

# 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

## City Staff:

- Steven Strichman, Commissioner of Planning
- James Rath, (former) Planner
- Aaron Vera, City Engineer

## Steering Committee:

- Josh Chiaponne
- Christian Grigoraskos
- Patrick Harris
- Katie McClaren
- Jeff Mirel
- Andrew Ross
- Claude Rounds
- Sandra Rouse
- Michael Williams
- Aaron Vera

## Project Funders:

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

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RIVER STREET  
PLANNING & DEVELOPMENT

SHULMAN  
HOWARD  
& MCPHERSON  
LLP  
ATTORNEYS AT LAW



Department  
of State

The content and images in this presentation have been prepared with funding from New York State Department of State under Title 11 of the Environmental Protection Fund.

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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

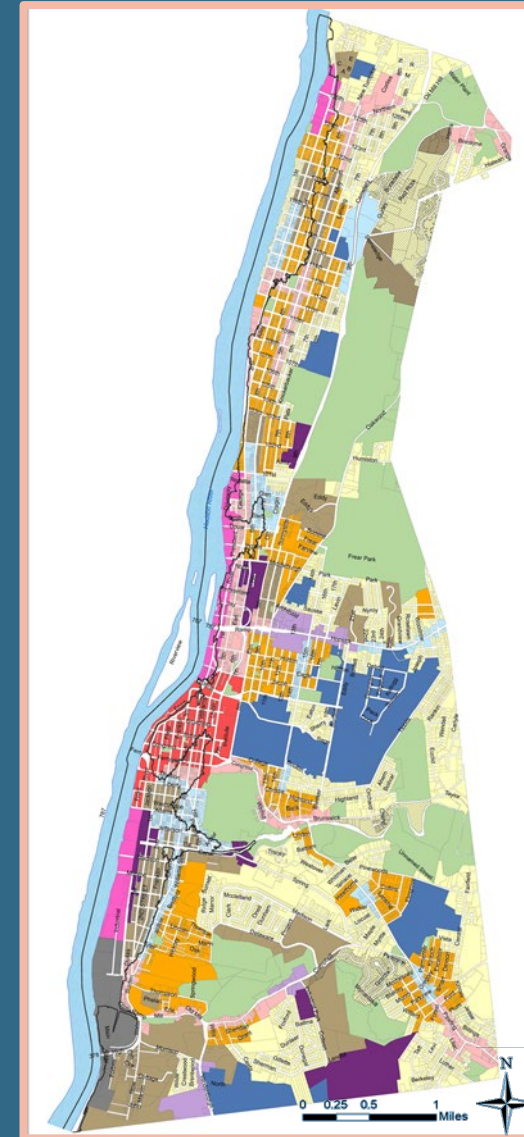
- **Permits** approved prior to the effective date of the new law will remain approved.
- Legal uses permitted (as of right or with a special use permit) under the existing zoning that become non-conforming are permitted to continue or are “grandfathered.”
- Legal **nonconforming uses** under the existing 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.



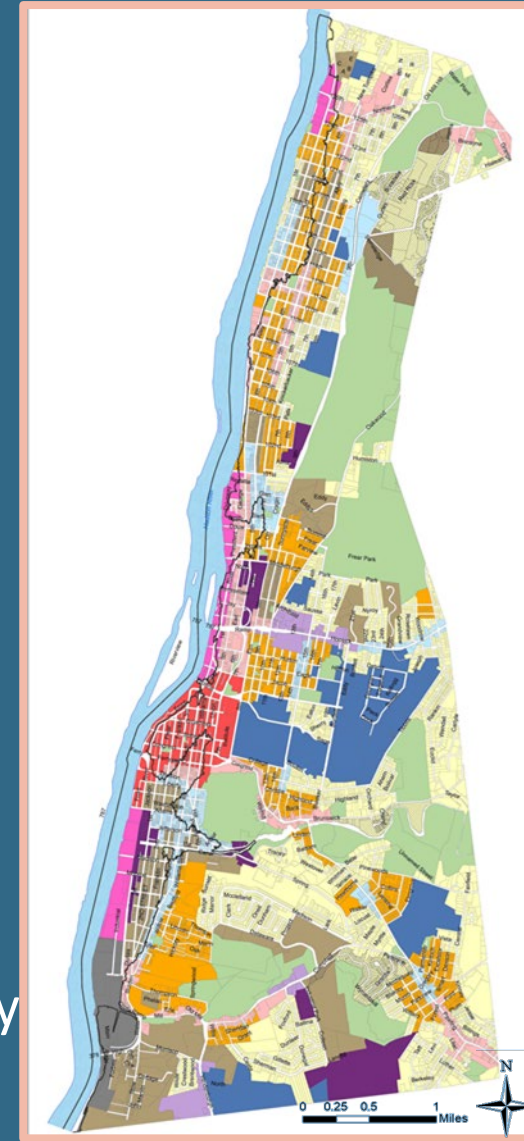
## USE DISTRICTS

	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														
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	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							§285-47
Agriculture, personal, accessory		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		
Dormitory							P		P					
Dwelling, single-family		P	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		
Residential care facility / community residential facility		P	P	P	P	P	P		P					
Rooming house / boarding house				P		P	P		P					
Shelter				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													
Club, membership and lounge					SU	P	P		P	P				
College / university				SU	SU	SU	P	P	P	P		P	P	
Community center			SU	P	P	P	P	P	P					
Community garden	P	P	P	P	P	P	P		P					§285-49
Cultural facility	SU			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	P	P	P	
Day care, group or family		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					
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.

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\*\*= 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.

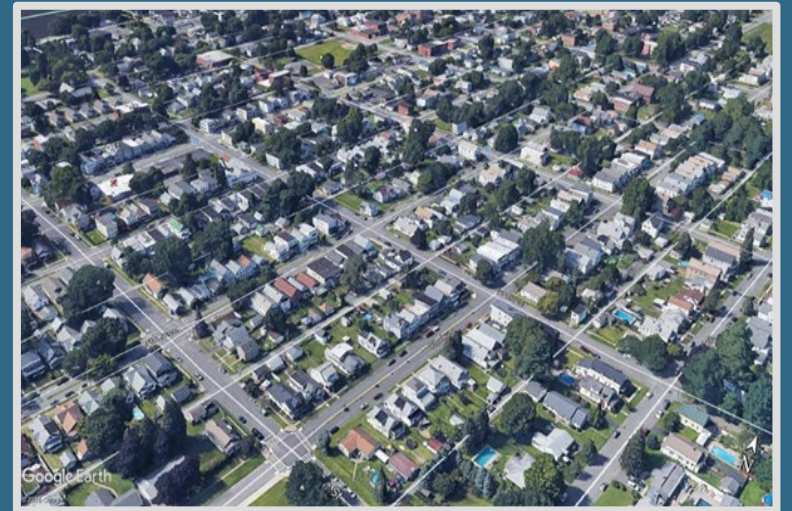
Troy is largely built-out, so the code focuses on infill development and adaptive reuse.





# 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.














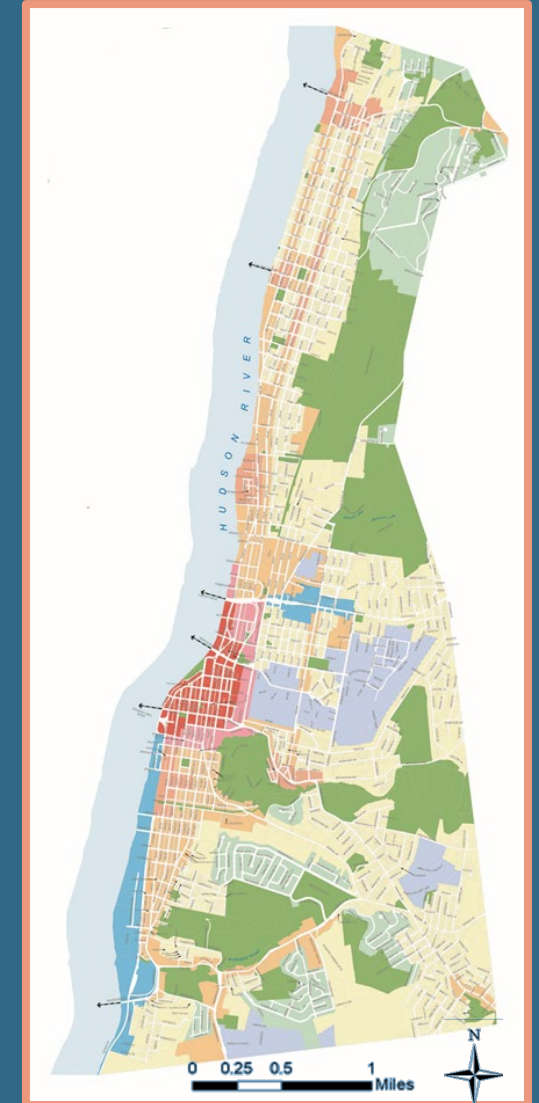


# Lot Development and Building Form

## 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.

DEVELOPMENT 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

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

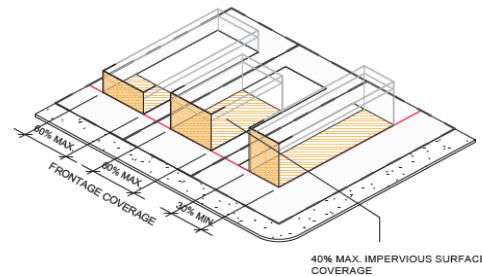
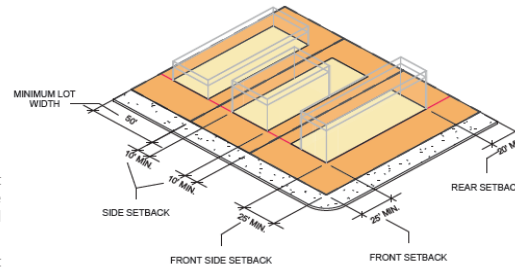
**COVERAGE REQUIREMENTS****IMPERVIOUS SURFACE COVERAGE**

Max. Coverage %: 40%

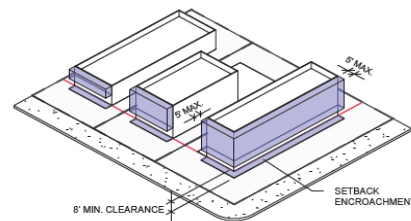
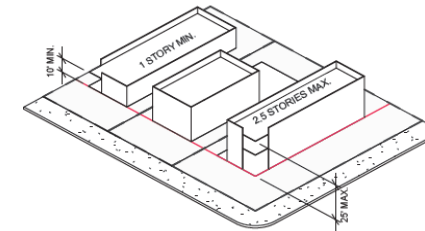
**BUILDING FRONTAGE**

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

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

**BUILDING FRONTAGE TYPES/LOCATION**

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

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

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

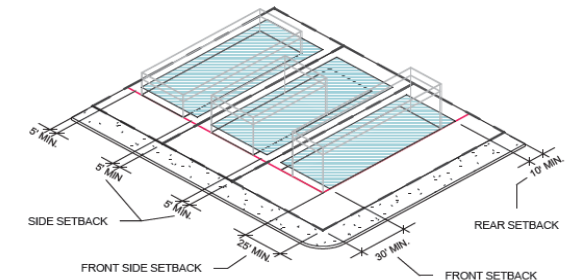
**Height:** Height is measured by the vertical distance from the highest point of vertical eaves or roof deck to the lowest point of either the natural or finished grade.

