



HARKAWAY COMMERCIAL

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ReZone Syracuse:

Future Zoning Information



Subject Properties:

- **320 - 324 Pearl St & Hickory St**
 - **404 Pearl Street**
 - **400 Pearl St & Hickory St**
- Syracuse, New York 13210

REZONE SYRACUSE

A Citywide Zoning Update



Background

The City's first Zoning Rules and Regulations was first adopted in 1922. They have been updated several times, but typically performed in a piecemeal manner, which has created a document that is not easy to use or administer. The current Zoning Ordinance, with its strict separation of land uses, lack of effective design standards and complex administration does not reflect the City's vision.

The ReZone Syracuse project will comprehensively revise and update the City's [Zoning Ordinance](#) and [Map](#) to facilitate the implementation of the [Syracuse Land Use & Development Plan 2040 \(LUP\)](#) (PDF, 6MB), a component of the City's adopted [Comprehensive Plan 2040](#) (PDF, 3MB).

Goals

1. Preserve and enhance Syracuse's existing land use patterns
2. Protect and enhance the character and "sense of place" of Syracuse's neighborhoods
3. Ensure high-quality, attractive design throughout the City,
4. Promote environmentally sustainable land use patterns, transportation options, and site plans, and
5. Ensure that development regulations and review processes are efficient, predictable, and transparent

QUICK LINKS:

[Syracuse 2040 Land + Use Development Plan](#)

[ReZone Syracuse Zoning Ordinance March 2023](#)

[ReZone Syracuse New Zoning Map March 2023](#)

[Current Ordinance](#)

[Current Atlas/Map](#)

