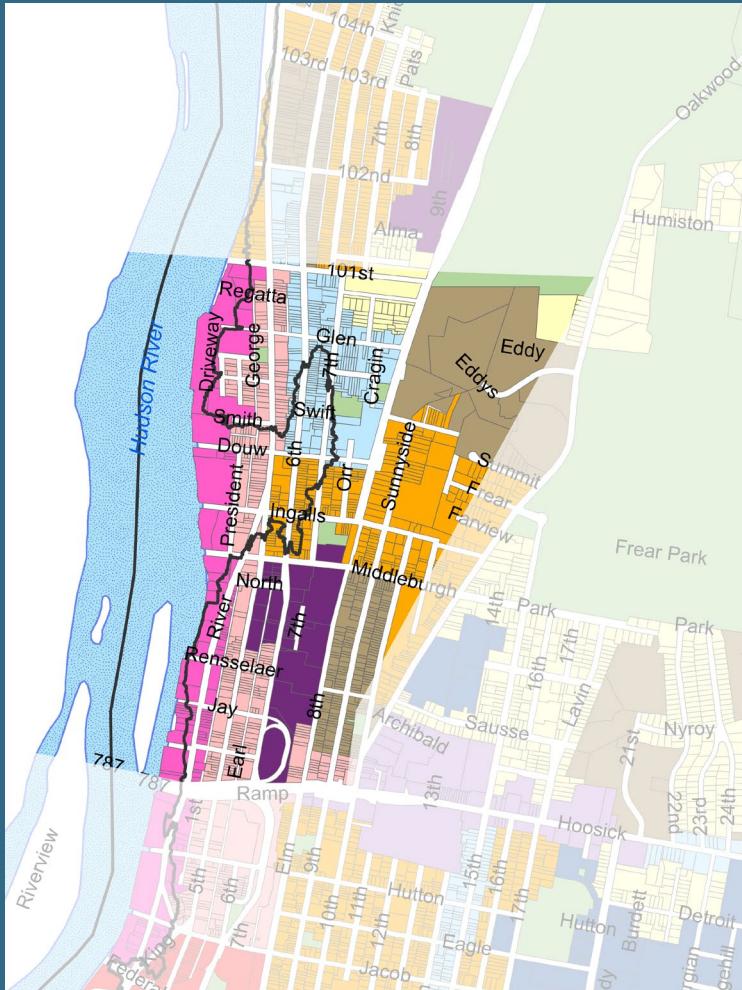


Proposed Development Intensity Zones

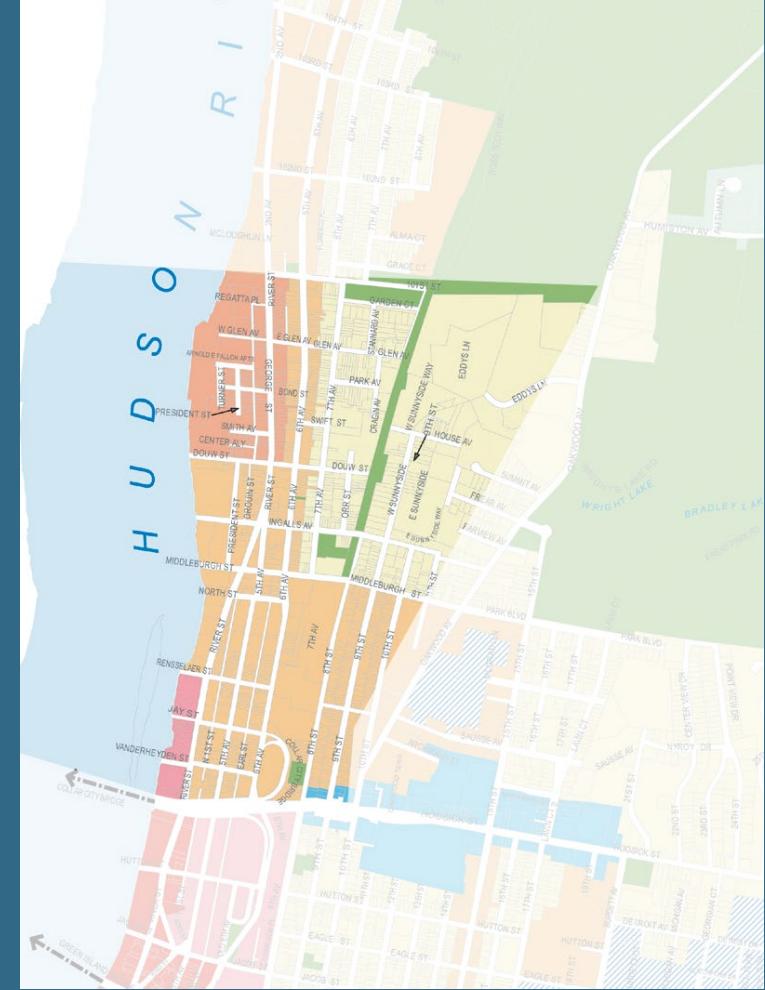


North Central Neighborhood

- Maintain support the existing residential neighborhoods at their traditional density but with more flexible lot development standards to create more opportunity for infill development.
- Support for higher density mixed-use corridors on River St and 5th as well as lower density, smaller scale mixed use areas permitting compatible residential and commercial.
- Maintain support for the existing larger scale businesses near the I-787 ramp.