**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.

**SETBACK ENCROACHMENT:**

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

**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 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

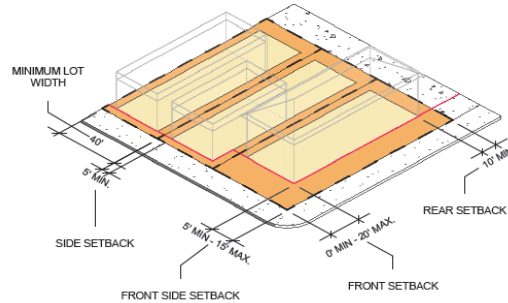
40' Min. Front Lot Width

## 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

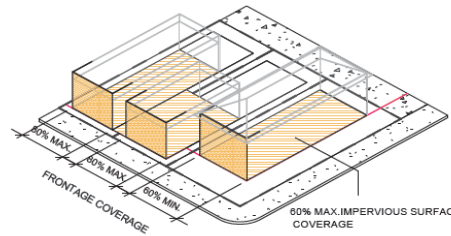
## IMPERVIOUS SURFACE COVERAGE

Max. Coverage %: 60%

## BUILDING FRONTAGE

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

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

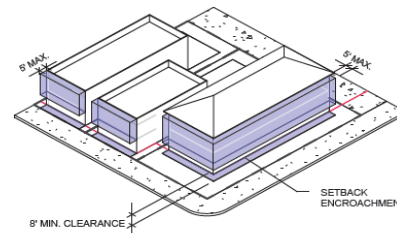


## BUILDING FRONTAGE TYPES/LOCATION

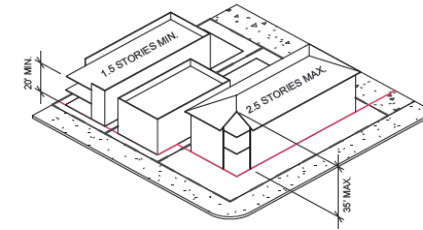
	R.O.W	SETBACK
Arcades		
Awnings		X
Balconies		X
Bay Windows		X
Canopies		X
Colonnades		
Marquees		
Porches		X
Porticoes		X
Projected Signs		X
Stoops		X

## BUILDING FRONTAGE ENCROACHMENT ZONE

## SETBACK ENCROACHMENT ZONE



## BUILDING HEIGHT



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

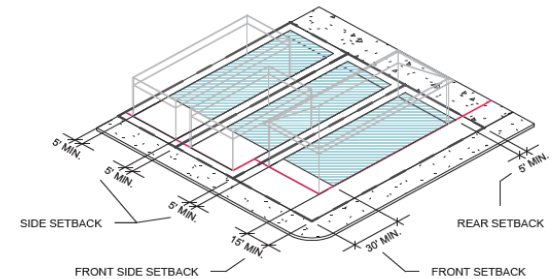
**Height:** Height is measured by the vertical distance from the highest point of vertical eaves or roof deck to the lowest point of either the natural or finished grade.

**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: 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.



## SETBACK ENCROACHMENT:

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

## 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 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		
Marquees		
Porches		X
Porticoes	X	X
Projected Signs	X	X
Stoops	X	X

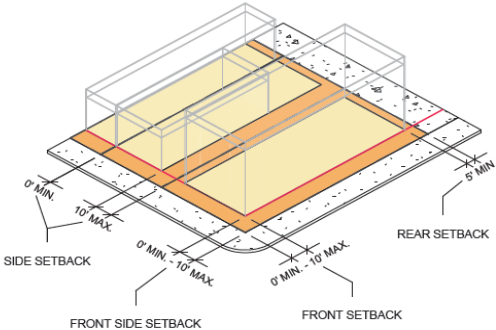
## BUILDING PLACEMENT ZONE

### 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

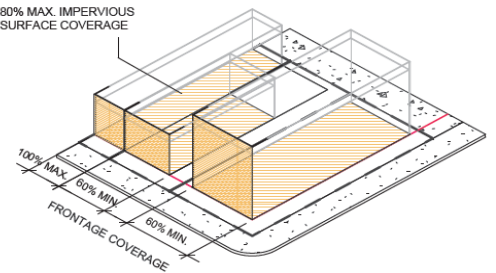
### IMPERVIOUS SURFACE COVERAGE

Max. Coverage %: 80%

### BUILDING FRONTAGE

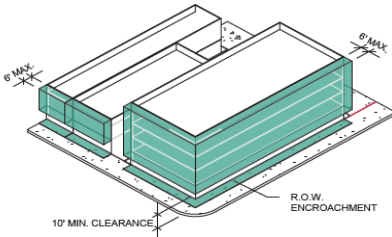
Min. Coverage %: 60%  
Max. Coverage %: 100%

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



## BUILDING FRONTAGE ENCROACHMENT ZONE

### RIGHT-OF-WAY ENCROACHMENT ZONE



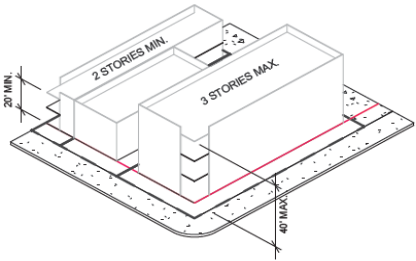
### RIGHT-OF-WAY ENCROACHMENT:

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

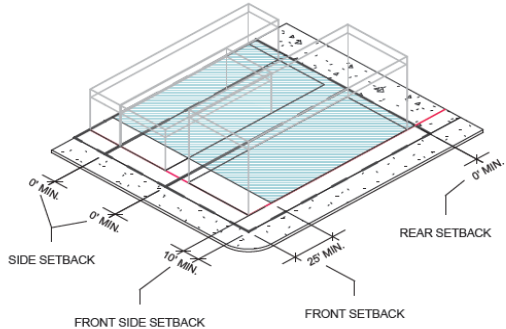
**Height:** Height is measured by the vertical distance from the highest point of vertical eaves or roof deck to the lowest point of either the natural or finished grade.

**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.)

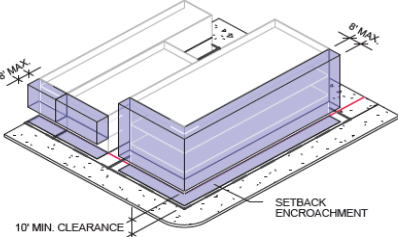
## ACCESSORY USES/STRUCTURES AND PARKING ZONE

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 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 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 FRONTAGE TYPES/LOCATION**

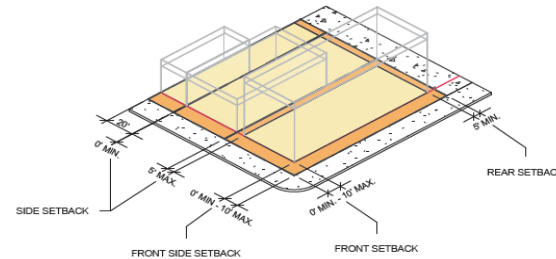
	R.O.W	SETBACK
Arcades		X
Awnings	X	X
Balconies	X	X
Bay Windows	X	X
Canopies	X	X
Colonnades		
Marquees		X
Porches		
Porticoes	X	X
Projected Signs	X	X
Stoops	X	X

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

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

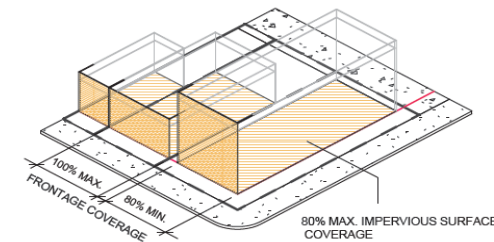
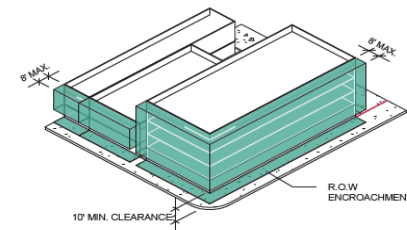
**COVERAGE REQUIREMENTS****IMPERVIOUS SURFACE COVERAGE**

Max. Coverage %: 80%

**BUILDING FRONTAGE**

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

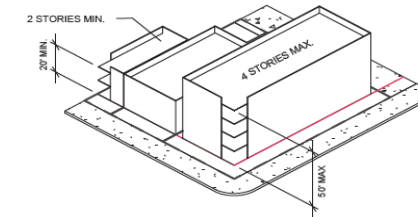
**Minimum building frontage:** The percentage of building façade coverage along main lot frontage/primary façade.

**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'

**BUILDING HEIGHT**

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

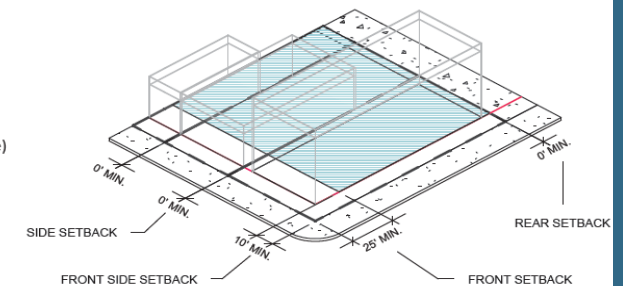
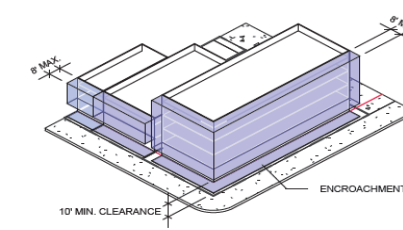
**Height:** Height is measured by the vertical distance from the highest point of vertical eaves or roof deck to the lowest point of either the natural or finished grade.

**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.

**SETBACK ENCROACHMENT ZONE****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 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.



