

# Chappaqua Form Based Code

## Zoning Diagnostics & Proposed Process

September 18, 2019

# Outline

1. Existing Zoning Ordinance Structure
2. Diagnostic
3. Proposed Organization
4. Existing Approval Process
5. Proposed Approval Process
6. Administration



# Existing Zoning Ordinance Diagnostic



**TORTI GALLAS + PARTNERS**

Joel Russell Associates

# Existing Zoning Ord. Structure

## Article I Purposes

§ 60-100 Purposes of chapter.

## Article II Definitions

§ 60-200 General construction of language.

§ 60-210 Terms defined.

§ 60-220 Affordable AFPM model ordinance regulatory provisions.

## Article III Establishment of Districts

§ 60-300 Classes of districts.

§ 60-310 Adoption of Zoning Map.

§ 60-320 Interpretation of district boundaries.

§ 60-330 Lots in two or more districts or municipalities.

§ 60-340 Order of restrictiveness of districts.

§ 60-350 Millwood Center Area Design Plan Overlay District.

§ 60-360 Office Park Retail Overlay District.

§ 60-360.1 Approval procedure.

§ 60-360.2 Application to Town Board for zoning approval.

§ 60-360.3 Referral to Planning Board and Architectural Board of Review.

§ 60-360.4 Planning Board and Architectural Board of Review reports.

§ 60-360.5 Town Board public hearing.

§ 60-360.6 Town Board action.

§ 60-360.7 Final site development plan approval by Planning Board.

§ 60-360.8 Development standards.

§ 60-360.8.1 Location.

§ 60-360.8.2 Maximum size.

§ 60-360.8.3 Floor areas.

§ 60-360.8.4 Required uses.

§ 60-360.8.5 Site planning and design guidelines.

§ 60-360.8.6 Signage.

§ 60-360.8.7 Parking and loading standards.

§ 60-360.8.8 Site characteristics.

§ 60-360.9 Operational characteristics.

§ 60-360.10 Ownership.

§ 60-360.11 Conflicts with other zoning requirements.

§ 60-360.12 Green building standards.

## Article IV Regulations

§ 60-400 Application regulations.

§ 60-410 District regulations.

§ 60-420 General regulations.

§ 60-430 Permitted special uses.

§ 60-440 Procedure and standards for site development plan approval.

## Article V Administration and Enforcement

§ 60-500 Enforcement.

§ 60-510 Building permits.

§ 60-520 Certificates of occupancy or use.

§ 60-530 Penalties for offenses; abatement of violations.

§ 60-540 Board of Appeals.

§ 60-550 Architectural Review Board.

§ 60-560 Fee schedule.

## Article VI Amendments

§ 60-600 Amendment procedure.

## Article VII Miscellaneous Provisions

§ 60-700 Short title.

§ 60-710 Separability.

§ 60-720 When effective.

§ 60-730 Repeal of existing Zoning Ordinance.

## GENERAL REFERENCES

Building construction and fire prevention — See Ch. 48.

Dumps and dumping — See Ch. 61.

Flood damage prevention — See Ch. 70.

Green building standards — See Ch. 74.

Historic preservation — See Ch. 76.

Subdivision of land — See Ch. 113.

## ATTACHMENTS

Attachment 1 - Zoning Derivation Table

Attachment 2 - Schedule of regulations for residence districts: Use Regulations

Attachment 3 - Schedule of regulations for residence districts: Lot and Bulk Regulations

Attachment 4 - Schedule of regulations for business and industrial districts: Use Regulations

Attachment 5 - Schedule of regulations for business and industrial districts: Lot and Bulk Regulations

Attachment 6 - Schedule of supplementary regulations for B-R and B-RP Districts

## Purposes

## Definitions

## Establishment of Districts

Establishment of Districts

Zoning Map Reference

Lots in Multiple Districts

Order of Restrictiveness of Districts

Millwood Center Overlay

Office Park Ret. Overlay Regs./Proc.

## Regulations

## Administration & Enforcement

## Amendment Procedures

## Miscellaneous Provisions

## Individual District Use Tables

Application Regs.

Individual District Regs. — *See Tables*

Sign Regs.