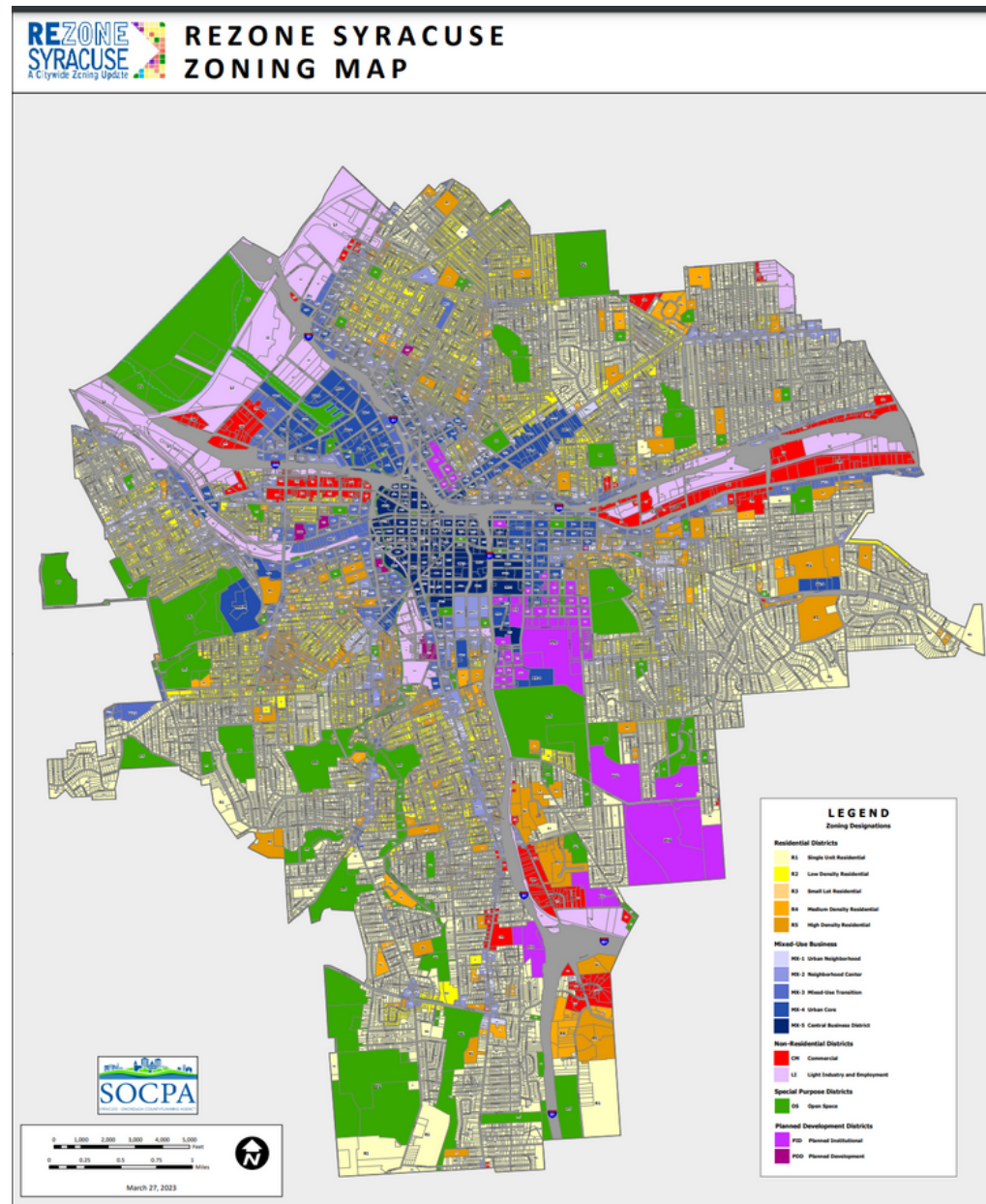
A. Establishment of Zoning Districts

Zoning districts are established as shown in Table 2.1. Zoning districts are established by the City's adoption of the Official Zoning District Map.

Table 2.1 Zoning Districts Established	
Base Zoning Districts	Section
Residential Districts	
R1: Single-Unit Residential	2.2
R2: Low Density Residential	2.3
R3: Small Lot Residential	2.4
R4: Medium Density Residential	2.5
R5: High Density Residential	2.6
Mixed-Use Districts	
MX-1: Urban Neighborhood	2.7
MX-2: Neighborhood Center	2.8
MX-3: Mixed-Use Transition	2.9
MX-4: Urban Core	2.10
MX-5: Central Business District	2.11
Nonresidential Districts	
CM: Commercial	2.12
LI: Light Industry and Employment	2.13
Special Purpose Districts	
OS: Open Space	2.14
Planned Development Districts	
PID: Planned Institutional	2.15B
PDD: Planned Development	2.15C
Overlay Districts	
Local Historic Districts	Article 6: <i>Historic Preservation</i>

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New Zoning Map:



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New Zoning Map - Proximity Overview:

320-324 Pearl St & Hickory St

404 Pearl St

400 Pearl St & Hickory St



All properties to be zoned MX-4.

2.10 MX-4: Urban Core

A. Purpose

The MX-4 district is established to provide for pedestrian-friendly, transit-supportive areas of higher-density residential development and a well-integrated mix of nonresidential uses. This district is intended to promote an active streetscape and accommodate larger-scale commercial and retail uses, and is appropriate in larger nodes and primary corridors. Development shall encourage the creation of areas that provide for the needs of nearby residents and serve as destinations for the City at-large.