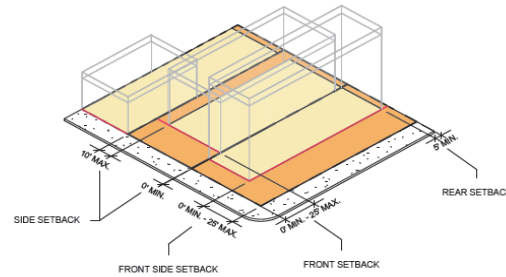
## BUILDING PLACEMENT ZONE

## 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

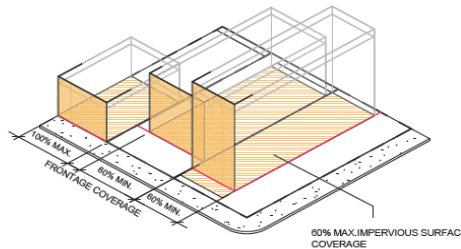
## IMPERVIOUS SURFACE COVERAGE

Max. Coverage %:	60%
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## BUILDING FRONTAGE

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

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

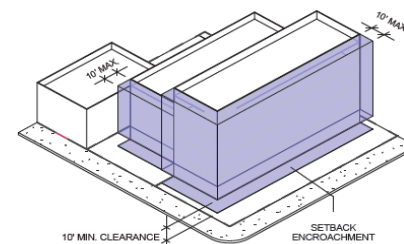


## BUILDING FRONTAGE TYPES/LOCATION

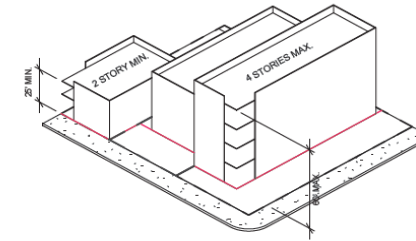
	R.O.W	SETBACK
Arcades		X
Awnings	X	X
Balconies	X	X
Bay Windows	X	X
Canopies	X	X
Colonnades		X
Marquees		X
Porches		X
Porticoes	X	X
Projected Signs	X	X
Stoops	X	X

## BUILDING FRONTAGE ENCROACHMENT ZONE

## SETBACK ENCROACHMENT ZONE



## BUILDING HEIGHT



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

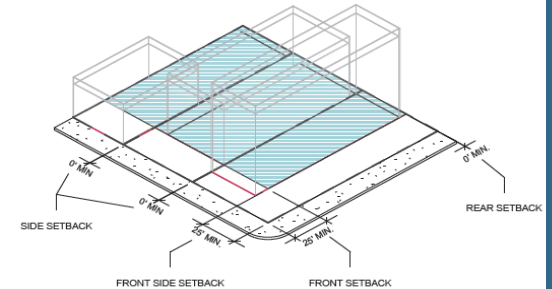
**Height:** Height is measured by the vertical distance from the highest point of vertical eaves or roof deck to the lowest point of either the natural or finished grade.

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

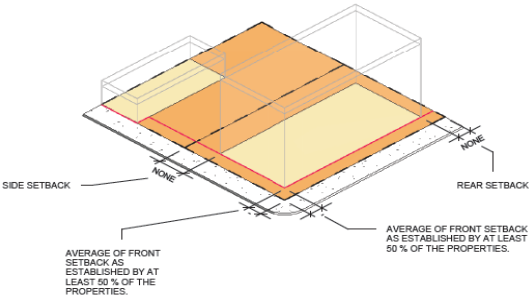
SETBACKS

**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

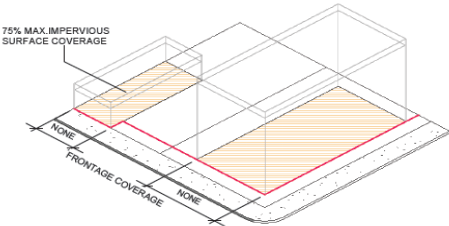
IMPERVIOUS SURFACE COVERAGE

Max. Coverage %: 75%

BUILDING FRONTAGE

Min. / Max. Coverage %: None

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

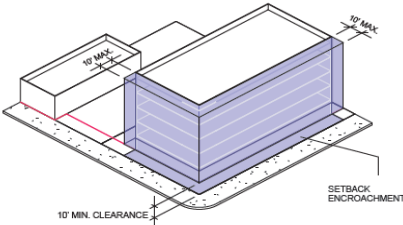


BUILDING FRONTAGE TYPES/LOCATION

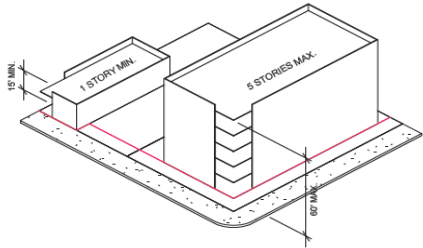
	R.O.W	SETBACK
Arcades		X
Awnings	X	X
Balconies	X	X
Bay Windows	X	X
Canopies	X	X
Colonnades		X
Marquees		X
Porches		
Porticoes	X	X
Projected Signs	X	X
Stoops	X	X

BUILDING FRONTAGE ENCROACHMENT ZONE

SETBACK ENCROACHMENT ZONE



BUILDING HEIGHT



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

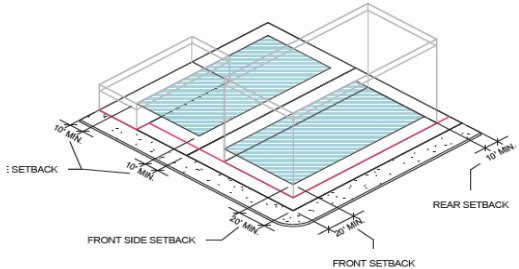
**Height:** Height is measured by the vertical distance from the highest point of vertical eaves or roof deck to the lowest point of either the natural or finished grade.

**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.



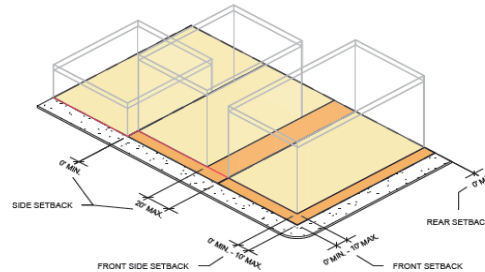
## BUILDING PLACEMENT ZONE

## 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

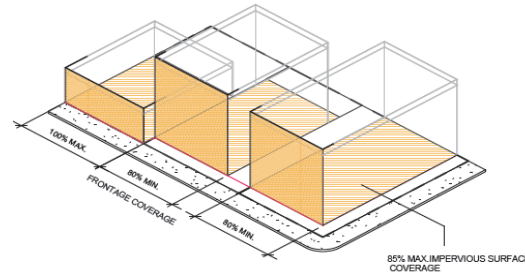
## IMPERVIOUS SURFACE COVERAGE

Max. Coverage %: 85%

## BUILDING FRONTAGE

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

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

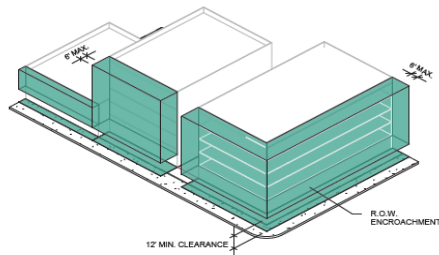


## BUILDING FRONTAGE TYPES/LOCATION

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

## BUILDING FRONTAGE ENCROACHMENT ZONE

## RIGHT-OF-WAY ENCROACHMENT ZONE



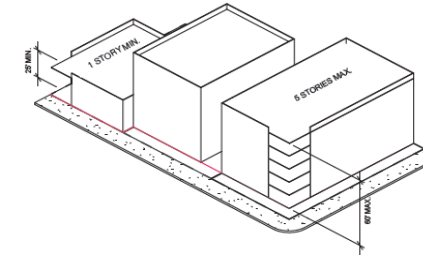
## RIGHT-OF-WAY ENCROACHMENT:

Max. Depth: 6'  
 Min. Clearance: 12'

## SETBACK ENCROACHMENT:

Max. Depth: 10'  
 Min. Clearance: 12'

## BUILDING HEIGHT



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

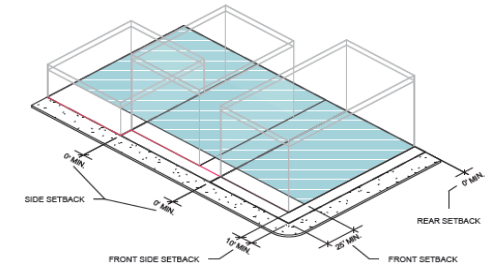
**Height:** Height is measured by the vertical distance from the highest point of vertical eaves or roof deck to the lowest point of either the natural or finished grade.

**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.)

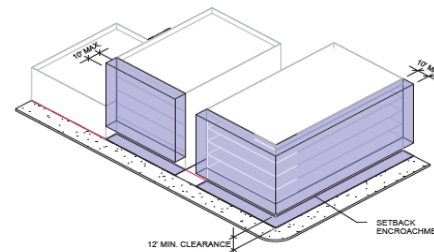
## ACCESSORY USES/STRUCTURES AND PARKING ZONE

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 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 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 FRONTAGE 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		
Porticoes	X	X
Projected Signs	X	X
Stoops	X	X

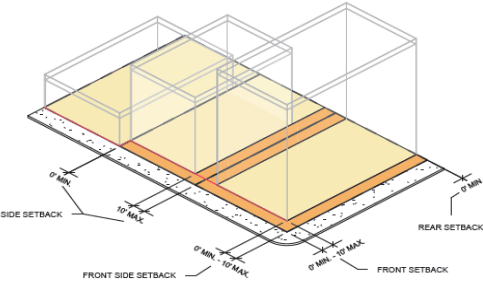
BUILDING PLACEMENT ZONE

SETBACKS

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

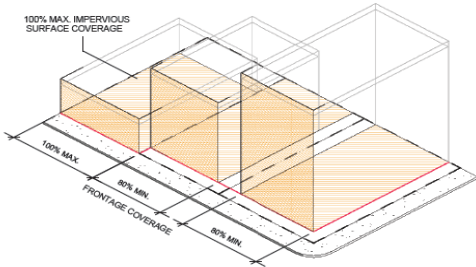
IMPERVIOUS SURFACE COVERAGE

Max. Coverage %: 100%

BUILDING FRONTAGE

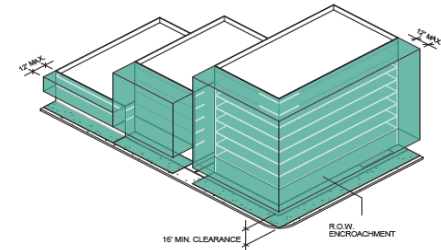
Min. Coverage %: 80%  
Max. Coverage %: 100%

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



BUILDING FRONTAGE ENCROACHMENT ZONE

RIGHT-OF-WAY ENCROACHMENT ZONE



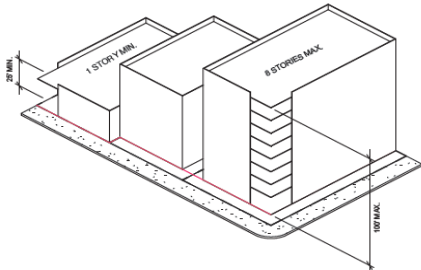
RIGHT-OF-WAY ENCROACHMENT:

Max. Depth: 12'  
Min. Clearance: 16'

SETBACK ENCROACHMENT:

Max. Depth: 10'  
Min. Clearance: 16'

BUILDING HEIGHT



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

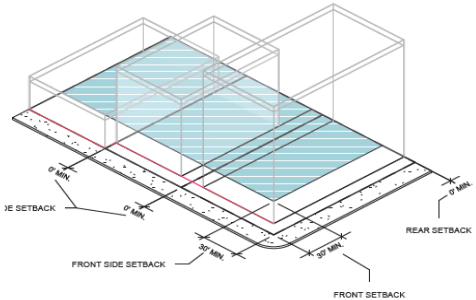
**Height:** Height is measured by the vertical distance from the highest point of vertical eaves or roof deck to the lowest point of either the natural or finished grade.