M.F. Districts, Apts. In B-R & B-RP

Dish Antennas, Athletic Training

Centers, Pigeons, Solar Collectors, Vape

Shop, Chickens

Lots (frontage, area, coverage, floor area, nuisance), Gen. Yards

Visibility at Intersections

Court Dimensions

Pools, Tennis

Exterior Lighting

Buffers to Residence Districts

Maintenance

Solar Access

Transitions Areas to Res. Districts

Nonconforming Uses

Gen. Off-Street Pkng., B-RP Pkng.

Parking Standards

Driveway Grades & Alignment Parkland

Fees & Rec. Req. M.F. Conservation

Dev.



**TORTI GALLAS + PARTNERS**

**Joel Russell Associates**

# Zoning Diagnostic

See Diagnostic Analysis dated September 4, 2019



**TORTI GALLAS + PARTNERS**

Joel Russell Associates

# Proposed Organization



**TORTI GALLAS + PARTNERS**

Joel Russell Associates

# Existing Zoning Ord. Structure

## Article I Purposes

§ 60-100 Purposes of chapter.

## Article II Definitions

§ 60-200 General construction of language.

§ 60-210 Terms defined.

§ 60-220 Affordable AFFH model ordinance regulatory provisions.

## Article III Establishment of Districts

§ 60-300 Classes of districts.

§ 60-310 Adoption of Zoning Map.

§ 60-320 Interpretation of district boundaries.

§ 60-330 Lots in two or more districts or municipalities.

§ 60-340 Order of restrictiveness of districts.

§ 60-350 Millwood Center Area Design Plan Overlay District.

§ 60-360 Office Park Retail Overlay District.

§ 60-360.1 Approval procedure.

§ 60-360.2 Application to Town Board for zoning approval.

§ 60-360.3 Referral to Planning Board and Architectural Board of Review.

§ 60-360.4 Planning Board and Architectural Board of Review reports.

§ 60-360.5 Town Board public hearing.

§ 60-360.6 Town Board action.

§ 60-360.7 Final site development plan approval by Planning Board.

§ 60-360.8 Development standards.

§ 60-360.8.1 Location.

§ 60-360.8.2 Maximum size.

§ 60-360.8.3 Floor areas.

§ 60-360.8.4 Required uses.

§ 60-360.8.5 Site planning and design guidelines.

§ 60-360.8.6 Signage.

§ 60-360.8.7 Parking and loading standards.

§ 60-360.8.8 Site characteristics.

§ 60-360.9 Operational characteristics.

§ 60-360.10 Ownership.

§ 60-360.11 Conflicts with other zoning requirements.

§ 60-360.12 Green building standards.

## Article IV Regulations

§ 60-400 Application regulations.

§ 60-410 District regulations.

§ 60-420 General regulations.

§ 60-430 Permitted special uses.

§ 60-440 Procedure and standards for site development plan approval.

## Article V Administration and Enforcement

§ 60-500 Enforcement.

§ 60-510 Building permits.

§ 60-520 Certificates of occupancy or use.

§ 60-530 Penalties for offenses; abatement of violations.

§ 60-540 Board of Appeals.

§ 60-550 Architectural Review Board.

§ 60-560 Fee schedule.

## Article VI Amendments

§ 60-600 Amendment procedure.

## Article VII Miscellaneous Provisions

§ 60-700 Short title.

§ 60-710 Separability.

§ 60-720 When effective.

§ 60-730 Repeal of existing Zoning Ordinance.

