

Local Law No. X of the year 2023

A local law for the Village of Lancaster to amend Chapter 350 (Zoning) by replacing the existing Central Business Districts with newly formed Mixed Use zoning districts that include revised design standards for such districts. Amendments include revisions to several Articles within the Chapter that reference the former Central Business Districts or uses within them.

Be it enacted by the Board of Trustees of the Village of Lancaster, NY as follows:

1) Article I “General Provisions” shall be amended as follows:

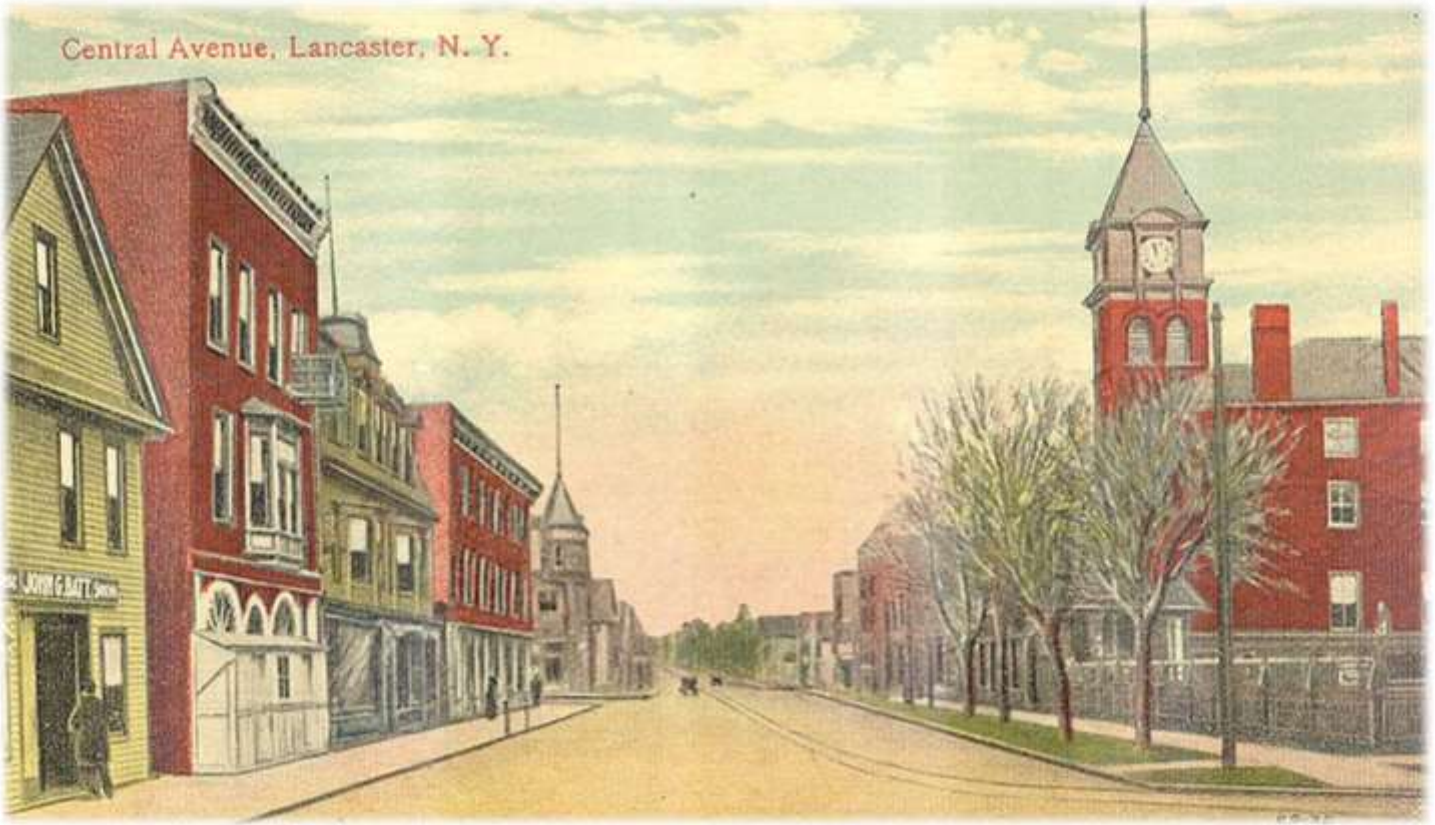
§ 350-3 Districts.