**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.)

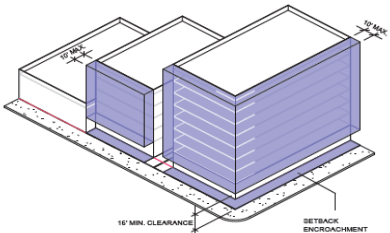
ACCESSORY USES/STRUCTURES AND PARKING ZONE

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 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.





# 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.



Window shutters shall be appropriate size and shape to relate to their window openings.



BUILDING OPENINGS AND TRANSPARENCY

### J. TRANSPARENCY AND WINDOW PATTERNS.

- (1) Context. It's important to create transparent and inviting façades on the street level visible to public spaces such as sidewalks, plazas, parks, and some parking lots and alleys. Not only are such façades 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 façades 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.



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



BUILDING OPENINGS AND TRANSPARENCY





# Redevelopment Site - Example

## Former Price Chopper Plaza - Lansingburgh



### Price Chopper Lot:

- 3.32 acres
- 435 ft frontage
- 340 ft depth

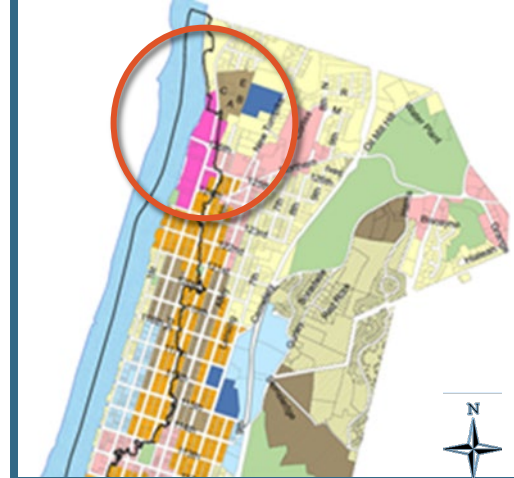
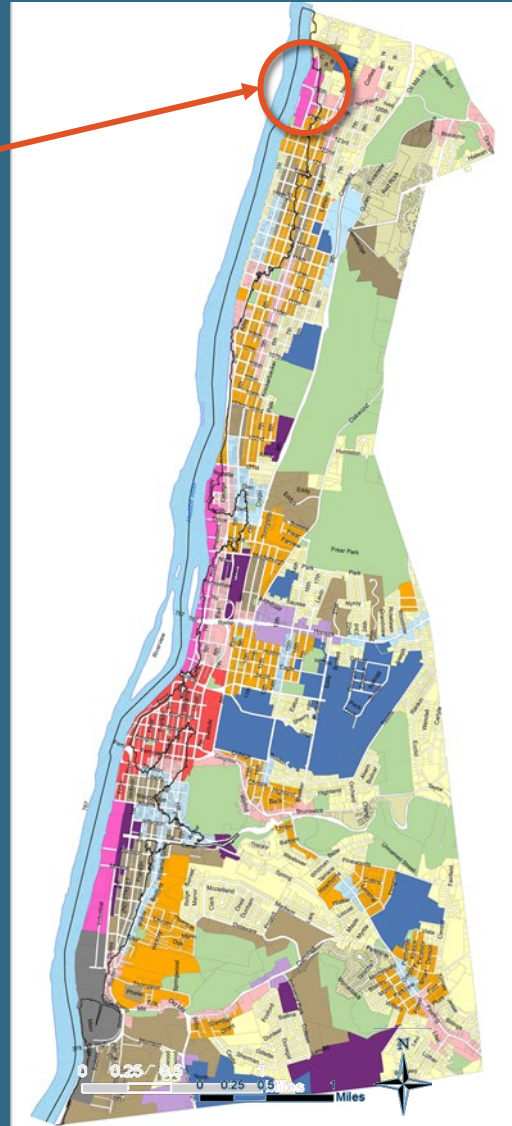
### Adjacent Lot:















- 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	WML	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							§285-47
Agriculture, personal, accessory		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		
Dormitory							P			P				
Dwelling, single-family		P	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		
Residential care facility / community residential facility		P	P	P	P	P	P	P		P				
Rooming house / boarding house				P		P	P			P				
Shelter				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		
Cemetery	P													
Club, membership and lodge						SU*	P	P		P	P			
College / university				SU	SU	SU	P	P	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				§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	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		
Essential community services and facilities, public	P	P	P	P	P	P	P	P	P	P	P	P	P	
Fraternity or sorority house							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.

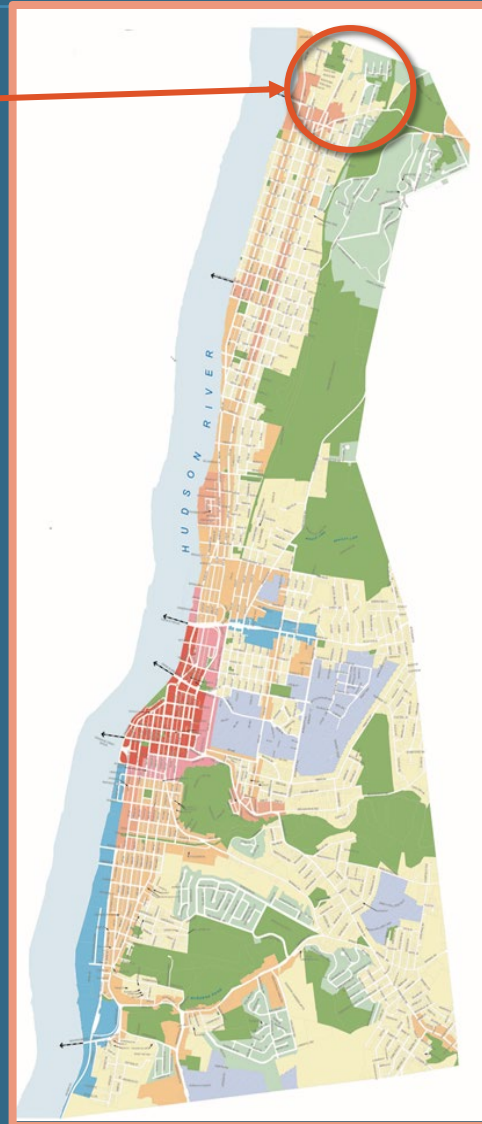
\* = This use shall not exceed 2500 square feet of gross floor area in the MU-1 District.

\*\*= 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"



DEVELOPMENT 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.)

**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.

**ACCESSORY USES/STRUCTURES AND PARKING ZONE**

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

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

**BUILDING FRONTAGE 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		
Porticoes	X	X
Projected Signs	X	X
Stoops	X	X

**BUILDING FRONTAGE ENCROACHMENT ZONE**

**RIGHT-OF-WAY ENCROACHMENT:**  
Max. Depth: 8'  
Min. Clearance: 10'

**SETBACK ENCROACHMENT:**  
Max. Depth: 8'  
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.

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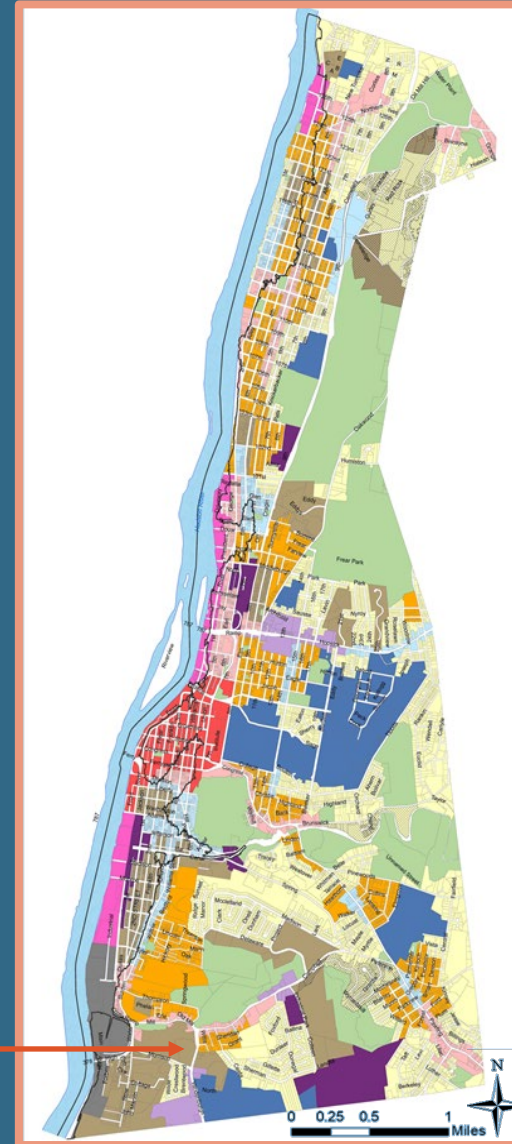
DRAFT ORDINANCE – 2022 32

# Project Specific?

## Where are multi-family structures allowed?

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 6285.15													
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	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						§285-47
Agriculture, personal, accessory		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		
Dormitory							P		P				
Dwelling, single-family		P	P	P	P	P			P				
Dwelling, multi-family				P	P	P	P	P	P				
Dwelling, two-family			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				
Rooming house / boarding house				P		P	P		P				
Shelter				P		P	P		P				