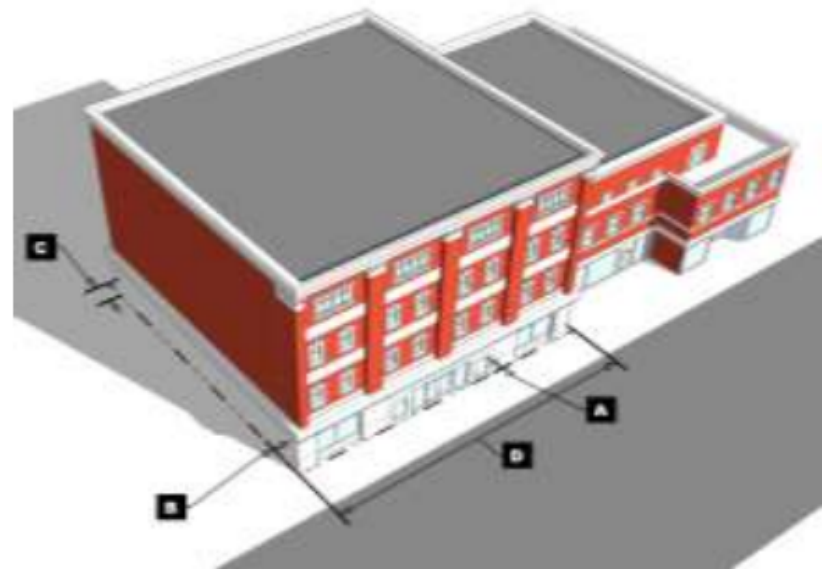


Figure 2-9: MX-4 Dimensional Standards

B. Standards

Table 2.10
MX-4 Urban Core District: Dimensional Standards
Labels correspond to illustration

Setbacks minimum			
		Principal Structure	Accessory Structure
A	Front	Facades along the public realm will have zero setback with allowance for transitional features as defined in Building Edge. (See Section 7.3.) Alternatively a build-to line may be established through sketch plan consultation with the City Planning Commission for projects with facades which present upon at least 50% of street frontage on the block.	May not be located in front of the principal structure
B	Side		
	Side, corner lot		
C	Rear		
Height and number of stories			
	Building height	n/a	25 feet
	Number of stories	3 stories minimum; 8 stories maximum (70% of building footprint must meet minimum-story requirement). One additional story allowed if 75% of off-street parking is located within the building, per 2.1D(1).	n/a
Lot minimum			
D	Width	No minimum lot width	n/a
	Area if solely occupied by residential	Multi-unit dwelling: 3,200 square feet minimum	
	Area if Mixed-Use Project and/or Mixed Income Development	No area requirement	n/a
Impervious coverage maximum			
	Lots solely occupied by residential	80%	
	Mixed Income, Mixed-Use, and other uses	95%	

ALL MIXED USE & COMMERCIAL DISTRICTS - SUMMARY OF DIMENSIONAL STANDARDS:

B. Mixed-Use and Commercial Districts

Table 2.19

**Summary of Mixed-Use and Commercial Dimensional Standards
(Principal Structures)**

	MX-1	MX-2	MX-3	MX-4	MX-5	CM
Setbacks minimum						
Front	20 feet	Min. 80 percent of the building edge shall be located adjacent to the property line	Min. 80 percent of the building edge shall be located adjacent to the property line	No minimum setbacks. See 4.3, <i>Residential Compatibility</i>	No minimum setbacks. See 4.3, <i>Residential Compatibility</i>	No minimum setbacks. See 4.3, <i>Residential Compatibility</i>
Side	4 feet	4 feet	4 feet			
Side, corner lot	^[1]	10 feet in width from secondary street	10 feet in width from secondary street	Front maximum: 10 feet	Front maximum: 5 feet	
Rear	20 feet or 15% of lot depth, whichever is greater	If residential only: 20 feet or 15% of lot depth, whichever is greater If mixed use: no minimum unless adjacent to residential ^[2]	5 feet	Min. of 80 percent of the building edge shall be located adjacent to the property line	Min. of 80 percent of the building edge shall be located adjacent to the property line	

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ALL MIXED USE & COMMERCIAL DISTRICTS - SUMMARY OF DIMENSIONAL STANDARDS, CON'T:

	MX-1	MX-2	MX-3	MX-4	MX-5	CM
Rear	20 feet or 15% of lot depth, whichever is greater	If residential only: 20 feet or 15% of lot depth, whichever is greater If mixed use: no minimum unless adjacent to residential ^[2]	5 feet	Min. of 80 percent of the building edge shall be located adjacent to the property line	Min. of 80 percent of the building edge shall be located adjacent to the property line	See 4.3, <i>Residential Compatibility</i>
Height and number of stories						
Building height	40 feet	No max	No max	No max	No max.; minimum 30 feet	No max
Number of stories	2 minimum 3 maximum	2 minimum 4 maximum	2 minimum 6 maximum	3 minimum 8 maximum	3 minimum	None
Lot size						
Width	Single-family dwelling: 40 feet Other: 50 feet	Single-family dwelling: 40 feet Other: 50 feet	40 feet	None	None	None
Area maximum (all uses)	10,000 sq ft maximum	None	None	None	None	None
Area (if solely occupied by residential)	Single-family dwelling: 4,000 sq ft Two-family dwelling:	Single-family dwelling: 4,000 sq ft Two-family dwelling:	400 sq ft per dwelling unit	3,200 sq ft	3,200 sq ft	None