A. The Incorporated Village of Lancaster is hereby divided into the following zoning districts:

MU-Core	Mixed Use Core District
MU-1	Mixed Use 1 District
MU-2	Mixed Use 2 District
OS	Open Space Zone
R-1	Residence District
R-2	Residence District
R2A	Residence District
C-1	Business District
M-1	Manufacturing District
M-1P	Industrial Park District

B. Wherever districts are referred to as "more restrictive" or "less restrictive," the designation shall refer to the order in which the districts are named above, the first named being the most restrictive and so on.

2) Section 350-17 of Article II “Use Regulations” shall be amended in its entirety with the following Mixed Use Design Standards:



Chapter 350-17 MIXED USE DISTRICTS

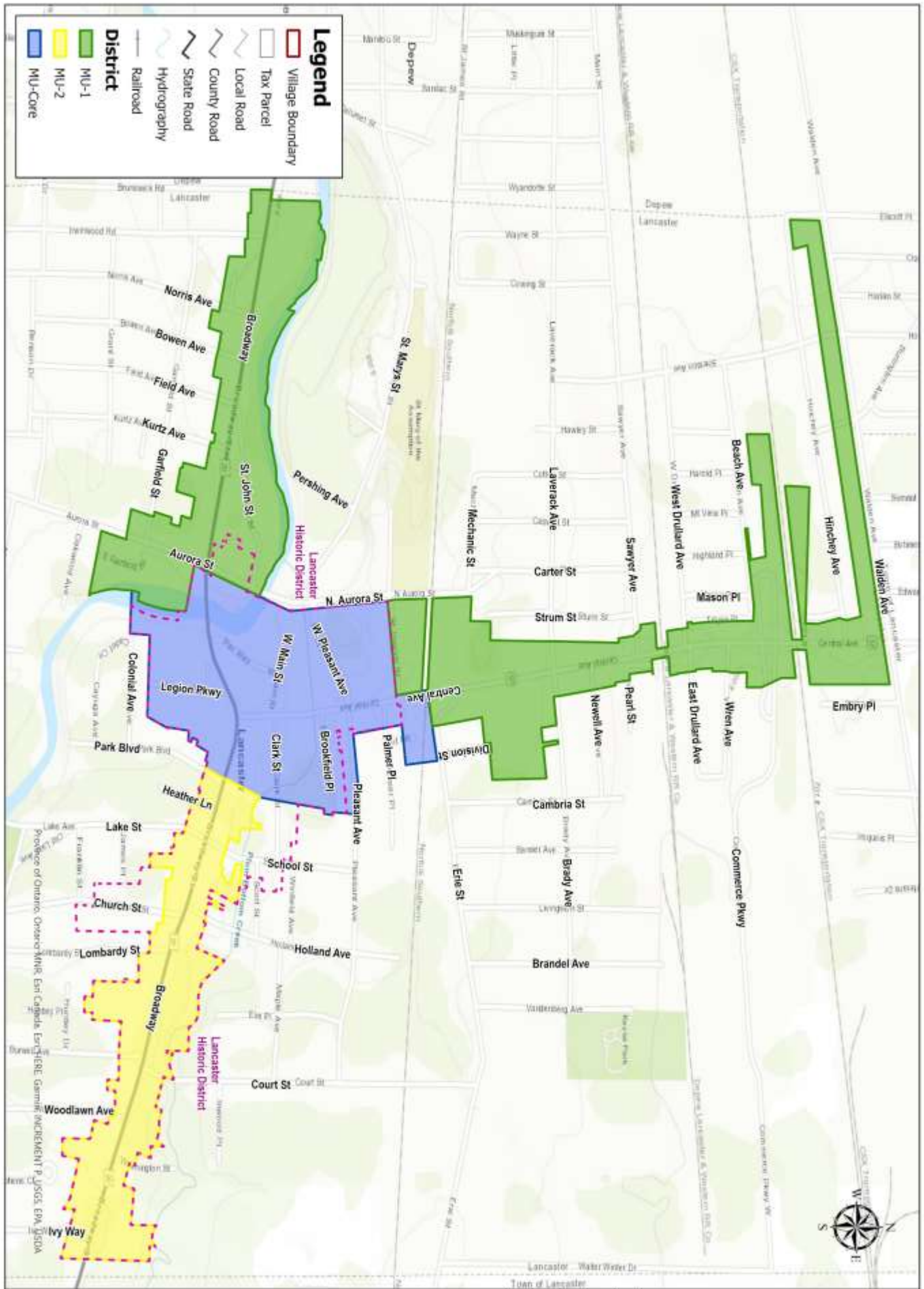
Adopted: XXXX XX, 2023



Section 350-17

MIXED USE DISTRICTS

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§ 350-17A Introduction

(1) Purpose of the Mixed Use Districts

The Village of Lancaster's comprehensive plan recognizes its downtown as a vital community center. The plan communicates the community's desire to have a vibrant, walkable, pedestrian centric downtown, while retaining its historic character. As such, three distinct Mixed Use Districts have been established, along with specific site and design guidelines to promote an active and enhanced Village core. Key characteristics include multi-story buildings, a consistent building edge, inviting ground floor facades, a mix of uses, and architectural styles consistent with the Village's traditional character.

(2) Mixed Use Zoning Districts Established

The Village of Lancaster Mixed Use (MU) Zoning Districts are hereby established as depicted Mixed Use Zoning Districts Map (p. 3). The regulations described herein establish the desired development pattern, form, massing, density, site layout and architectural detailing for the MU Districts. The traditional, historic, downtown core is key to the Village's vibrancy and resiliency. Given this, there is a need for clear standards that meet the goals of the community while allowing for flexibility and creativity. These regulations provide the guidance and framework for high-quality development and flexible design alternatives.

The following Mixed Use Districts are established:

a) Mixed Use Core