Proposed Use Districts

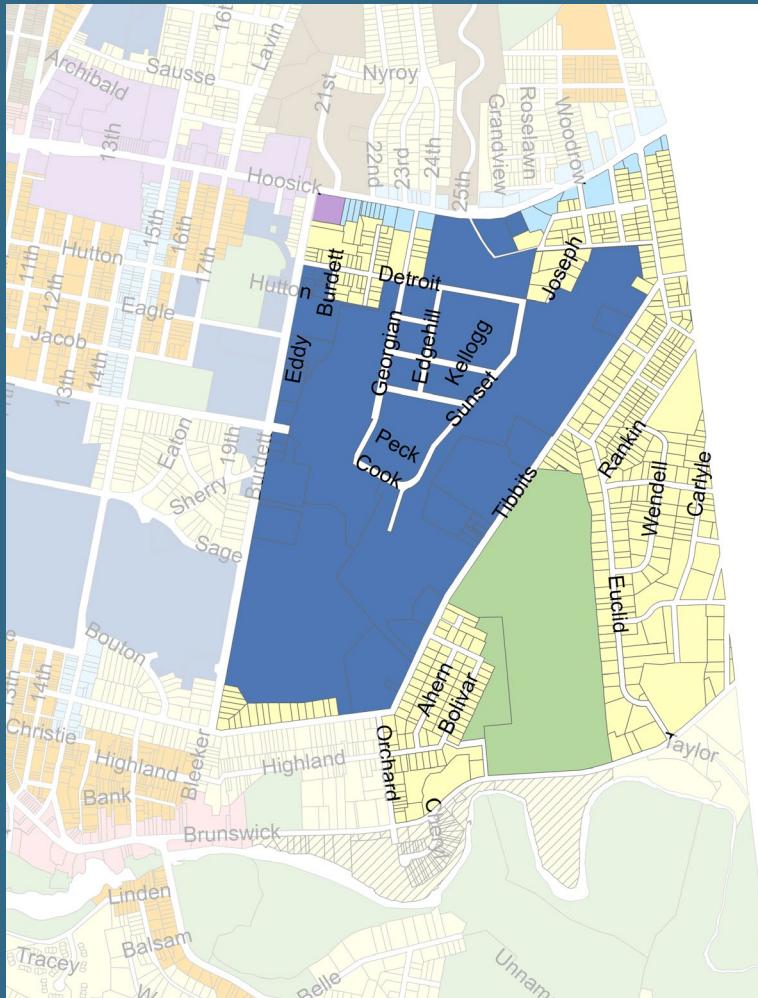


Proposed Development Intensity Zones

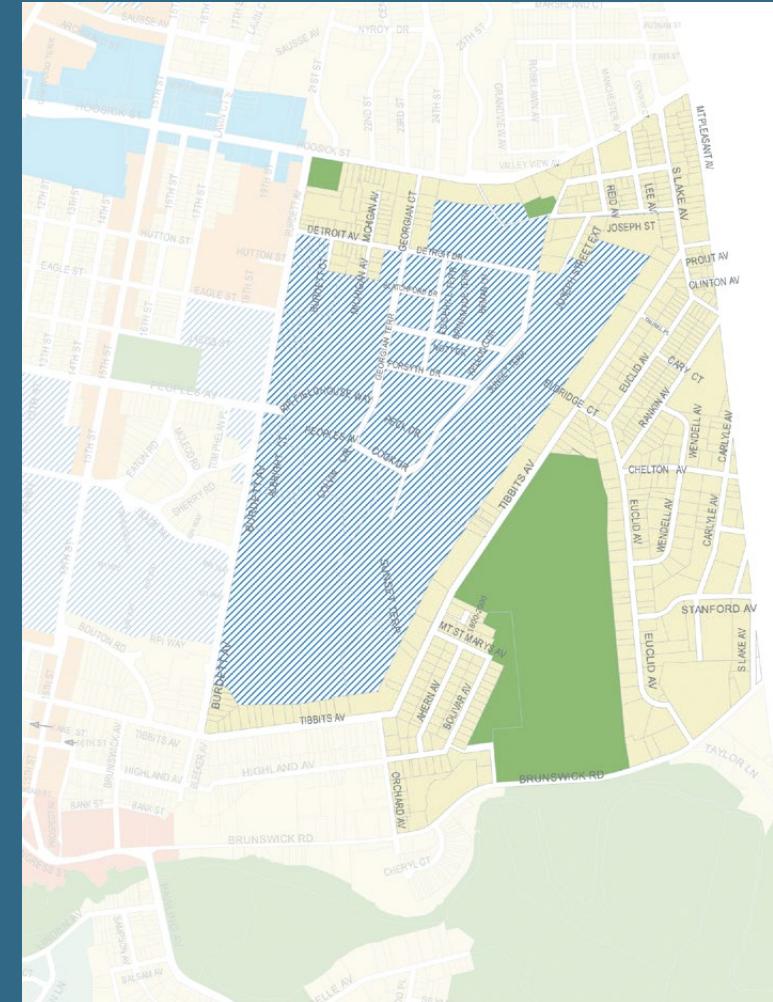


Sycaway Neighborhood

- Supports the existing Troy School District and other uses through use of the Campus-Institutional Use District and the Civic-Campus Development Intensity Zone.
- Protects existing single-family residential areas and neighborhood character by downzoning the permitted density at the campus edges along Tibbits Avenue.
- Maintains the lower density, mixed-use corridor on Hoosick Street