## Article VIII Form Based District

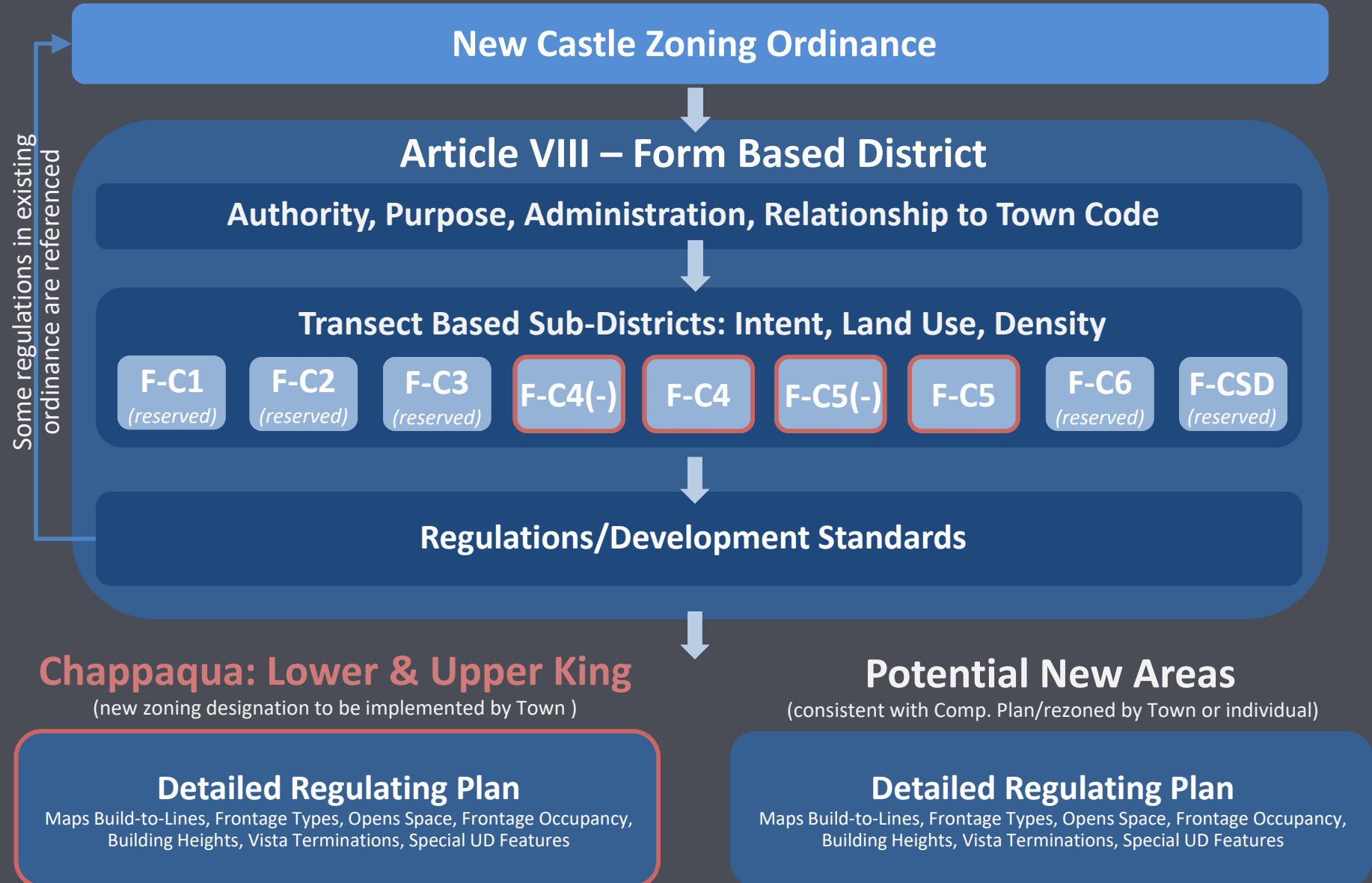
Proposed New Article and District



TORTI GALLAS + PARTNERS

Joel Russell Associates

# Proposed Form Based District Structure



# § 60-300 Classes of Districts – New District

## Residence Districts

R-2A One-Family Residence District  
R-1A One-Family Residence District  
R-1/2A One-Family Residence District  
R-1/4A One-Family Residence District  
MFPD Multifamily Planned Development  
MFR-M Multifamily Residence District -  
Millwood  
MFR-C Multifamily Residence District -  
Chappaqua  
Environmental Protection Overlay District

## Business Districts

B-RO-150 Research and Office Business,  
B-RO-20 Research and Office Business.  
B-RO-4 Research and Office Business.  
B-PO Professional and Office Business.  
B-D Designed Business.  
B-R Retail Business.  
~~B-RP Retail Business and Parking.~~  
MADP Millwood Center Area Design Plan  
Overlay District  
OPR Office Park Retail Overlay District

## Industrial Districts

I-P Planned Industrial  
I-G General Industrial

## Form Based Districts

F-C Chappaqua Lower & Upper King  
F-C1 – Natural (*reserved*)  
F-C2 – Rural (*reserved*)  
F-C3 – Residential (*reserved*)  
F-C4 – Urban General  
F-C4(-) – Urban General Residential  
F-C5 - Urban Center  
F-C5(-) – Urban Center Residential  
F-C6 – Downtown (*reserved*)  
F-CSD – Special District (*reserved*)