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



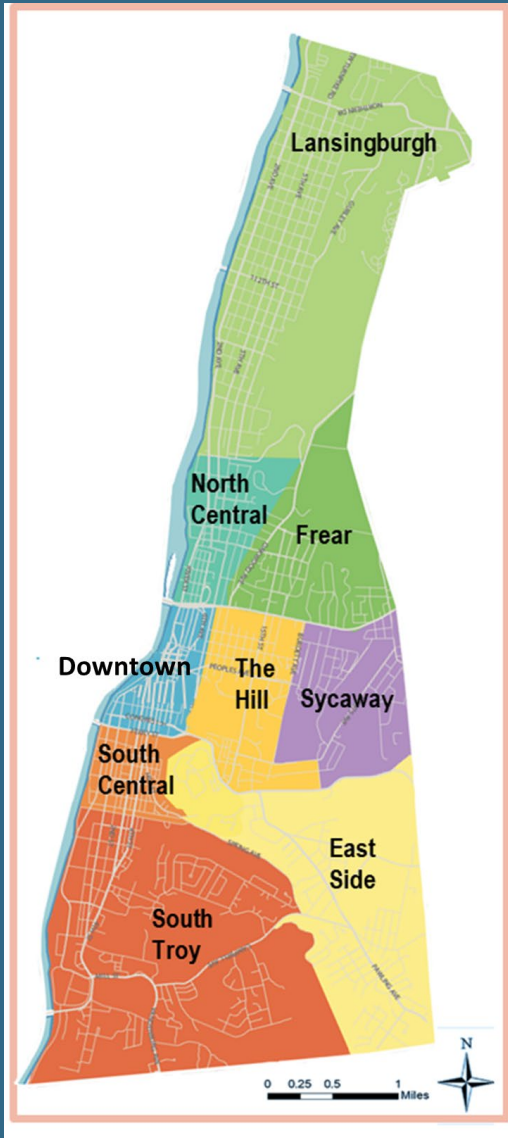
### USE DISTRICTS

	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

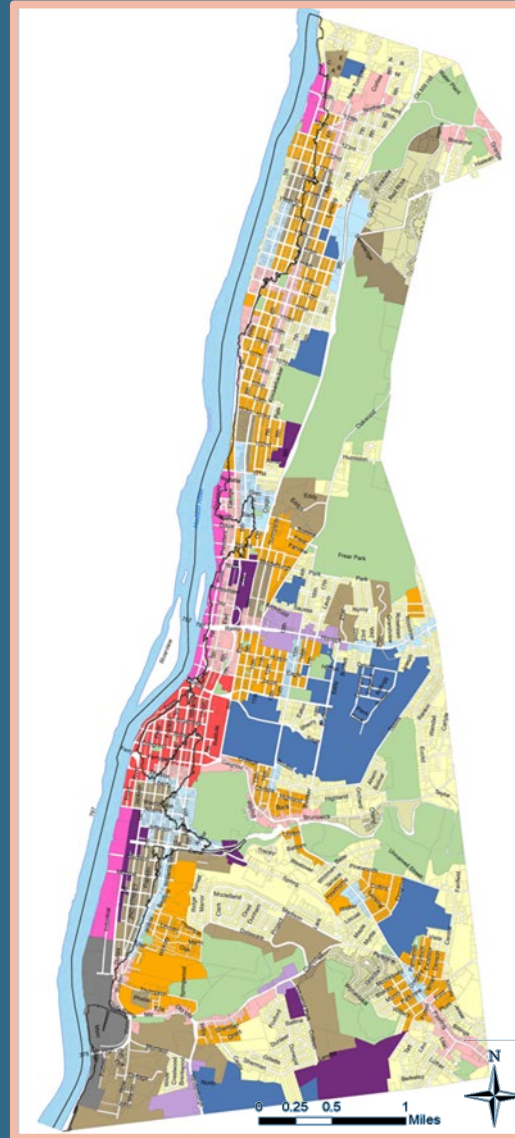


# THE NEIGHBORHOODS

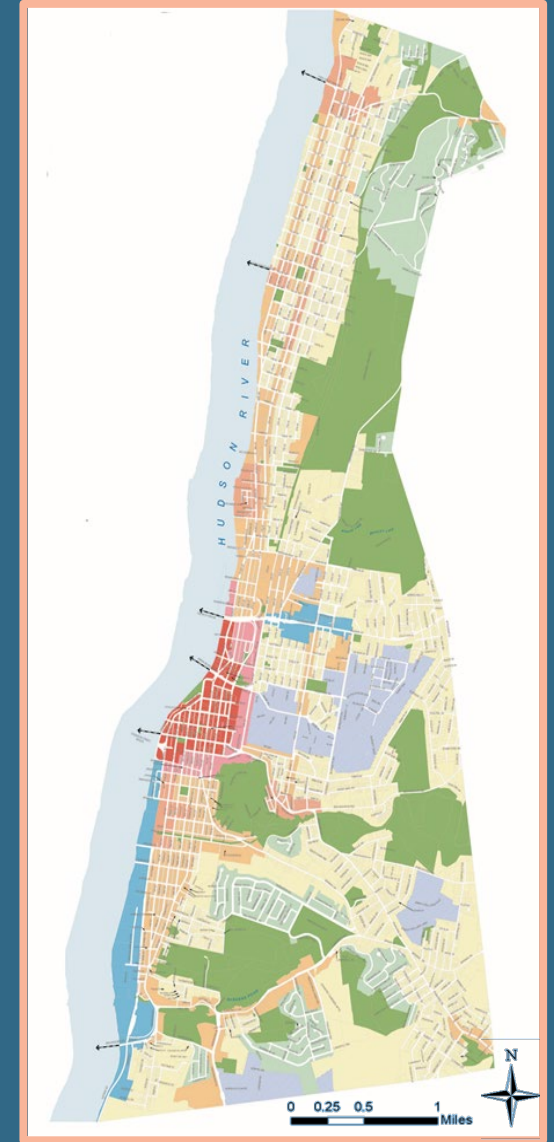
## TROY COMPREHENSIVE PLAN NEIGHBORHOODS



## LAND USE

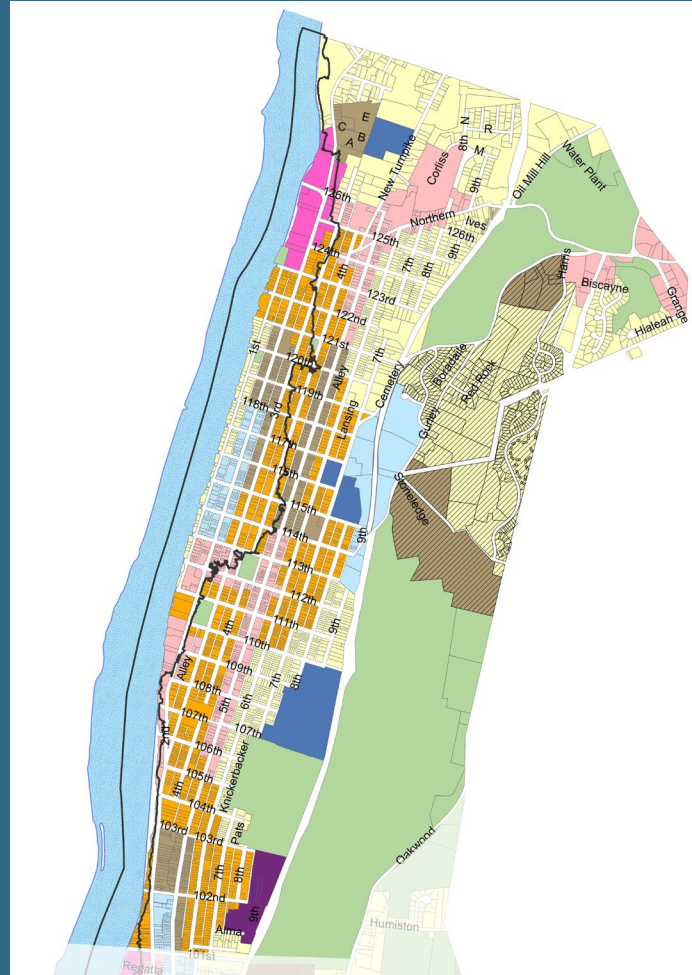


## DEVELOPMENT INTENSITY

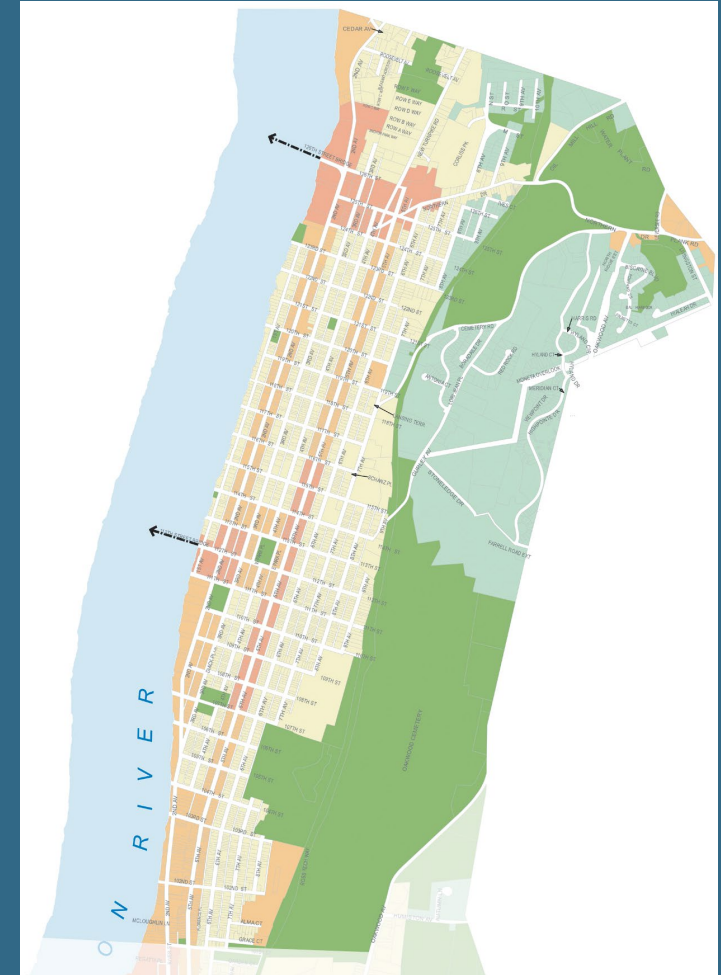


# Lansingburgh Neighborhood

- Protection of single and two-family neighborhoods – compatible uses and variety of scale and character
- Support for mixed-use and multi-family corridors of 2<sup>nd</sup> and 5<sup>th</sup>
- 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