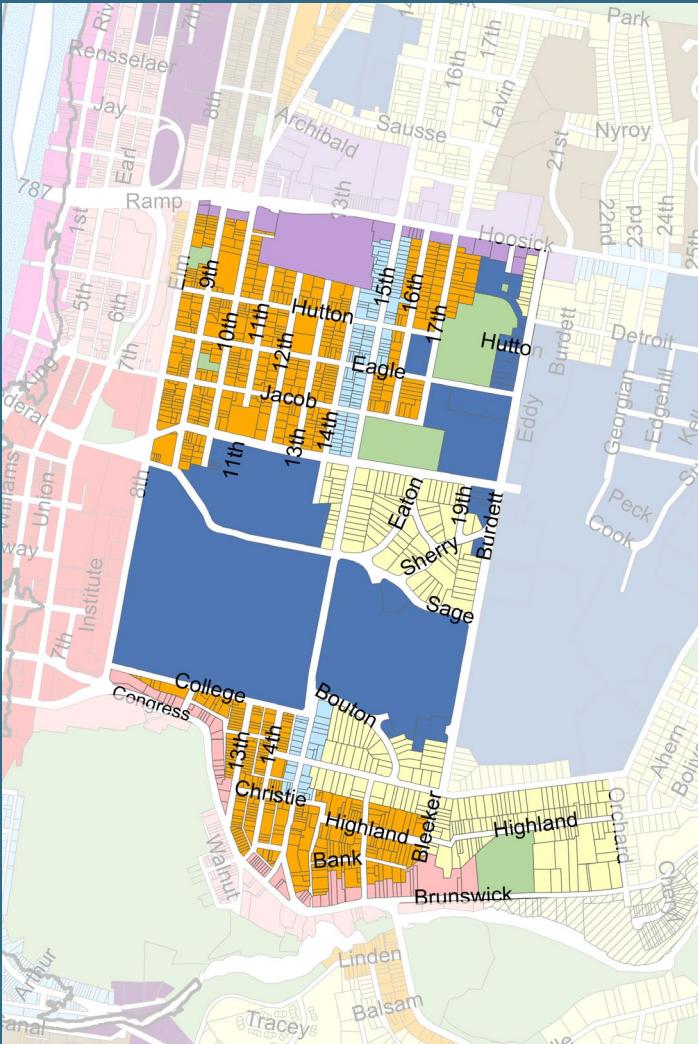
Propose Use Districts



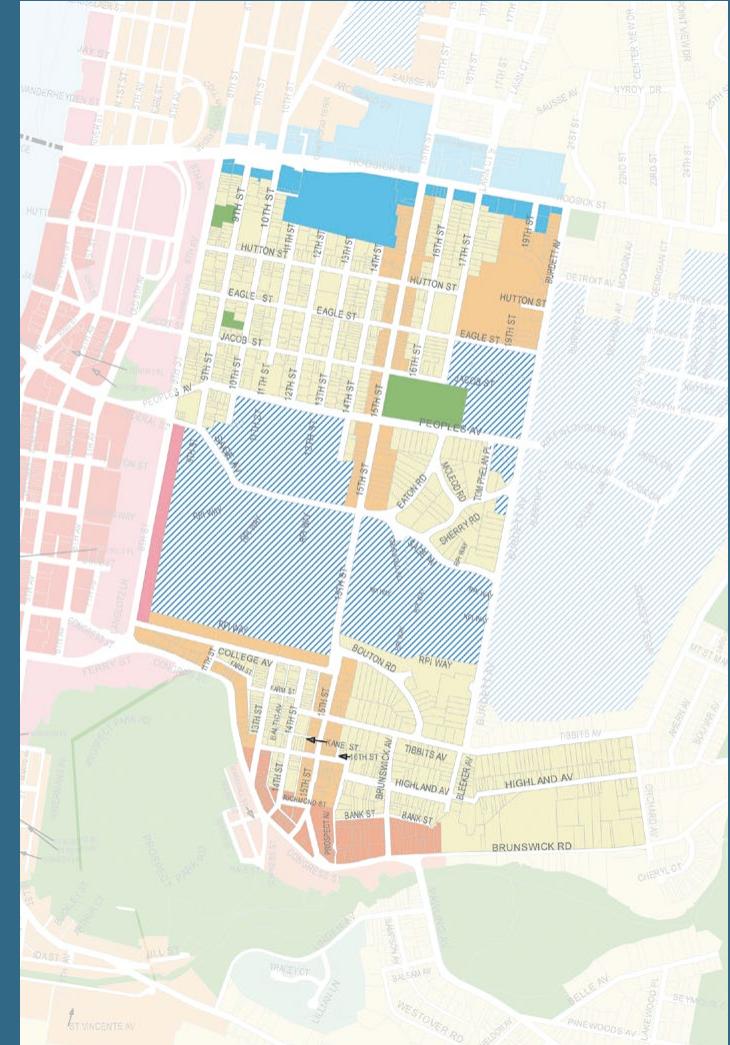
Proposed Development Intensity Zones

The Hill Neighborhood

- Supports the existing RPI and Samaritan Hospital campuses through use of the Campus-Institutional Use District and the Civic-Campus Development Intensity Zone.
- Protects existing residential areas and neighborhood character by downzoning the permitted density at the campus edges.
- Supports lower density mixed-use residential and neighborhood serving commercial along 15th Street.
- Support for a higher density of mixed uses along Congress Street.



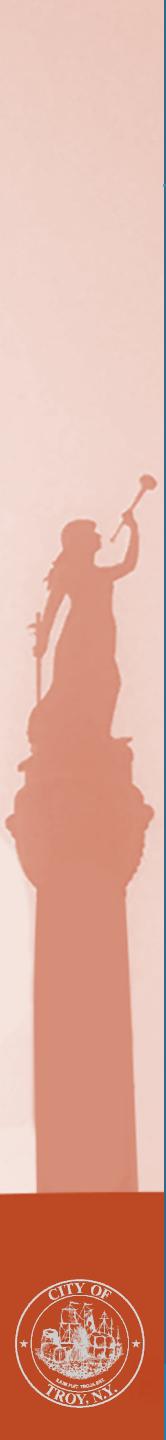
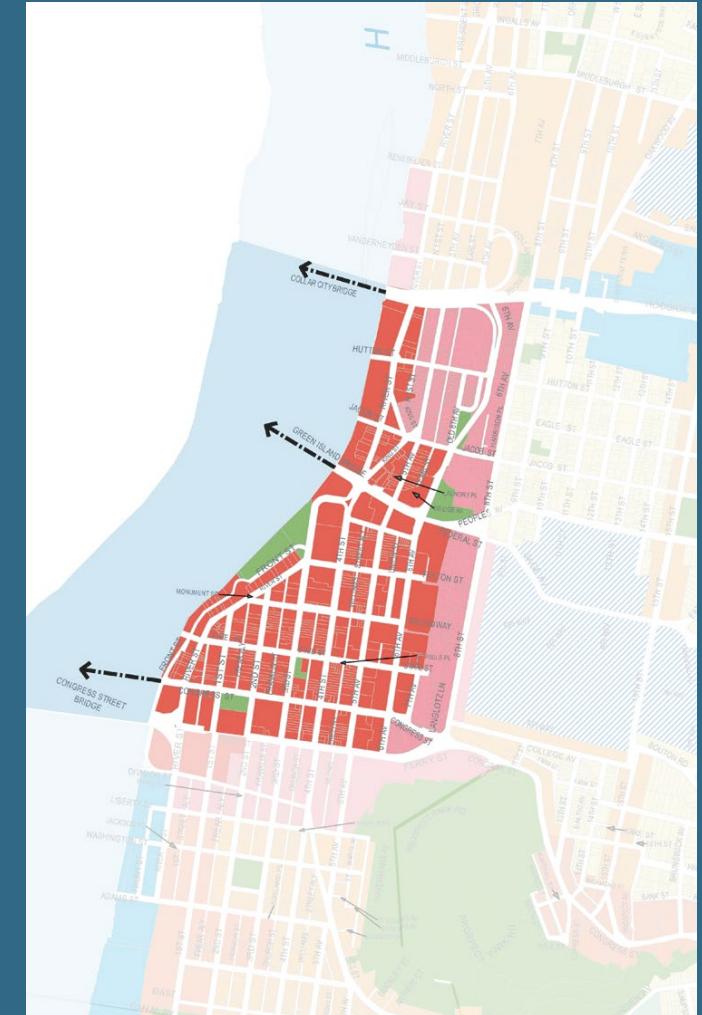
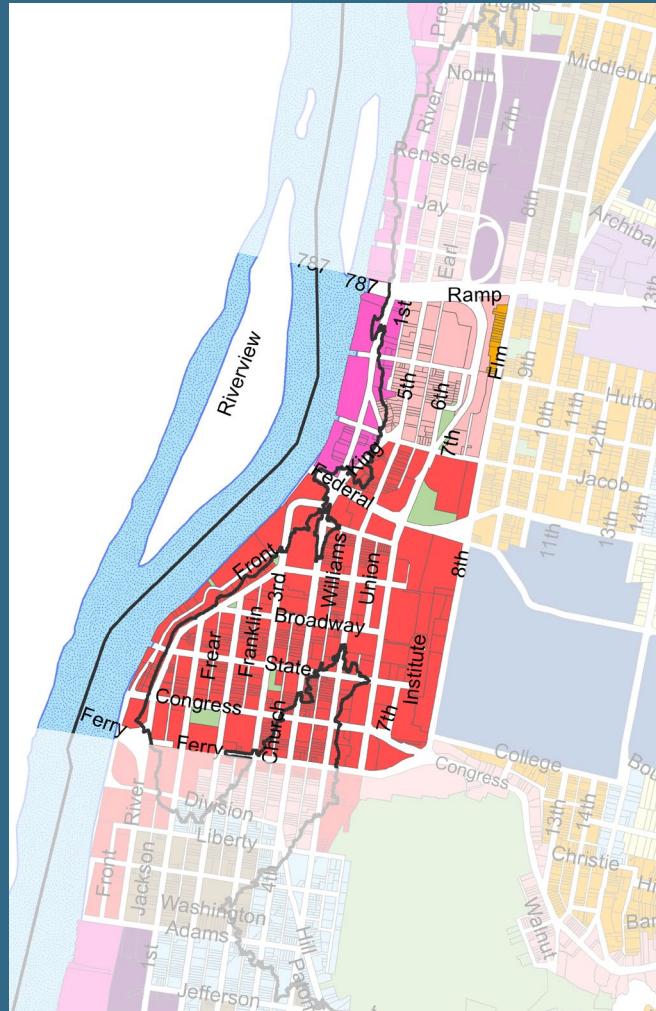
Proposed Use Districts