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ALL MIXED USE & COMMERCIAL DISTRICTS - SUMMARY OF DIMENSIONAL STANDARDS, CON'T:

Table 2.19 Summary of Mixed-Use and Commercial Dimensional Standards (Principal Structures)						
	MX-1	MX-2	MX-3	MX-4	MX-5	CM
	2,000 sq ft per dwelling unit	2,000 sq ft per dwelling unit				
	Multi-family dwelling: 1,000 sq ft per dwelling unit	Multi-family dwelling: 700 sq ft per dwelling unit				
Impervious coverage maximum						
All lots					100%	100%
Lots solely occupied by residential	60%			80%		
Lots solely occupied by single- and two-family dwellings		60%	70%			
Lots solely occupied by multi-family dwellings		75%	80%			
Other lots	80%	90%	100%	100%		
Minimum building coverage	None	None	None	None	75%	None

Notes:

[1] Not less than 15% of total front width of lot, but need not exceed established front setback line for side street.

[2] See Neighborhood Transition standards.

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ALLOWED USES:

Table 3.1

Allowed Uses

P = Permitted Use S = Special Use Permit A = Accessory Use T = Temporary Use

USE CATEGORY	USE TYPE	Residential					Mixed-Use					Nonresidential/ Special Purpose			USE-SPECIFIC STANDARDS
		R1	R2	R3	R4	R5	MX-1	MX-2	MX-3	MX-4	MX-5	CM	LI	OS	
RESIDENTIAL USES															
Household Living	Dwelling, live/work		S	S	P	P	P	P	P	P	P				3.3A(1)
	Dwelling, multi-family				P	P	S	P	P	P	P	P	P		3.3A(2)
	Dwelling, single-family attached		P	P	P	P	P	P	S	S	S				3.3A(3)
	Dwelling, single-family detached	P	P	P	P	P	P	P	P						
	Dwelling, two-family		P	P	P	P	P	P	P						
Group Living	Boarding or rooming house					P	S	P	P						
	Chapter house				S	P		S							
	Dormitory				P	P		S	P	P	P	P			
	Residential care facility		S	S	S	S	S	S	S	S	S	P			3.3A(3)

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ALLOWED USES, CON'T:

PUBLIC, INSTITUTIONAL, AND CIVIC USES															
Community and Cultural Facilities	Assembly	P	P	P	P	P	P	P	P	P	P	P			3.3B(1)
	Civic building					P	P	P	P	P	P	P	P	P	
	Family support facility					P	P	P	P	P	P				
	Correctional facility											S	S		3.3B(2)
	Cultural institution						P	P	P	P	P	S			
	Public safety facility	P	P	P	P	P	P	P	P	P	P	P	P	P	
Educational Facilities	College or university					P	S	P	P	P	P	P	P		
	School, public or private	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Vocational, arts, trade, or business							S	P	P	P	P	P		
Health Care	Clinic					S	S	S	P	P	P	P	P		
	Hospital							S	S	P	P	P	P		
Parks and Open Space	Cemetery	S	S	S	S	S	S							S	

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ALLOWED USES, CON'T:

USE CATEGORY	USE TYPE	Residential					Mixed-Use					Nonresidential/ Special Purpose			USE-SPECIFIC STANDARDS
		R1	R2	R3	R4	R5	MX-1	MX-2	MX-3	MX-4	MX-5	CM	LI	OS	
	Golf course													P	
	Park and recreation facility	P	P	P	P	P	P	P	P	P	P	P	P	P	
COMMERCIAL USES															
Agriculture-Related Uses	Community garden	P	P	P	P	P	P	P	P	P				P	3.3C(6)
	Urban agriculture		S	S	P	P	S	S	S	S	S	P	P	P	
Animal-Related Uses	Animal grooming and day care							P	P	P	P	P	P		3.3C(1)
	Kennel								S	S		P	P		3.3C(1)
	Veterinary hospital							S	P	P	S	P	P		3.3C(1)
Day Care	Day care center		S	P	P	P	S	P	P	P	P	P	P		3.3C(6)
	Family day care	P	P	P	P	P	P	P	P	P	P	P	P		3.3C(6)
Entertainment	Entertainment and Recreation, indoor							S	S	P	P	P	P		3.3C(8)
	Entertainment and recreation, outdoor									S	S	P	P	P	
	Recreation club, private				S	S	S	S	P	P	P	P	P		

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ALLOWED USES, CON'T:

	Entertainment and recreation, outdoor								S	S	P	P	P	
	Recreation club, private				S	S	S	S	P	P	P	P		
Food and Beverage	Bar							S	S	P	P	P	P	3.3C(10)
	Beverage café						P	P	P	P	P	P		3.3C(10)
	Commercial food preparation establishment							S	P	P	P	P		3.3C(10)
	Microbrewery or microdistillery							S	S	P	P	P	P	3.3C(10)
	Nightclub									S	P	P	P	3.3C(10)
	Restaurant ≤ 1,000 sq ft						P	P	P	P	P	P	P	3.3C(10)
	Restaurant > 1,000 sq ft							S	P	P	P	P	P	3.3C(10)
Lodging	Bed and breakfast or inn		S	S	S	P	P	P	P	P				3.3C(5)
	Hotel or motel							S	P	P	P	P	P	
Office & Professional Service	Business services and supply					S	S	P	P	P	P	P	P	

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ALLOWED USES, CON'T:

USE CATEGORY	USE TYPE	Residential					Mixed-Use					Nonresidential/ Special Purpose			USE-SPECIFIC STANDARDS
		R1	R2	R3	R4	R5	MX-1	MX-2	MX-3	MX-4	MX-5	CM	LI	OS	
	Financial institution							S	P	P	P	P	P		
	Office					S	P	P	P	P	P	P	P		
	Radio or television station						S	P	P	P	P	P	P		
Personal Services	Funeral home						S	S	S	P		P			
	Personal services, general ≤ 1,000 sq ft						P	P	P	P	P	P	P		
	Personal services, general > 1,000 sq ft							P	P	P	P	P	P		
Retail Sales	Food and beverage retail							S	S	S	P	P	P		3.3C(9)
	Greenhouse or plant nursery, commercial							P	S	S		P	P		
	Liquor store							S	S	S	P	P	P		
	Retail, general < 1,000 sq ft						P	P	P	P	P	P	P		
	Retail, general 1,000 - 15,000 sq ft							P	P	P	P	P	P		
	Retail, general > 15,000 sq ft								P	P	P	P	P		

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ALLOWED USES, CON'T:

Vehicles and Equipment	Automobile rental							S	S	S	S	P	P		3.3C(2)
	Automobile repair, heavy											S	P		3.3C(2)
	Automobile repair, light								S	S		S	P		
	Automobile sales								S			P	P		3.3C(3)
	Automobile showroom							P	P	P	P	P	P		3.3C(3)
	Automobile storage and impoundment											S	S		
	Car wash								S			P	P		3.3C(4)
	Gasoline fueling station							S	S	S		P	P		3.3C(11)
	Gasoline fueling station with retail and/or restaurant							S	S	S		P	P		3.3C(11)
	Parking lot							S	S	S		P	P		4.4F

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ALLOWED USES, CON'T:

USE CATEGORY	USE TYPE	Residential					Mixed-Use					Nonresidential/ Special Purpose			USE-SPECIFIC STANDARDS
		R1	R2	R3	R4	R5	MX-1	MX-2	MX-3	MX-4	MX-5	CM	LI	OS	
	Parking structure							S	S	P	P	P	P		3.3C(12)
INDUSTRIAL USES															
Industrial Services	Contractor yard								S			P	P		3.3D(1)b.12
	Fuel distribution facility												P		3.3D(3)
	Industrial service, general								S			P	P		
	Research and innovation								P	P	P	P	P		
Manufacturing and Production	Manufacturing, artisan							P	P	P	P	P	P		3.3D(6)
	Manufacturing, general							S	S	S		P	P		3.3D(7)
Transportation	Motor freight or fleet terminal								S		S	S	P		
	Transportation terminal								S	S	S	P	P		

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ALLOWED USES, CON'T:

Utilities and Infrastructure	Antenna or communication tower	P	P	P	P	P	P	P	P	P	P	P	P	P	3.3D(1)
	Utility, major				S	S	S	S	S	S	S	S	S	S	
	Utility, minor	P	P	P	P	P	P	P	P	P	P	P	P	P	
Warehouse and Freight Movement	Oil storage tank												S		3.3D(3)
	Mini-storage											P	P		
	Storage yard											S	P		
	Warehouse							S	S	S	P	P			
	Wholesale establishment							S	S	S	P	P			
Waste and Salvage	Indoor dismantling facility										S	S			
	Indoor recycling center						S	S	S		P	P			3.3D(4)
	Junk yard											S			3.3D(5)
	Scrap metal processing											S			3.3D(5)

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ALLOWED USES, CON'T:

[illegible]

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ALLOWED TEMPORARY USES:



TEMPORARY USES AND STRUCTURES (See general standards in subsection 3.5D.)

Special event	T	T	T	T	T	T	T	T	T	T	T	T	T	T	3.5E(3)
Farmers' market			T	T	T	T	T	T	T	T				T	
Expansion or replacement facilities		T	T	T	T	T	T	T	T	T	T	T	T	T	3.5E(2)
Mobile vendor cart						T	T	T	T	T	T	T	T	T	3.5E(4)
Office and equipment storage					T	T	T	T	T	T	T	T			3.5E(1)

COMMERCIAL & MIXED-USE SITE & BUILDING DESIGN:

E. Commercial and Mixed-Use Site and Building Design

In addition to complying with the general standards in subsection 4.6C above, any commercial and/or mixed-use building shall comply with the standards in this subsection.

(1) Block Pattern

The layout of any development site shall be designed to reinforce a pattern of individual blocks.

- a. Blocks shall be designed as an extension of the surrounding neighborhood, aligning with and connecting to adjacent streets and mirroring the scale and orientation of adjacent blocks.
- b. On large sites or where block consolidation is proposed (by right-of-way abandonment), special consideration shall be given to pedestrian and vehicular circulation patterns and access to surrounding neighborhoods.
- c. New development shall establish a regular pattern of blocks to the extent feasible to avoid creating especially large blocks that limit pedestrian and vehicular circulation. Maximum block lengths shall be limited to 660 feet by 660 feet. Blocks shall be measured from street edge to street edge, regardless of whether the street is public or private. In larger areas, these regular blocks may be disrupted by a street or green space feature to add character and unique block forms and places within the development.

(2) Building Placement and Orientation

Developments comprised of multiple buildings shall be organized to create pedestrian-friendly spaces and streetscapes. This shall be accomplished by placing the building wall up to the property line (or "building to" the sidewalk or required landscape buffer), and by using building walls to frame and enclose:

- a. The corners of street intersections or entry points into the development;
- b. A "main street" pedestrian or vehicle access corridor within the development site;
- c. A parkway street or frontage road that parallels the corridor;