The Mixed Use Core (MU-Core) District encompasses the Village's downtown area. This includes areas along Broadway starting at Aurora Street and extending approximately to Park Boulevard, the south side of Broadway generally around Legion Parkway, lands between North Aurora Street and Central Avenue and properties east of and abutting Central Avenue or Plum Bottom Creek. This area reflects the historic and commercial nature of the Village. This zone is established to preserve and enhance the area's existing character, density, and enhance the core as a vibrant, thriving downtown.

b) Mixed Use 1

The Mixed Use 1 (MU-1) District encompasses properties abutting Central Avenue, from approximately the railroad line to Walden Avenue, and frontage properties on Walden Avenue west of Central Avenue. The district also includes an area west of the Mixed Use Core along Broadway generally from Aurora Street to the Village line. This area is not as dense as the Village's core, with residential and commercial uses interspersed.

c) Mixed Use 2

The Mixed Use 2 (MU-2) District includes areas along the eastern portion of Broadway, generally

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from Park Boulevard to the Village’s eastern border and encompassing those properties that front Broadway. This area features intermingled commercial and residential uses and lies within the Village’s historic district boundaries.

(3) Conflicts and Compliance with Other Regulations

All development must continue to maintain compliance with all applicable codes and regulations including, but not limited to, the Building Code of New York State which shall supersede where conflicts exist with the MU Districts. *Where conflicts may arise between these regulations and other sections of Chapter 350 (Zoning), the design standards contained herein shall take precedence. For properties within the Village of Lancaster Historic District (as noted on the current zoning map), adherence with the process and procedures outlined in Chapter 184 (Historic Districts and Landmarks) shall apply as part of the site plan approval process.*

(4) Applicability, Review, and Approval

These regulations shall apply, in whole or in relevant part, to all applications commenced from the date of adoption by the Village of Lancaster’s Board of Trustees.