Proposed Development Intensity Zones

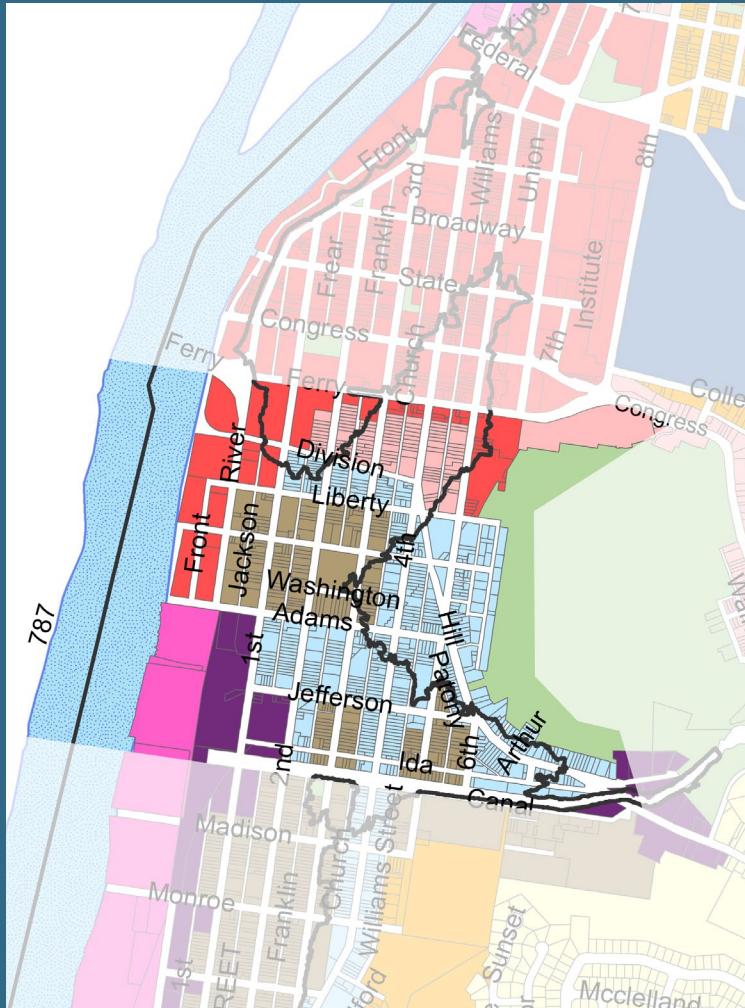
Downtown Neighborhood

- Represents the City's historic downtown.
- Supports a mix of residential, civic, and commercial uses and at a higher density.
- Lot development standards seek to maintain the existing streetscapes and character.
- Architectural design standards to support quality design.



South Central Neighborhood

- Supports a transition in uses and scale from Downtown to the City's historic downtown edge neighborhood.
- Supports new areas of neighborhood serving commercial at a scale compatible with medium density residential.
- Supports a diversity of commercial and residential uses with lot development flexibility on the waterfront recognizing the opportunities for redevelopment.
- Maintains support for light industry and commercial businesses where traditionally located requiring buffers from residential districts.