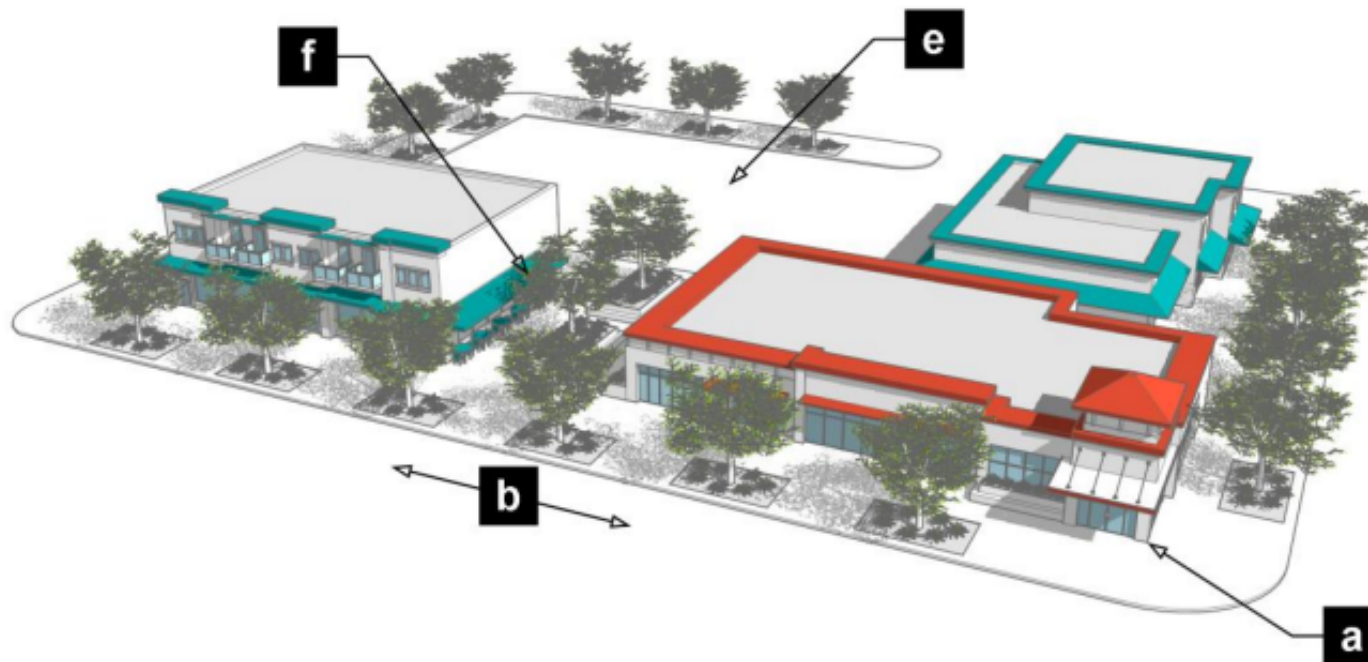
COMMERCIAL & MIXED-USE SITE & BUILDING DESIGN:

Article 4: Development Standards

4.6: Site and Building Design

- d. A linear park or trail corridor that parallels the corridor;
- e. Parking areas, public spaces, or other site amenities on at least three sides; or
- f. A plaza, pocket park, square, or other outdoor gathering space for pedestrians.

Figure 4-16: Building Placement and Orientation



COMMERCIAL & MIXED-USE SITE & BUILDING DESIGN, CON'T:

(3) **Building Façade to Property Boundary**

In the MX-2, MX-3, MX-4, and MX-5 districts, a minimum of 80 percent of the building façade shall be located adjacent to the property boundary (i.e., zero setback). Additional space may be allocated to allow for pedestrian amenities and public spaces that will not reduce the intent of this provision as established during site plan review.