Propose Use Districts

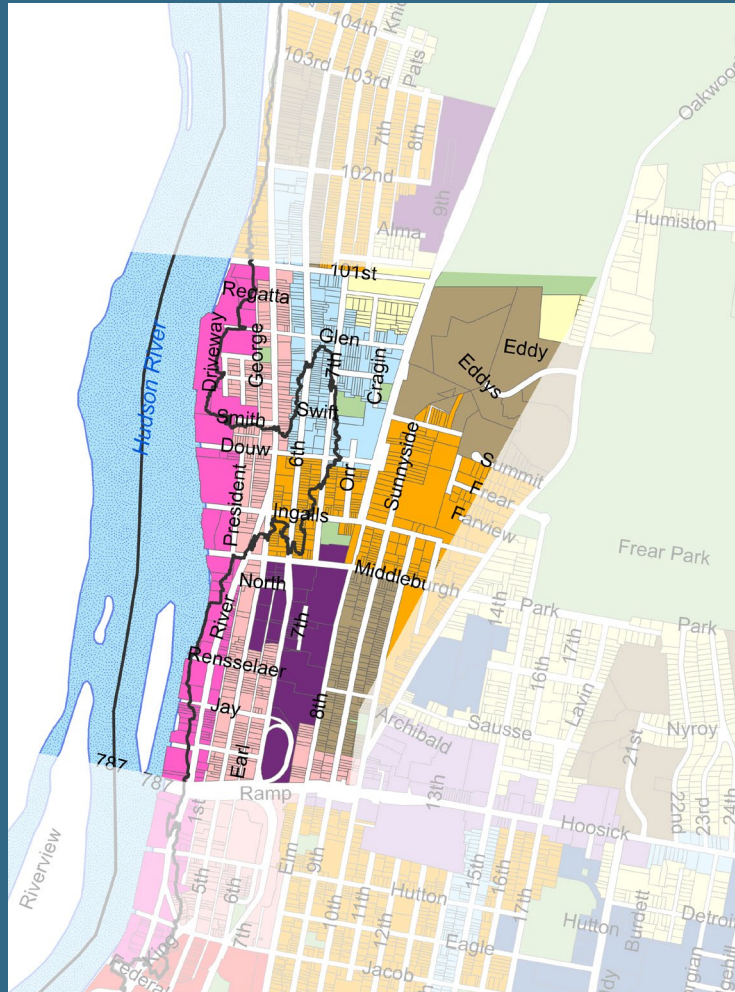


Proposed Development Intensity Zones



# 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.



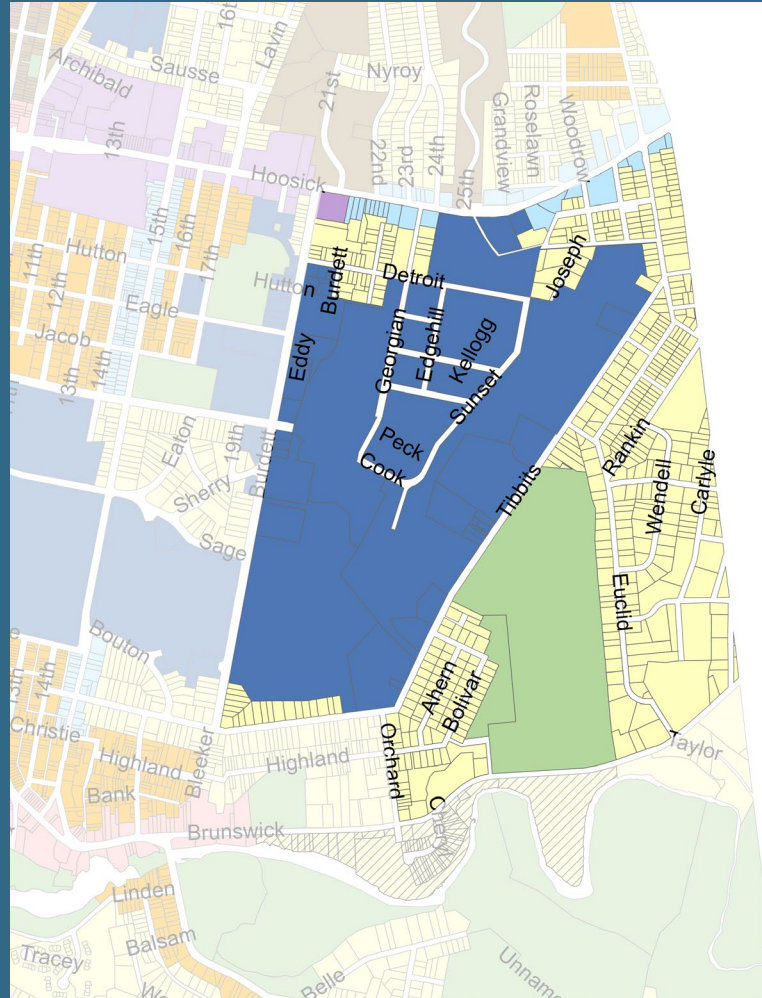
Propose Use Districts



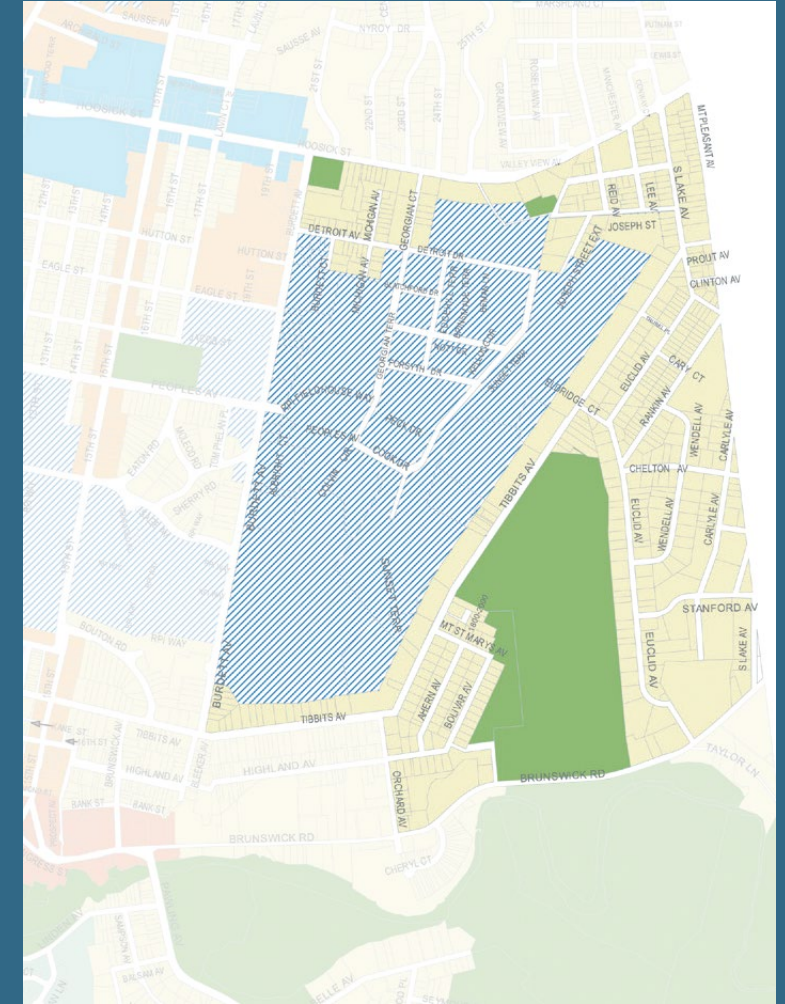
Proposed Development Intensity Zones

# 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

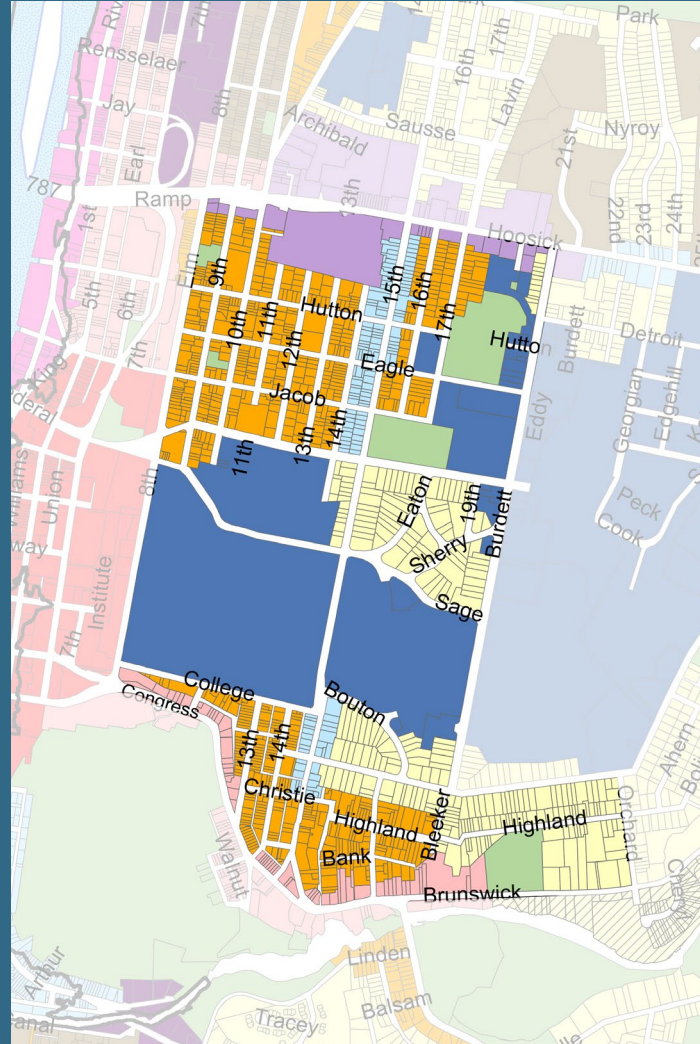


Proposed Development Intensity Zones

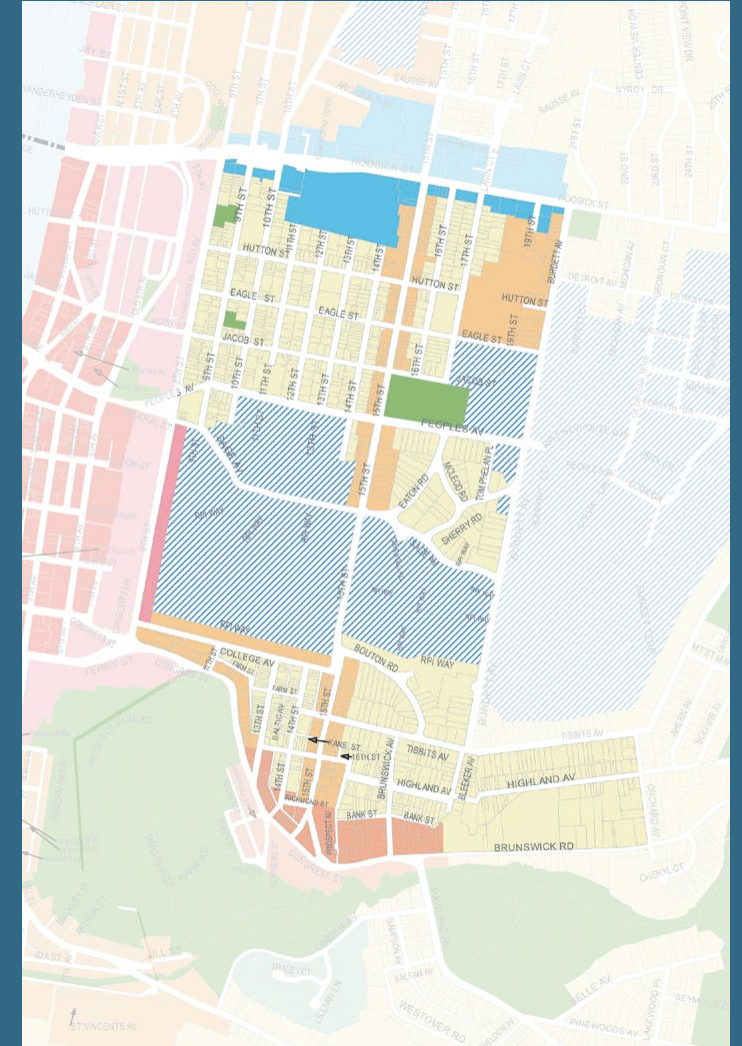


# The Hill Neighborhood

- 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 15<sup>th</sup> Street.
- Support for a higher density of mixed uses along Congress Street.