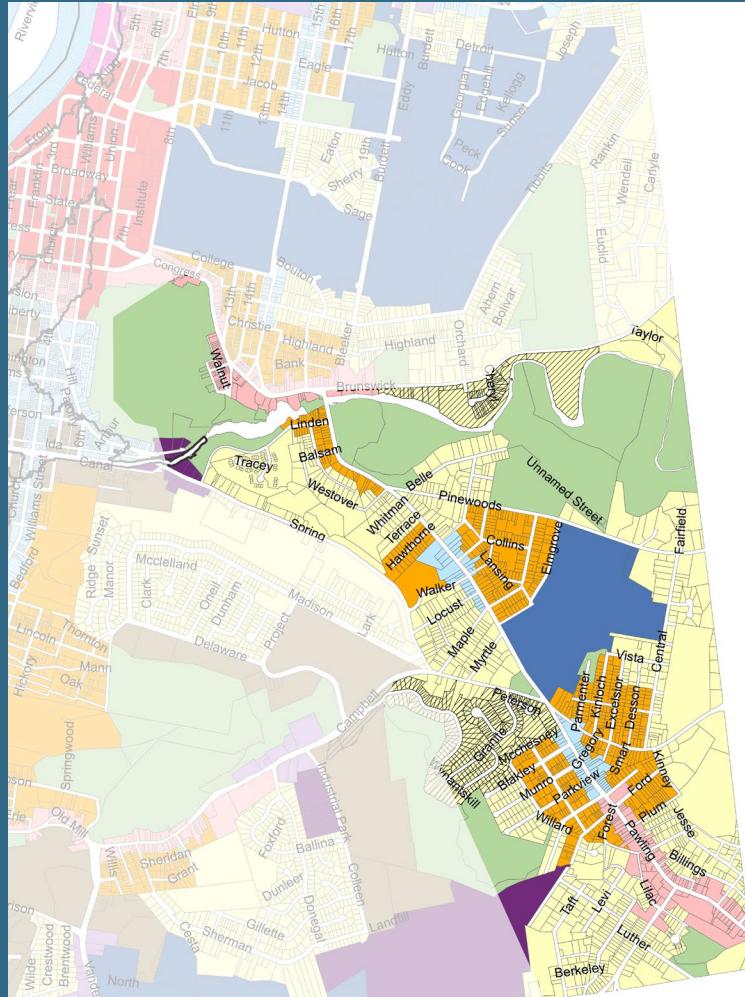
Propose Use Districts



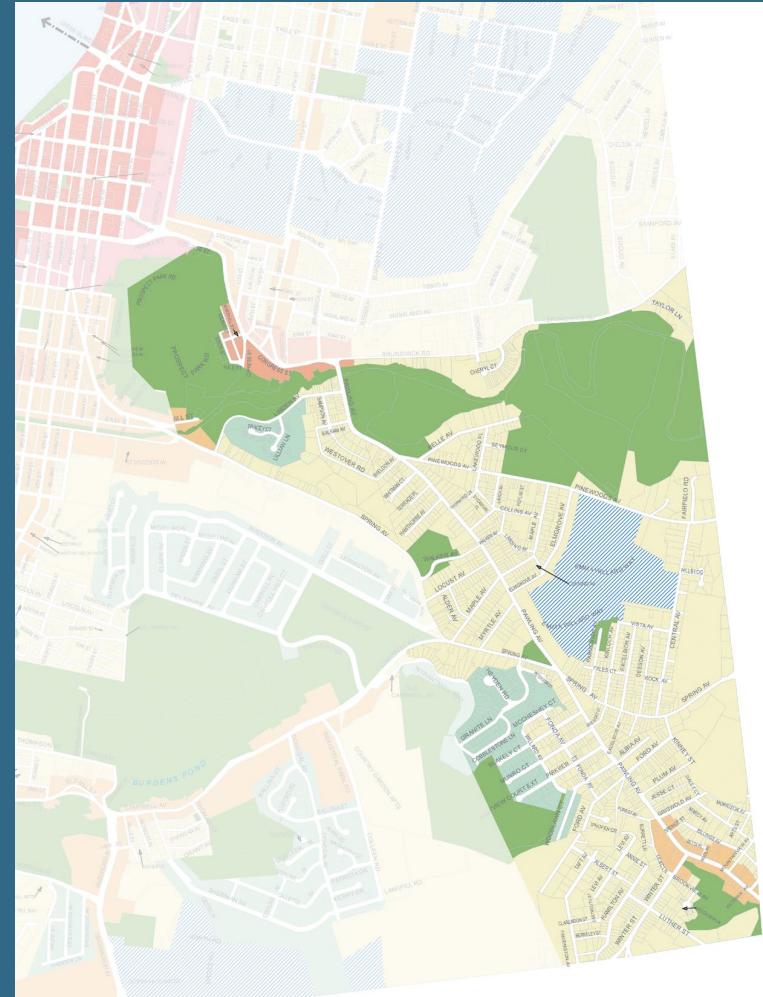
Proposed Development Intensity Zones

East Side Neighborhood

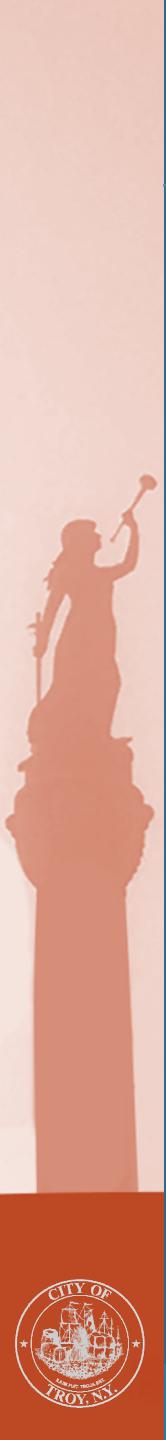
- Protects sensitive areas for conservation.
- Maintains existing low density, single- and two-family neighborhoods.
- Supports areas of mixed-use along Pawling Avenue at different densities and character.
- Support for higher density mixed use areas on the south side of Congress St. and Pawling Ave. at the City line.