- a) These regulations shall apply to all proposed actions within the MU-Core, the MU-1, and the MU-2 Districts, which include one or more of the following activities:
 1. New building construction;
 2. Installation of new curb cuts on any public street;
 3. A change or addition of façade materials and/or design greater than 200 square feet.
 4. Installation of new signage.
 5. Any expansion, substantial modification or substantial reconstruction of parking lot or drive way footprint. This shall only apply to landscaping features.
 6. Changes to parking, loading and services arrangements, or access management such as entry/exit, cross access, or circulation. This shall only apply to landscaping features.
 7. Installation of landscaping features. Only elements pertaining to landscaping features shall apply.
 8. Installation of above-ground utilities. Only elements pertaining to utilities features shall apply.
- b) Existing single-family and two-family structures within the MU Districts are not required to adhere to these design standards.
- c) The review and approval of applications under these design standards shall conform to § 350-56.

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(5) Design Objectives

The objectives of these design standards were derived from the Village's joint comprehensive plan with the Town of Lancaster and the Village of Depew. These are included to assist with the interpretation and administration of the regulations described herein:

- a) Encourage redevelopment in the Villages and in areas of the Town with infrastructure to support it.
- b) Protect and enhance the unique historic and architectural character of the communities.
- c) Promote projects and activities that improve the image and character of the communities.
- d) Promote the historic character of the Village.
- e) Create connectivity between the Villages and the surrounding neighborhoods and primary destinations in the community.
- f) Strengthen the existing retail core in the Village of Lancaster and along Broadway in the Village of Depew.
- g) Focus redevelopment and new investment in the two Villages, where services are available to accommodate additional growth and increased development density.
- h) Enhance key gateways into the community to promote recognition of the Village.
- i) Encourage mixed use development, with rental apartments above commercial uses.
- j) Preparation of design standards to ensure that new development is attractive and in character with the historic qualities of the Village.

Figures 1-3, located at the end of this section, illustrate conceptual build-outs that demonstrate potential development resulting from these design standards.

(6) Use Regulations

The Mixed Use District Use Table indicates the uses permitted in the MU Districts. The following information is provided to aide with the interpretation of the use table:

- a) **Permitted (P)**
A "P" in the column of a district use table indicates that a use is allowed by right in the respective district. Such uses are subject to all other applicable regulations of this ordinance.
- b) **Permitted with Site Plan Review (P*)**
A "P*" in the column of a use table indicates that a use is allowed subject to a site plan review.
- c) **Special Use (S)**
An "S" in the column of a use table indicates that a use is allowed only if reviewed and approved as a special use permit in accordance with § 350-64.

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d) **Uses Not Allowed (—)**

A “—” in the column of a use table indicates that the use is not allowed in the particular district.

e) **Uses Not Listed**

The Village Code Enforcement Officer shall determine whether or not an unlisted use is similar to an existing use or is substantially similar to an already defined use. When determining whether a proposed use is similar to a defined use, the Code Enforcement Officer may consider the following criteria:

1. The actual or projected characteristics of the proposed use;
2. The relative amount of lot area or floor area and equipment devoted to the proposed use;
3. Relative amounts of sales;
4. The customer type;
5. The relative number of employees;
6. Hours of operation;
7. Building and site arrangement;
8. Types of vehicles used and their parking requirements;
9. The number of vehicle trips generated;
10. How the proposed use is advertised;
11. The likely impact on surrounding properties; and,
12. Whether the activity is likely to be found independent of the other activities on the lot.

f) **Use Standards**

The “Use Standards” column on the use table is a cross-references to any supplemental use standard or special use standard listed within the Village of Lancaster’s code.

g) **Developments with Multiple Principal Uses**

In the Mixed Use Districts, where a proposed development contains a special use according to the Use Table, that use requires separate review and approval by the Village Planning Commission. This special use review does not extend to other permitted uses in the building or project.