Propose Use Districts

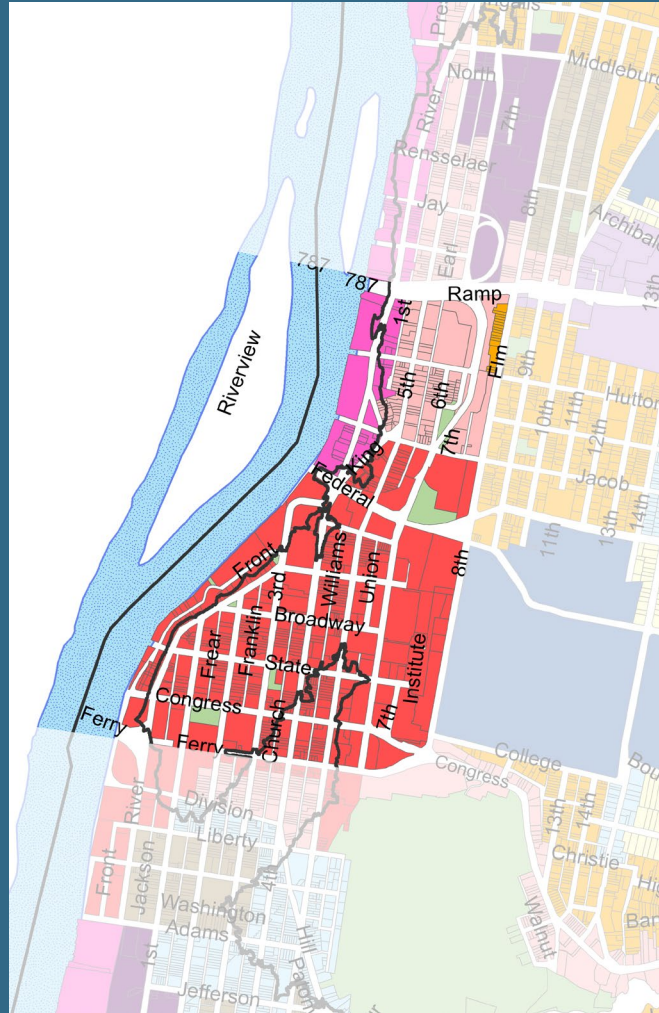


Proposed Development Intensity Zones



# 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.



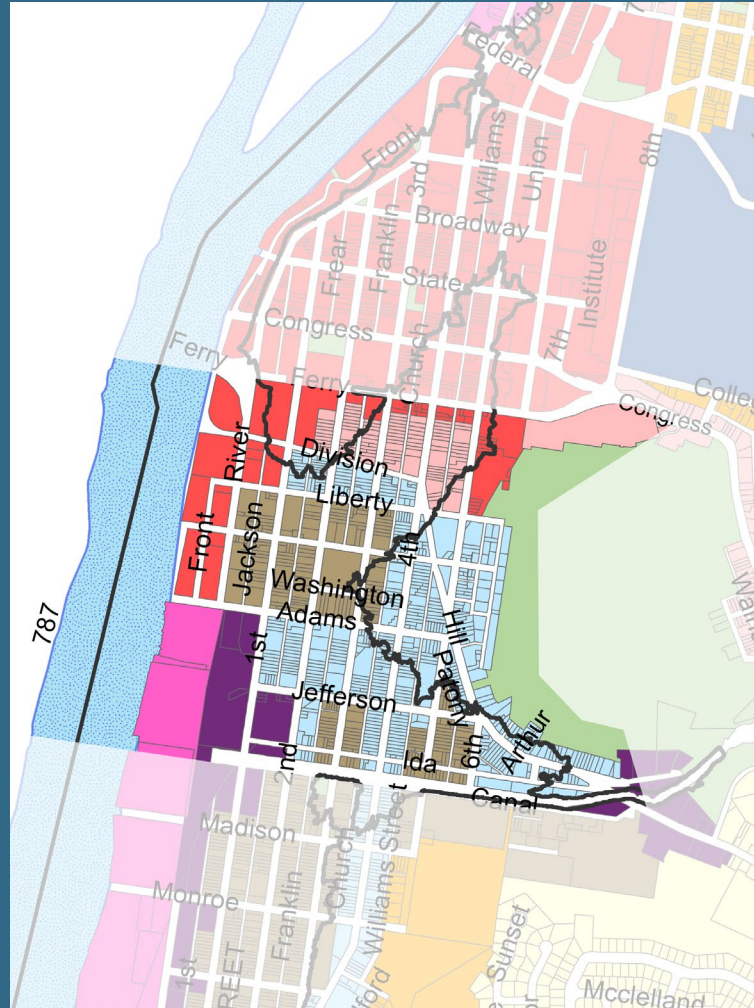
Propose Use Districts



Proposed Development Intensity Zones

# 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

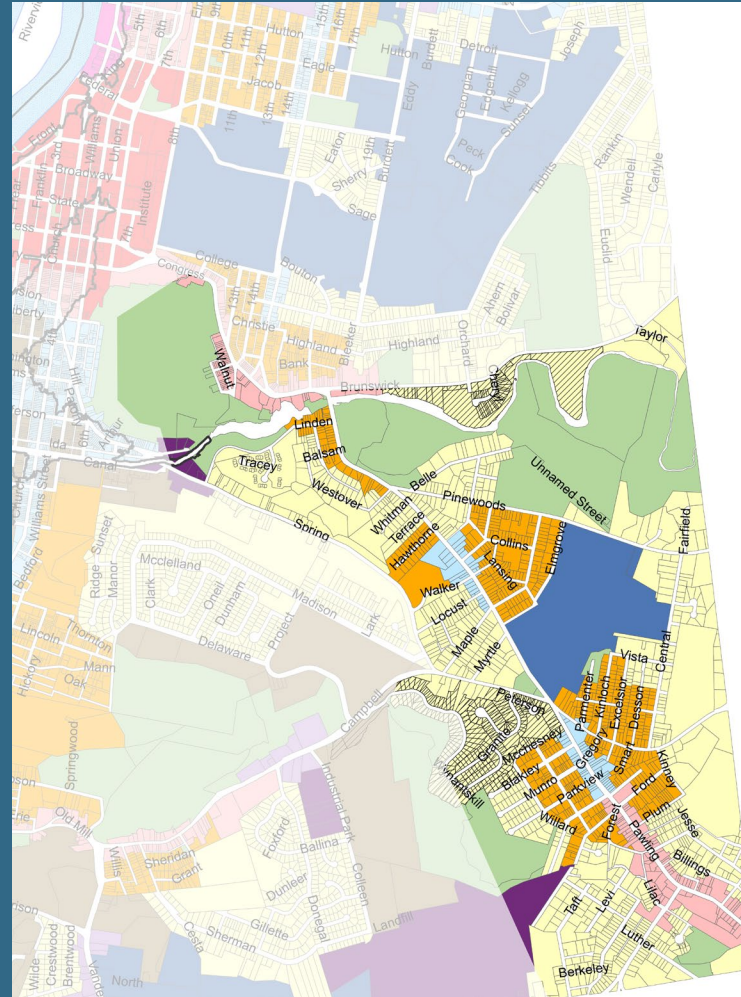


Proposed Development Intensity Zones

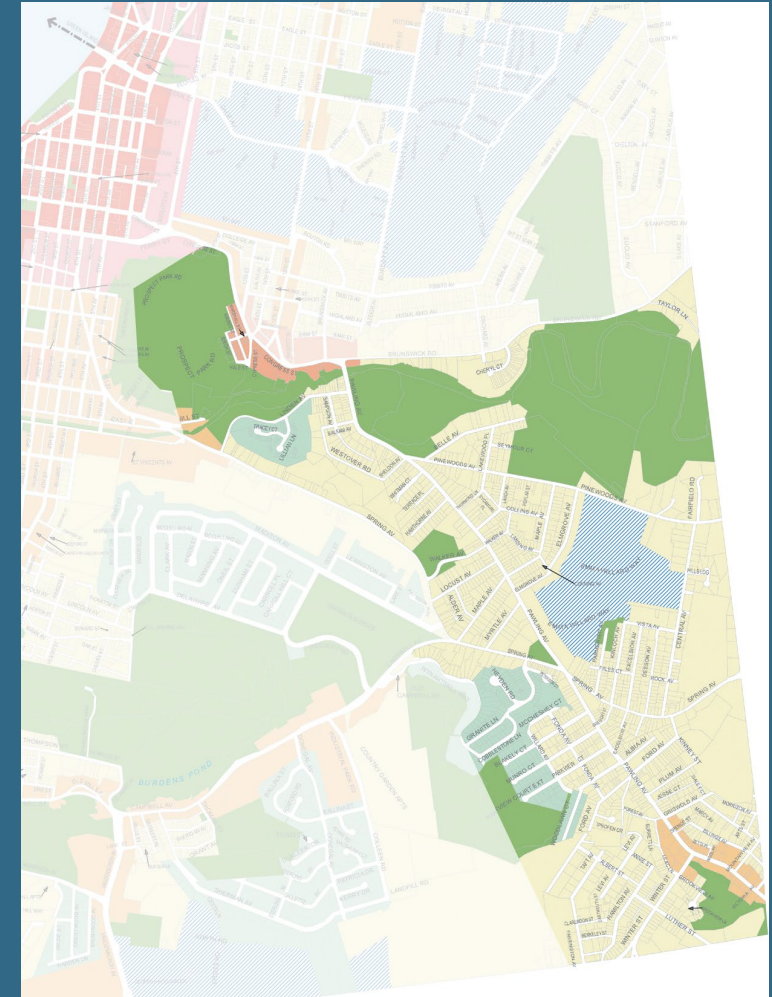


# East Side Neighborhood

- 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

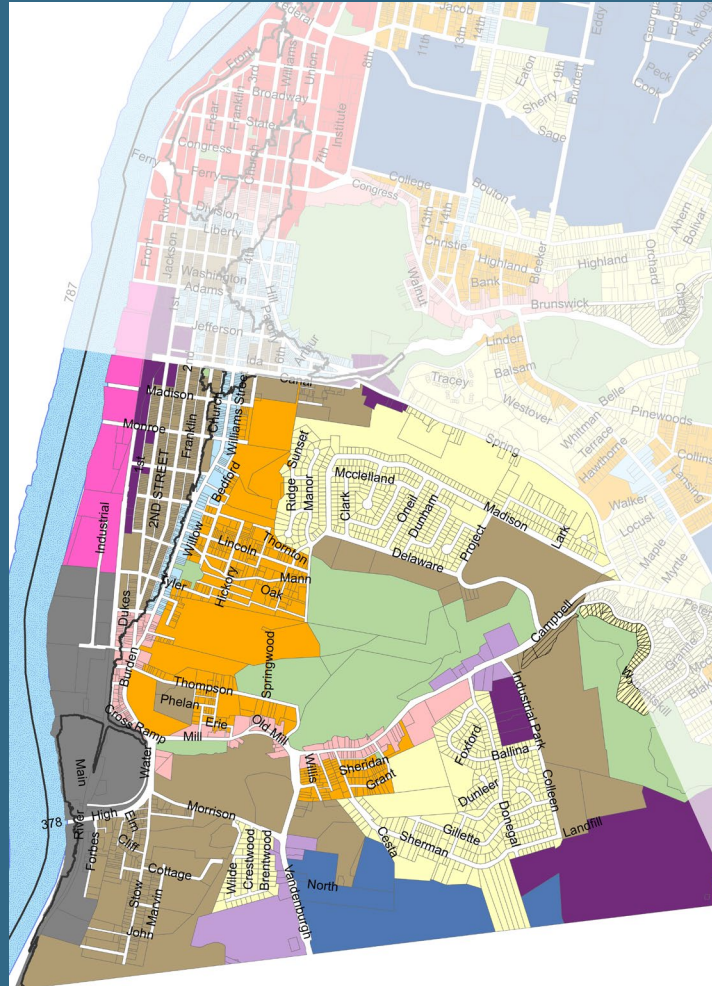


Proposed Development Intensity Zones



# 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.

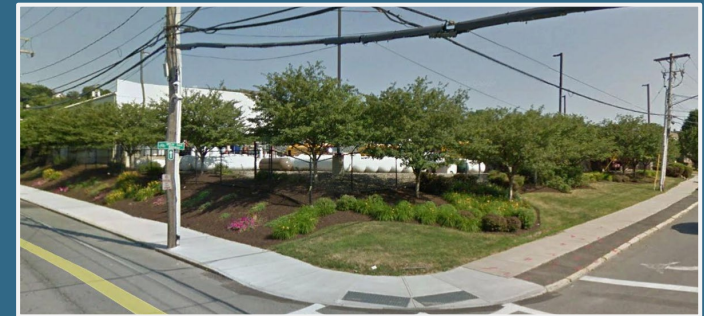


## Landscaping and Buffers

- 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](http://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.*

<b>MINIMUM SETBACK</b>	50' setback for all new development; exceptions for replacement of existing structures.
<b>SHORELINE PROTECTION</b>	Avoidance of clearcutting and other activities.
<b>CONTROL POTENTIAL ENVIRONMENTAL IMPACTS</b>	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'.