Propose Use Districts

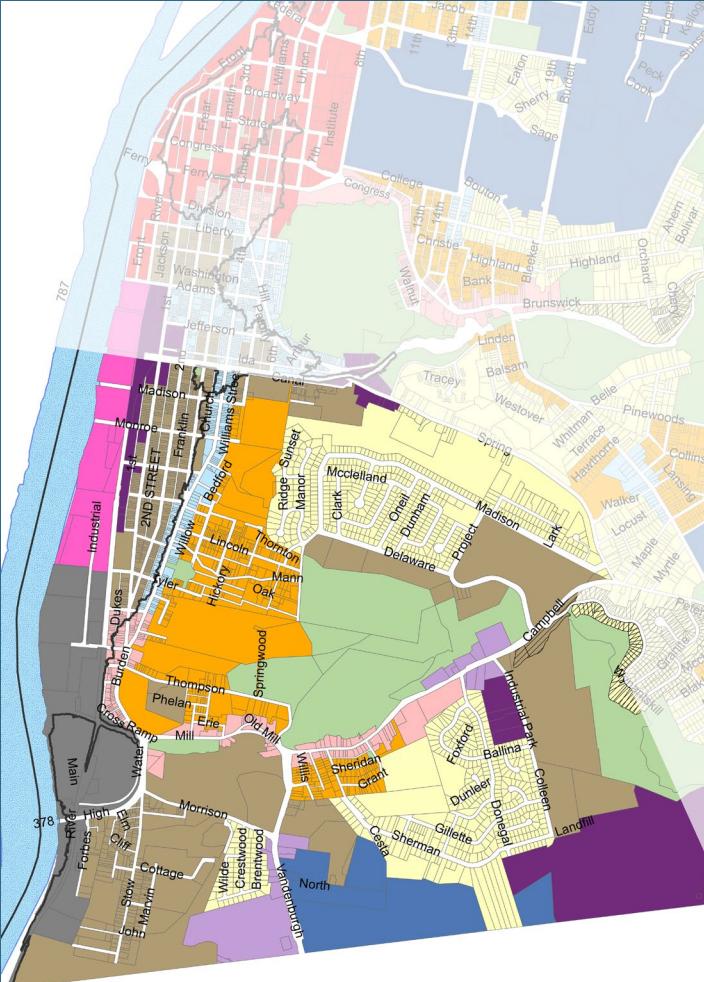


Proposed Development Intensity Zones

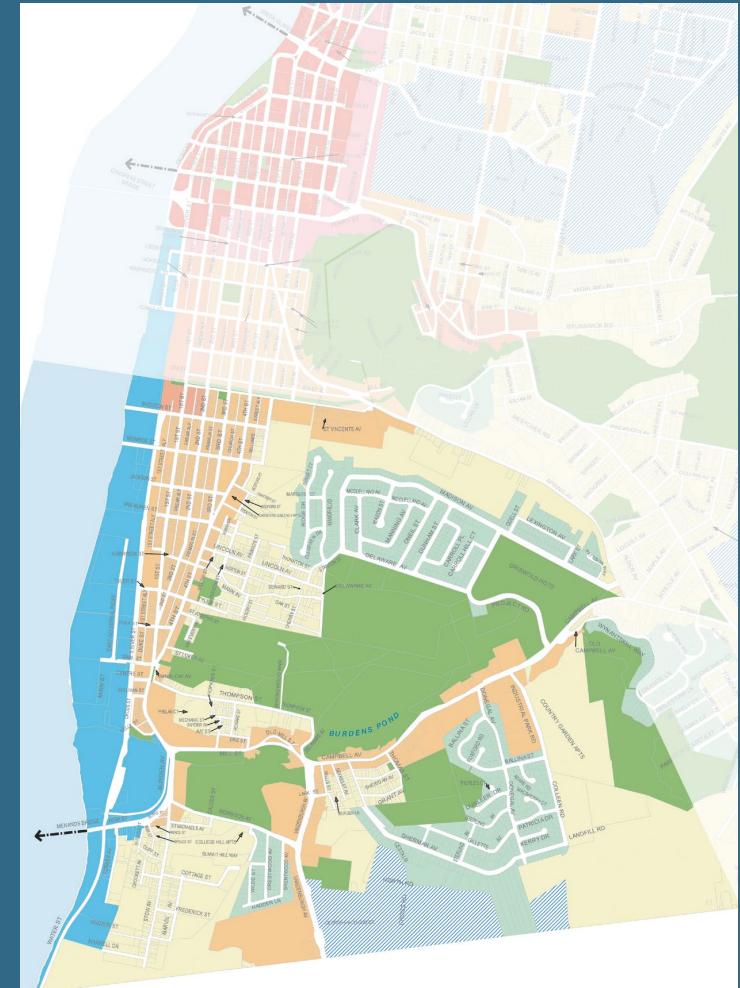


South Troy Neighborhood

- Protection of City-owned lands to be conserved.
- Maintains diverse residential areas including single, two and multi-family areas.
- Protection of existing larger lot residential areas using the Neighborhood I Intensity Zone.
- Support for mixed-use areas at a medium density along Campbell Ave. and Mill St.
- Regional, auto-oriented commercial supported near HVCC and portions of Campbell Ave.



Propose Use Districts



Proposed Development Intensity Zones



Additional Regulations of Specific Uses

- Some uses require unique regulations due to the nature/potential impacts of the use.
- Some uses have additional standards because they are widely permitted, but there are caveats.

New Examples

- Accessory dwelling units – widely permitted with some standards
- Adult uses
- Agricultural uses – urban agriculture addressed at a comprehensive level, permitting many forms of agriculture but regulating for compatibility.
- Cannabis – New legal use in NYS
- “Small box” variety stores – new
- Solar Energy Systems – new
- Small Cell (5G) facilities - new

LAND USE ACTIVITY				ADDITIONAL REGULATIONS
	C-R	SF	TF	
RESIDENTIAL USES				
Accessory dwelling unit		P	P	§285-47
Accessory dwelling, existing carriage houses		P	P	§285-47
Agriculture, personal, accessory		P	P	§285-49
Alternative energy generating equipment, accessory		P	P	§285-61 and 62
Conversion of existing nonresidential structures into multi-family dwellings	SU	SU		
Dormitory				
Dwelling, single-family		P	P	
Dwelling, multi-family				
Dwelling, two-family			P	
Live-work unit				
Residential care facility / community residential facility		P	P	
Rooming house / boarding house				
Shelter				

Existing Examples

- Car washes
- Convenience stores – standards updated to require more fresh food
- Motor vehicle repair garages
- Home-occupations
- Gas stations
- Drive through windows
- Auto repair shops



Supplemental Regulations

- **New or expanded** supplemental development regulations.
- Applying **city-wide for common site elements** (beyond buildings).

Off-Street Vehicle Parking

- No required minimum off-street vehicle parking per se and the amount of allowed parking is capped.
- Small projects will be required to address plans for parking with a simple parking plan.
- Larger projects will provide a Transportation Demand Management Plan (TDMP) to address plans for parking and access to other modes of transportation that would alleviate the need for parking.
- Design standards for surface parking lot space configurations, drive aisles and access management; and integration of parking garage facades at the street level.



Supplemental Regulations: EVs and Bicycles

Bicycle Parking

- Short-term bike parking (bike racks for customers) will be required when a surface lot of 5 vehicle spaces or more is created.
- Long term bike parking (employee, resident, overnight) will be required for certain new development. Long term bike parking is secure and provides protection from the elements – often indoors.

Electric Vehicle (EV) Charging Stations

- All newly created off-street surface parking lots with 20 or more spaces will provide a minimum of 2 charging stations per 20 surface parking spaces.
- All newly created structured parking shall provide EV charging stations at a minimum rate of 10% of all parking.



Supplemental Regulations

Signage

- Streamlined sign standards using tables and illustrations
- Addresses legal issues related to signage freedom speech
- Maximum sizes reflective of scale of development and neighborhood
- Added standards for modern signs, etc.