(4) **Massing and Horizontal Articulation**

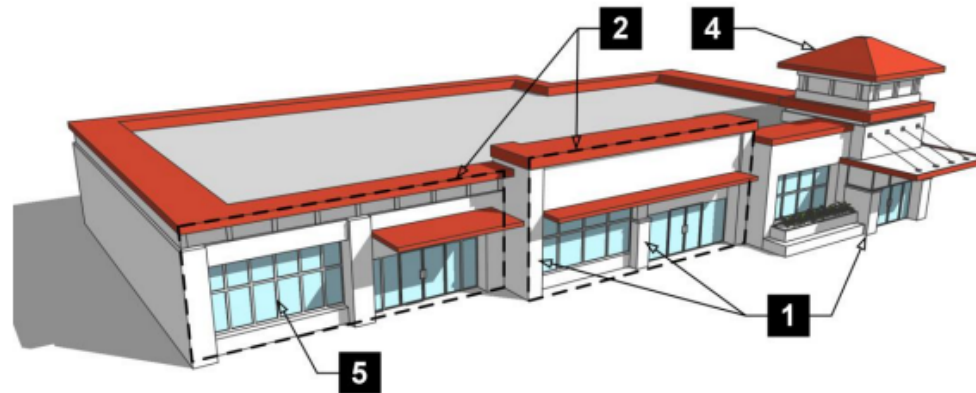
The building facade shall be visually divided into individual segments that are a maximum of 30 feet in width. No blank wall area or facade shall exceed more than 30 feet in horizontal direction. Building facades shall include three or more of the following treatments for every 30 feet of building length:

1. Projections or recesses with a minimum depth of three feet at an interval of every 50 feet and a total of at least 20 percent of the total length of the façade;
2. A horizontal wall projection or recess of at least three feet for a minimum of at least 50 percent of the total length of the façade;
3. A change in materials, textures, patterns, or colors that extend the full height of the façade, excluding the ground level;
4. A change in the fenestration pattern, with different window size, style, or placement;
5. Decorative parapet (arched, gabled, stepped, etc.) or cornice treatments;
6. Deep-set windows with mullions or decorative glazing;
7. Ground-level arcades or upper balconies/galleries;
8. Columns or pillars; or
9. Art work or bas relief.

Article 4: Development Standards

4.6: Site and Building Design

Figure 4-17: Massing and Horizontal Articulation



(5) Transparency (Windows, Doors, and Openings)

- a. For the purposes of the above standards, all percentages shall be measured using elevation views of the building plan and "street level" shall be measured from floor-plate to floor-plate. Glazing on all street-level windows shall allow the transmission of light. Black or mirrored glass is prohibited.
- b. Glazing required by this Ordinance should be concentrated in areas of high pedestrian activity.
- c. Transparent glazing required by this Ordinance shall be maintained without interior or exterior obstructions that substantially limit visibility or create visual distraction, including, but not limited to: window signs; interior shelving; window coverings (except window blinds) during hours of business operation; or temporary or permanent illumination in the form of neon tubing, rope lights, or similar embellishments. This section shall not apply to signage, shelving, displays, or the like, set back at least three feet from the glazing surface.
- d. For these transparency requirements, a lesser amount may be allowed if limited by state and/or local energy codes, up to the maximum percentage possible.

COMMERCIAL & MIXED-USE SITE & BUILDING DESIGN, CON'T:

(6) **Uses in MX-3, -4, and -5 Districts**

A diverse range of commercial, office, residential, and civic uses is desired within the MX-3, -4, and -5 districts. The appropriate mix of uses for each district will vary by its location, size, and the surrounding development contexts. Generally, larger sites located in areas where higher levels of activity are desirable should have a greater mix of uses than smaller sites. The following standards shall apply within the MX-3, -4, and -5 districts:

a. **Required Mix of Uses—Sites 30,000 Square Feet or Larger**

All residential developments exceeding 3,000 square feet of gross floor area shall include at least one first-floor commercial use allowed in the district as identified in Table 3.1.

Buildings shall be designed to accommodate such uses at street level as set forth in the subsection b below.

b. **Ground-Floor Uses**

1. The incorporation of retail shops and/or restaurants is encouraged at the street level to promote a more active environment for pedestrians and to support residential and office uses located within the same building (on upper floors) or nearby. This configuration of uses is particularly encouraged along major street frontages as well as adjacent to major public spaces, where a high level of activity and visibility is desirable. If a limited portion of a structure's ground level will be devoted to retail or restaurant space, such space shall be located along those façades adjacent to or most visible from primary street frontages or major pedestrian walkways.
2. In all MX districts except MX-5, dwelling units are allowed on the ground floor provided they comply with standards in subsection 4.6D(2), *Ground-Floor Residential Units*.