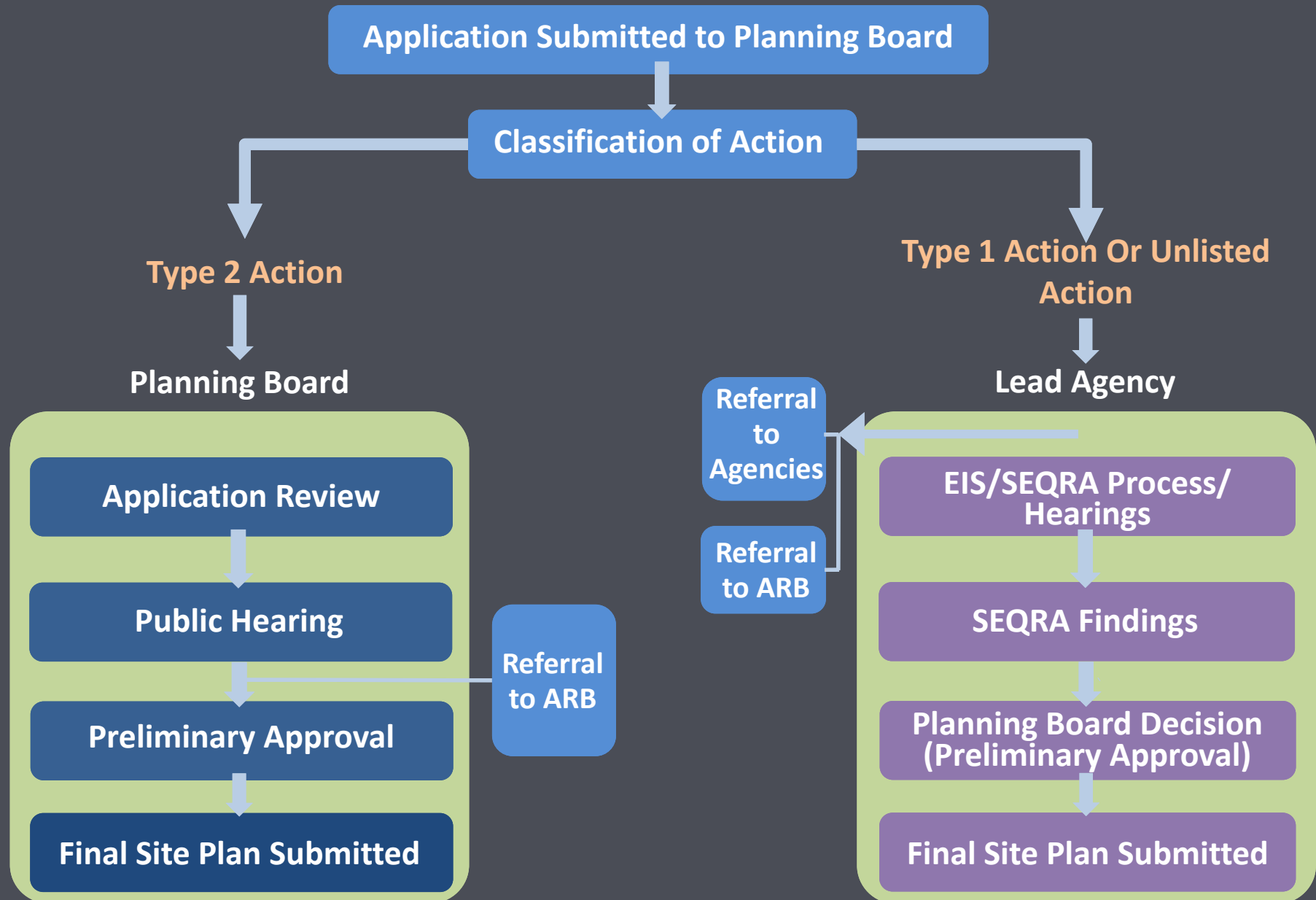
# Existing Approval Process



**TORTI GALLAS + PARTNERS**

Joel Russell Associates

# Existing Development Plan/Site Plan Approval Process



# Proposed Approval Process



**TORTI GALLAS + PARTNERS**

Joel Russell Associates