Landscaping and Buffers

- Comprehensive guidance on the quantity and quality of landscaped areas, buffers, and street trees
- Required buffers between incompatible nonresidential uses and residential districts
- Parking lot buffering and landscaping to address stormwater and heat islands
- Encouraged use of native species and pollinators to support wildlife habitats

Outdoor Lighting

- Addresses benefits of pedestrian scale lighting for safety
- Minimizes light trespass and light pollution through full-cut off fixtures and reduced lumines
- Requires street lighting and other lighting visible from the street to be pedestrian scale and aesthetically consistent with surrounding lighting fixtures



Supplemental Regulations

Pedestrian Linkages and Placemaking Elements

- Require pedestrian pathways and sidewalks on the interior of lots and to make safe connections to public amenities including sidewalks and bus stops
- Encourage use of place-making elements adjacent to public spaces (benches, bike racks, sculpture and other public art, planters and landscaping)

Protection of Natural Environment and Resources

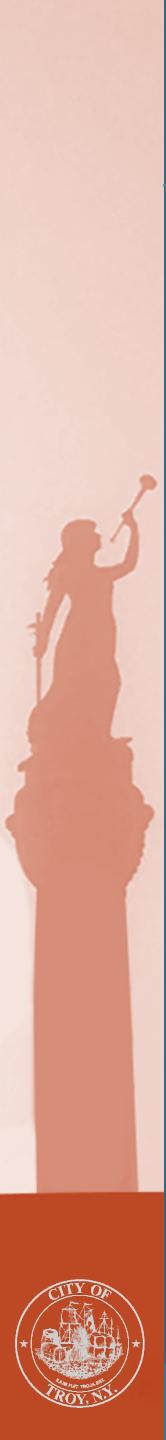
- Streambank and watercourse protection standards
- Steep slope erosion protection

Stormwater Management

- Changed the threshold for meeting certain Stormwater Management requirements basing it on the creation of new *imperviousness* rather than soil disturbance which is more relevant to the impacts of urban development
- Required use of low impact development and green infrastructure practices such as infiltration, bioretention, rain gardens, porous pavement, soil restoration, green roofs, rain barrels, etc.



Photo credit: www.narrowstroy.org



Resilient Waterfront and Flood Risk Overlay

Purpose

- Promote public Waterfront use of the Hudson River.
- Preserve ecosystem benefits of Hudson River.
- Plan today for tomorrow's flood.

Elements to promote public access

- Promote waterfront multi-use trail development.
- Permit unique water-related/dependent uses.
- Protect the viewshed.

ELEMENTS TO PRESERVE ECOSYSTEM BENEFITS

Ecosystem services are the benefits people receive from nature.

MINIMUM SETBACK	50' setback for all new development; exceptions for replacement of existing structures.
SHORELINE PROTECTION	Avoidance of clearcutting and other activities.
CONTROL POTENTIAL ENVIRONMENTAL IMPACTS	Prohibit environmental uses that could harm the river by locating them at least 500' off the river - except in the Industrial District of South Troy which is 250'.

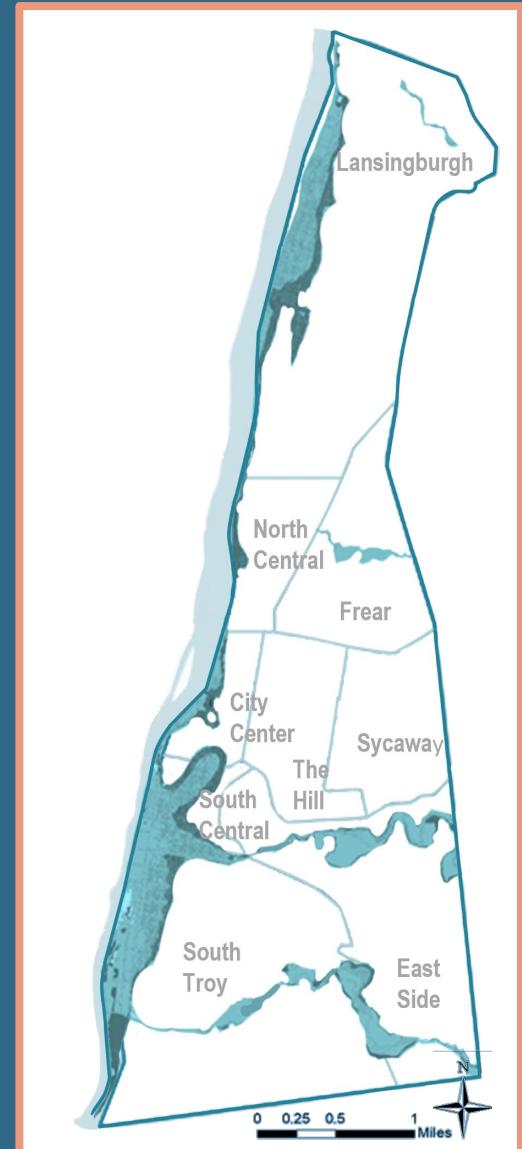
Resilient Waterfront and Flood Risk Overlay

Planning for Tomorrow's Flood

- Troy's Flood Insurance Rate Maps (floodplain maps) are from 1979 and NO LONGER RELIABLE.
- Code process analyzed flood risk based on available data, modern factors, and climate change projections.
- Established a revised 100 Year Floodplain based on best available current data. Compliance with NYS *Community Risk and Resilience Act* (CRRA).
- Created a flood risk boundary based on available flood data and climate change using NYS CRRA best practices modeling.