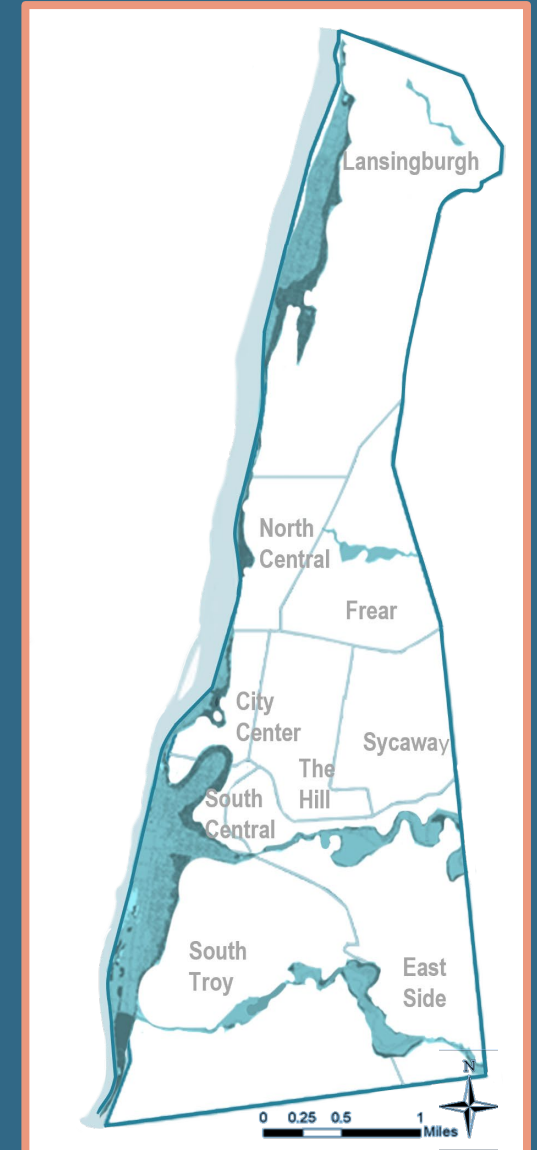
# Resilient Waterfront and Flood Risk Overlay

## 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* (CRRRA).
- Created a flood risk boundary based on available flood data and climate change using NYS CRRRA best practices modeling.

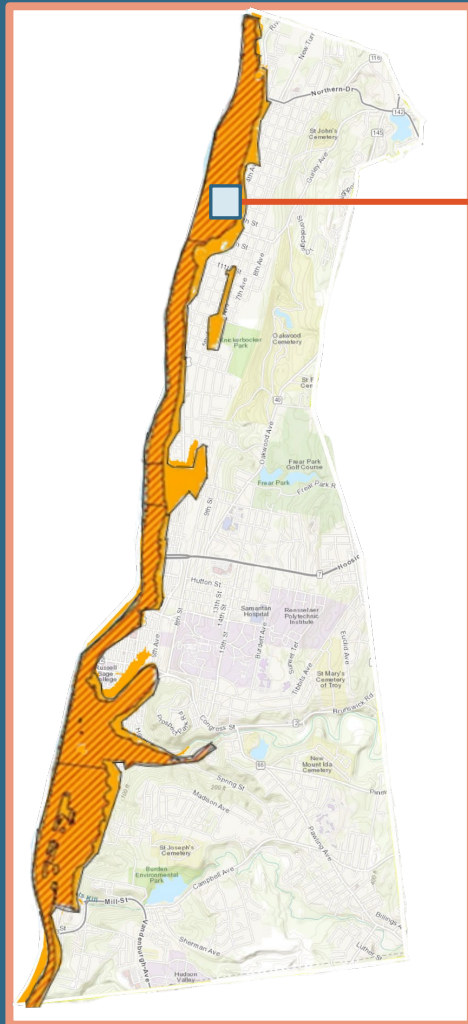
1%  
Annual  
Chance  
Flood  
1979

0.2%  
Annual  
Chance  
Flood  
1979



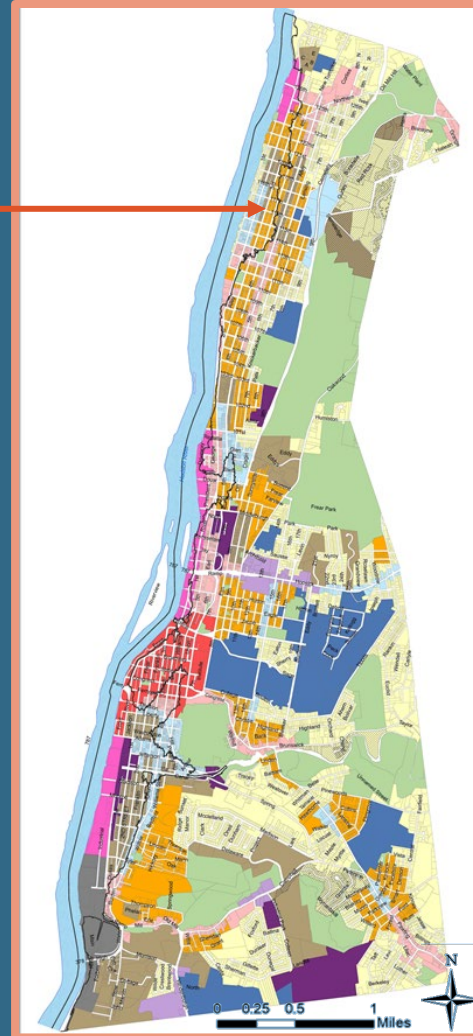
# Resilient Waterfront and Flood Risk Overlay

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  
Woit 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 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

## 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



# More Opportunities for Input

**OPEN HOUSE:** March 9<sup>th</sup> 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](mailto: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](http://www.RECODE-Troy.com) for documents and maps.

Email questions or comments to [recodetroy@gmail.com](mailto:recodetroy@gmail.com)

Photo Credit [www.mccarthylofts.com](http://www.mccarthylofts.com)

February 10, 2022



Department  
of State

**TROY** | *Redevelopment  
Foundation, Inc.*