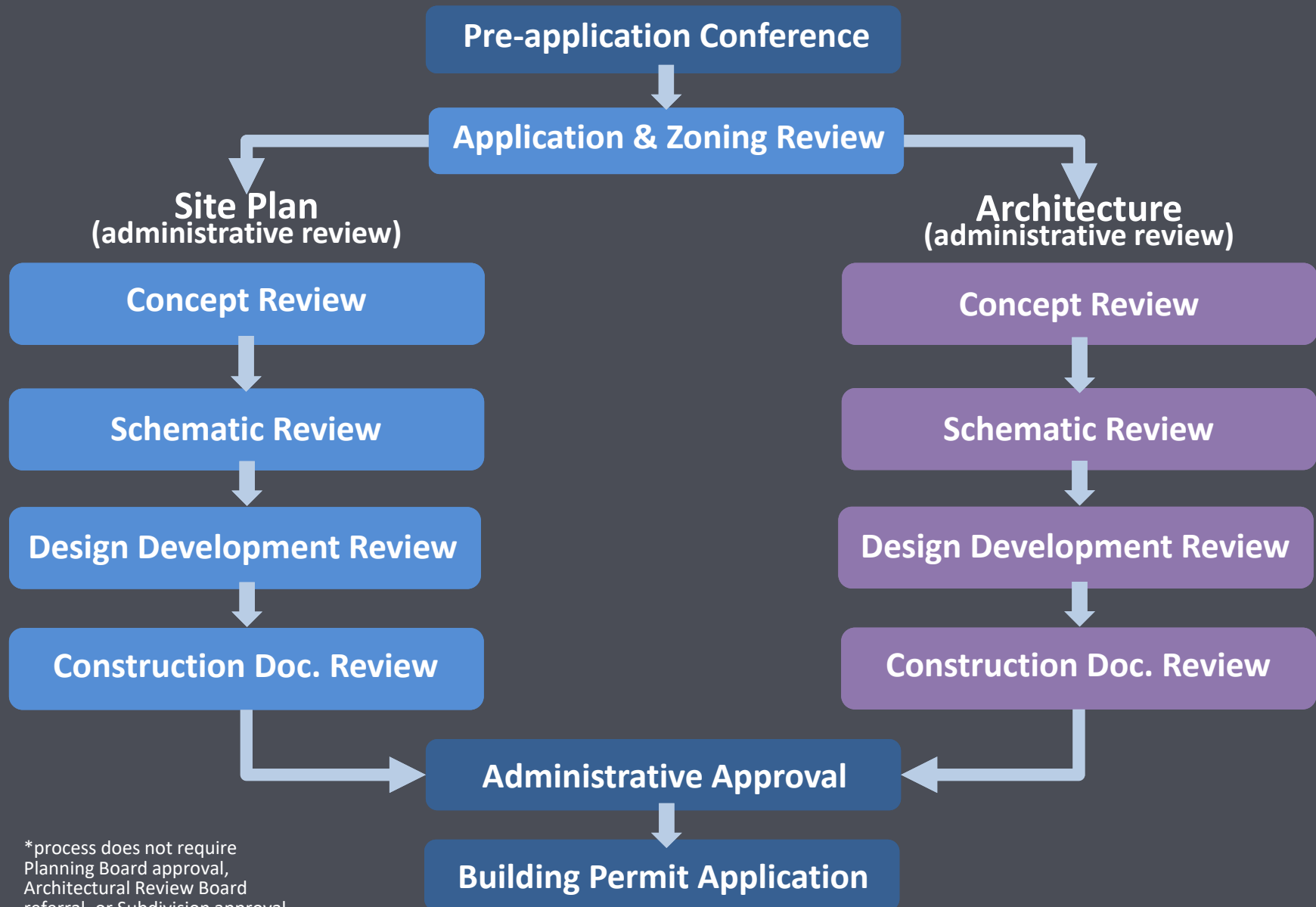
# Proposed Form Based District Approval Process\*

(Consistent with FBC)



\*process does not require  
Planning Board approval,  
Architectural Review Board  
referral, or Subdivision approval