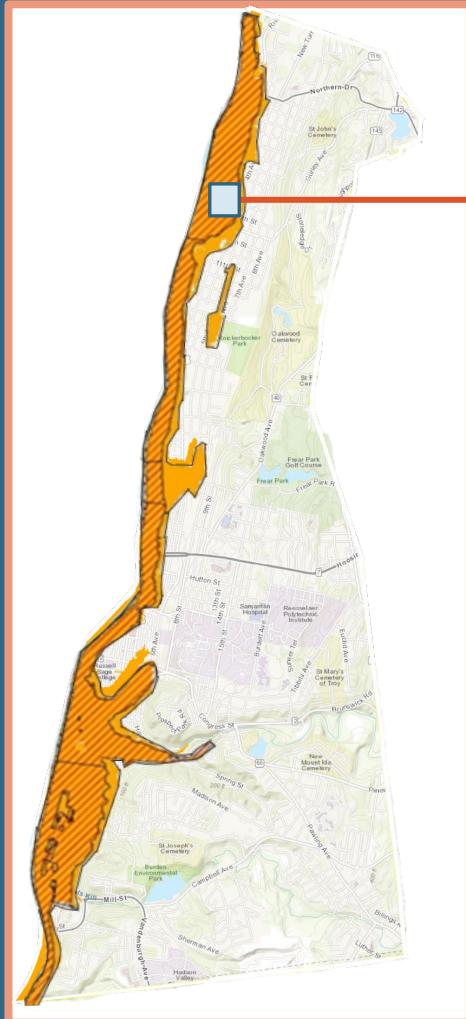
 1%
Annual
Chance
Flood
1979

 0.2%
Annual
Chance
Flood
1979



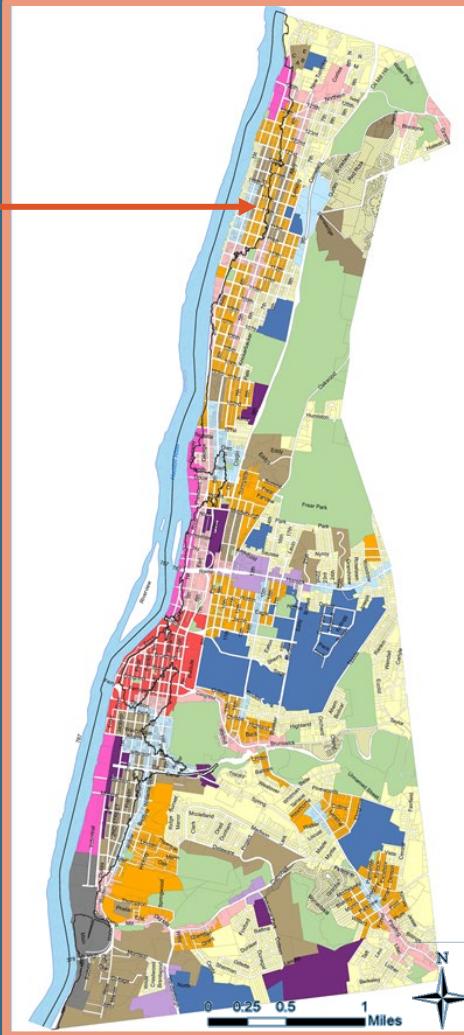
Resilient Waterfront and Flood Risk Overlay

Code creates a climate-adaptive resilient flood risk boundary based on NYS CRRA.



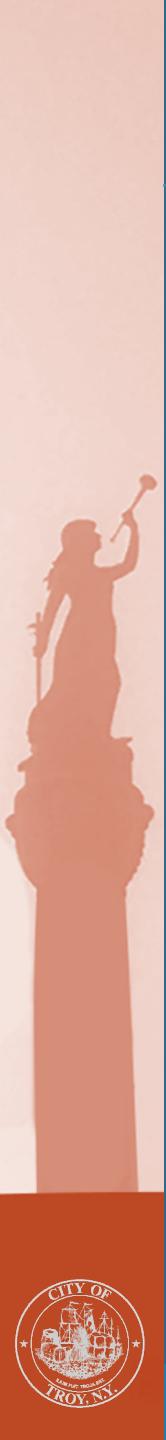
RESILIENT WATERFRONT FLOOD RISK OVERLAY

Layer Sources: USGS
Topographic Map (ESRI,
2021); All other layers (JL
Woidt Engineering, 2021)



SITING & DEVELOPMENT APPROACHES TO PREVENT FLOOD DAMAGE

NEW CRITICAL INFRASTRUCTURE (utilities, emergency services, hospitals, etc.).	Must be located outside flood risk overlay if possible. If not possible - must be 1 foot above NYS Building Code for critical infrastructure in the 1% ACE Flood.
FLOOD SAFE ACCESS ROUTES	New critical infrastructure must have at least one access route elevated 1 foot above NYS Building Code requirements.
CONSTRUCTION IN THE FLOOD RISK OVERLAY	All other new development and substantial construction within the Flood Risk Overlay must be about 1 foot above the NYS Building Code floodplain.



Permitting and Reviews

- Updated the roles of all reviewing agencies: Code Enforcement, Department of Planning, Planning Commission, and Zoning Board of Appeals.
- Updated the process for all Ordinance-related permits and approvals for better direction and coordination for applicants and review boards.
- Provided more comprehensive review criteria to guide decision making.
- Shifted review of Special Use Permits to the Planning Commission.
- Re-established a process for reviewing property subdivisions by the City Planning Commission and lot-line adjustments by the Director of Code Enforcement.
- Established a requirement that all delinquent property taxes, fees and fines; violations be satisfied prior to approval of any new permit (unless the permit is related to remedying a violation).

Addressing Sustainability

Increase Housing Diversity and Affordability

- Support accessory dwelling units in single-family neighborhoods
- Remove minimum square footage for dwelling units
- Remove minimum lot size requirements; automatic parking requirements
- Allow a diversity of housing types in multi-family and mixed-use neighborhoods

Support Mixed Use Neighborhoods

- Neighborhood Intensity Zones
- Encourage neighborhood affirming uses
- Develop flexibility for reuse of small infill parcels and increased density
- Protect character through building form and site development standards
- Allow accessory and live work units

Support Alternative Transportation

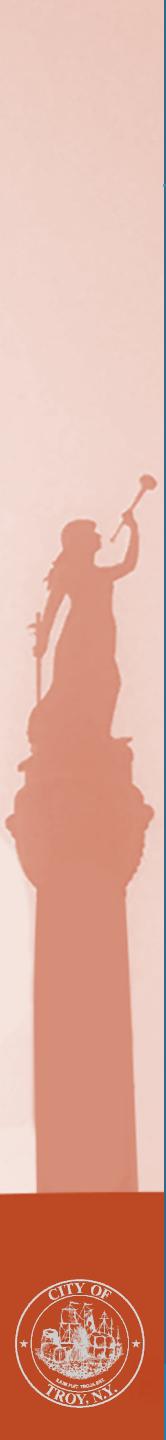
- Support high density mixed use along bus transit routes to support TOD
- Cap the amount of new surface parking and encourage shared parking
- Require pedestrian amenities and infrastructure as part of Complete Streets
- Require bike parking and electric vehicle charging stations to enhance bike and ped trails

Support Local Food, Food Access And Agriculture

- Grocery stores permitted in more neighborhoods
- Support diverse forms of urban farming and personal agriculture
- Requirements for fresh food and produce in grocery stores and convenience stores

Protect Natural Resources And Functions

- Waterfront Resilience Flood Protection Overlay
- Meet or exceed NYS CRRA requirements
- Protect Hudson River, stream & wetland shoreline
- Protect Steep Slopes
- Conserve and enhance native landscaping/use of pollinators
- Control new imperviousness
- Enhance stormwater management standards
- Require low impact development and green infrastructure
- Support solar and wind energy systems; geothermal



More Opportunities for Input



OPEN HOUSE: March 9th 4-7PM at the Italian Community Center
In-person (COVID permitting)
One-on-one discussion, questions and answers

PUBLIC HEARING: City Planning Commission as part future adoption consideration

EMAIL: RecodeTroy@gmail.com



RECODE TROY: Land Use and Development in a Livable City

City of Troy, NY

THANK YOU.

Please see www.RECODE-Troy.com for documents and maps.

Email questions or comments to recode@troy.com

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February 10, 2022



Department
of State

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