

# Mixed-Use Development Updates

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December 7, 2022

# What Stayed the Same

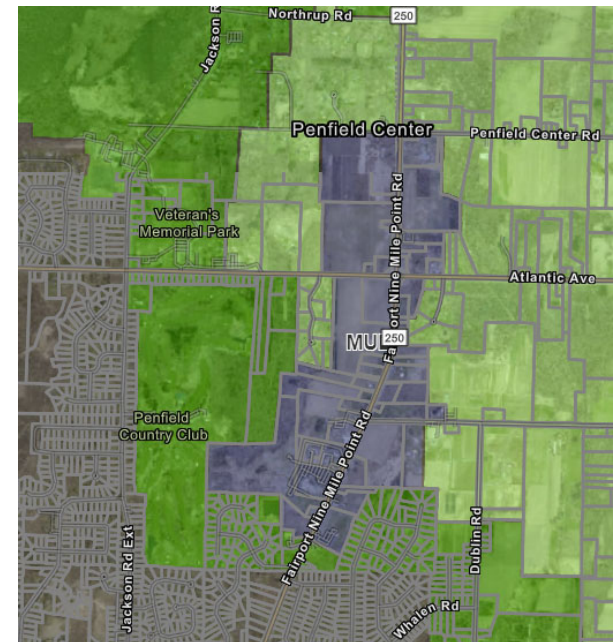
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- Mixed-Use Development District Boundaries
- The district boundary has three zones: A, B, and C
- Some regulations apply universally within the district boundaries and some regulations have zone-specific requirements
- Maximum development density specified for each zone remained the same



# What Changes Were Made?

- Clarified the categorization of uses within a proposed development
- More clearly defined the required mix of uses for each zone
- Moved development requirements and design standards from the MUD Manual directly into the revised Town Code Regulations



# What Changes Were Made?

- Made procedural clarifications and modified the required review processes
- Added new, and modified existing, definitions in 250-2.2
- Revised the MUD Manual to serve as reference and guidance document
  - No longer contains district design standards or requirements



# Procedural Clarifications

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- Re-organized the order of regulations to ensure the what, how and who of development were easier to read and understand
- Specified the type and extent of the Planning Board's waiver ability
- Outlined the process that applicants must follow
- Established criteria for administrative staff review



# Zone A Development / Design Changes

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- Mix of Uses
  - Less than 3 acres: Minimum of two uses, with one residential use and one non-residential use
  - 3 to 6 acres: Minimum of four uses, with at least two residential uses and two non-residential uses
  - More than 6 acres: Minimum of five uses, with at least three residential uses and two non-residential uses
- Minimum Non-Residential Percentage: 20 percent
- Minimum Open Space: 20 percent
- Maximum Non-Residential Occupancy: 25,000 sf per use/user



# Zone B Development / Design Changes

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- Mix of Uses
  - Less than 3 acres: Minimum of two uses, with one residential use and one non-residential use
  - 3 to 6 acres: Minimum of four uses, with at least two residential uses and two non-residential uses
  - More than 6 acres: Minimum of five uses, with at least three residential uses and two non-residential uses
- Minimum Non-Residential Percentage: 10 percent
- Minimum Open Space: 20 percent
- Maximum Non-Residential Occupancy: 7,500 sf per use/user



# Zone C

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- Continues to be residential only
- 1 unit per acre; can be increased to 2 units per acre via waiver





# Planning Board Waiver vs. ZBA Variance

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- The revised regulations maintain the district's intent to provide flexibility to the Planning Board during site plan review
- The revisions establish clear thresholds for the Planning Board's flexibility
- Revisions outline the circumstances when an applicant's request requires a variance through the Zoning Board of Appeals (ZBA)



# Mixed-Use Manual Table of Contents

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- Chapter 1 – Preface
- Chapter 2 – Executive Summary
- Chapter 3 – Introduction to Mixed-Use
- Chapter 4 – Mixed-Use in the Town of Penfield
- Chapter 5 – Best Practices in Mixed-Use Development Design
- Chapter 6 – Mixed-Use District Boundary Considerations



# Thank you!

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