# Proposed Form Based District Approval Process\* - Review Detail



# Administration



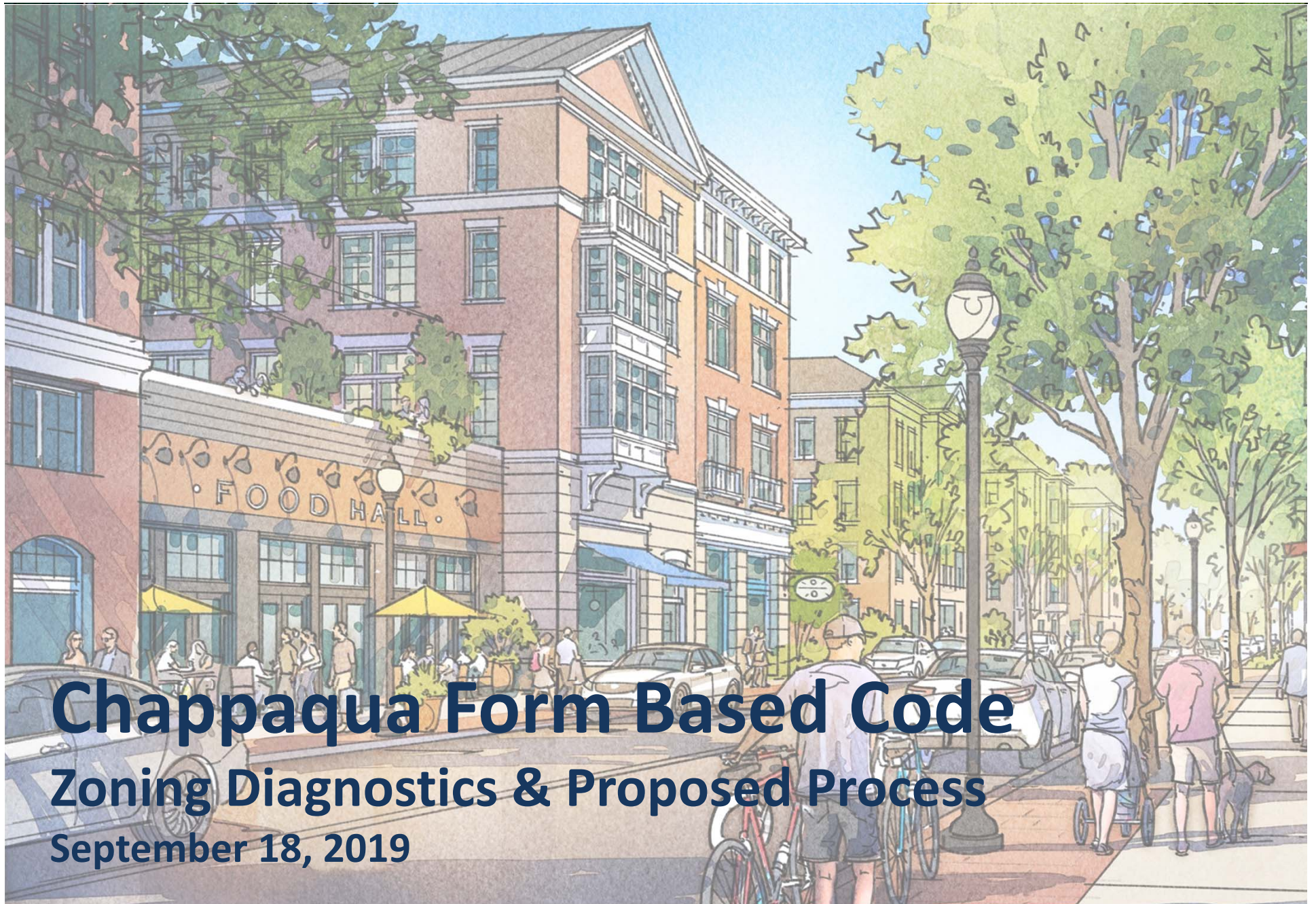
**TORTI GALLAS + PARTNERS**

Joel Russell Associates

# Administration

- **Compliance**
  - Review by Town Planning/Zoning Division
    - Site Plan
    - Architecture – Need someone that can administer/judge compliance with historic style principles and that can make detailed architectural recommendations
- **FBC Specificity – Provide Methods for Flexibility**
  - Administrative Waiver for Minor Changes (minor changes to be defined)





# Chappaqua Form Based Code

## Zoning Diagnostics & Proposed Process

September 18, 2019