MU Districts Use Table

MIXED USE DISTRICTS	MU Core	MU – 1	MU—2	Use Standards
OPEN USES				
None allowed (includes parking lots)	—	—	—	
RESIDENTIAL USES				
Dwelling, Single-Family	—	P	P	
Dwelling, Multifamily	P	P	P	
Upper-story dwelling	P	S	S	
Nursing or Convalescent Home	P	P	P	
Senior citizen housing	P*	P*	P*	
PUBLIC AND CIVIC USES				
Emergency Services	S	S	S	
School (Private)	S	P*	P*	
School (Public)	S	P*	P*	
Child Day Care Centers	P*	P*	P*	
Place of worship	P	P	P	
Public utilities service facility	P*	P*	P*	
School, elementary/secondary (private)	—	P*	P*	
Telecommunication facility <i>See Chapter 120</i>	S	S	S	
Utility, minor	P	P	P	
COMMERCIAL USES				
Small Animal care <i>See Chapter 93</i>	P*	P*	P*	
Gasoline Service Station	—	S	S	
Cannabis Retail/Consumption	P*	S	P*	
Drive-through facility	—	S	—	
EV charging stations	S	S	S	
Hotels, Motels	P	P	P	
Medical and Dental Clinics	P*	P*	P*	
Professional Offices	P*	P*	P*	
Personal service establishment	P	P	P	
Recreation, indoor	P	P	P	
Recreation, outdoor	S	S	S	
Restaurant	P	P	P	
Outdoor service of food and drink <i>See Article XI</i>	P*	P*	P*	
Retail sales and service	P	P	P	
Adult Uses	—	—	—	
Parking Garage	S	P*	P*	
Vehicle sales, indoor	S	S	S	
Vehicle sales (outdoor)	—	—	—	
INDUSTRIAL USES				
Artisan Manufacturing	P*	P*	P*	
Light Manufacturing	—	S	—	
ACCESSORY USES				
All uses and structures customarily incidental to a principal use*	P	P	P	

P = Permitted P* = Permitted with Site Plan S = Permitted with Special Use Permit — = Not permitted
 *Principal/primary structure should be built first



These are representative images of potential redevelopment opportunities within the Village on vacant or underutilized lands. They are intended to inform and encourage best practices for site design using these design standards, but is not actual development being proposed.

**Village of Lancaster Massing Model -
Village Core**



These are representative images of potential redevelopment opportunities within the Village on vacant or underutilized lands. They are intended to inform and encourage best practices for site design using these design standards, but is not actual development being proposed.

**Village of Lancaster Massing Model -
Broadway / St. John St. / N Aurora St.**



These are representative images of potential redevelopment opportunities within the Village on vacant or underutilized lands. They are intended to inform and encourage best practices for site design using these design standards, but is not actual development being proposed.

**Village of Lancaster Massing Model -
Broadway**

§ 350-17B Site Planning & Design

(1) Overview

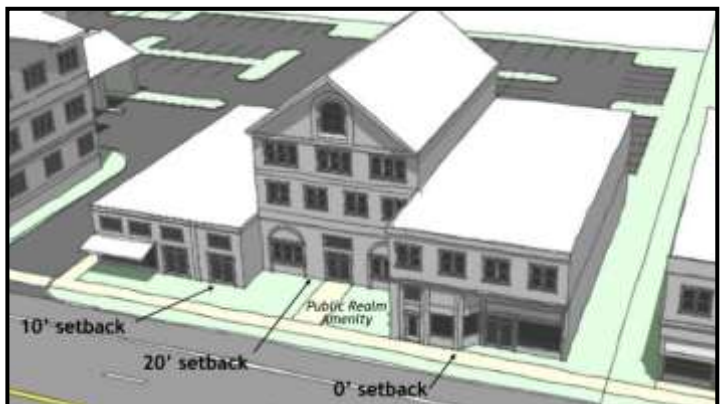
Site planning and design standards address the organization of a project's components, such as building orientation, setbacks, circulation and the relationship of site elements. The location of buildings and site features and the organization of circulations patterns for vehicles and pedestrians are critical to the design of a pedestrian-centric atmosphere that is visually appealing and safe for all users. High quality site design along the street places structures close to the street line and parking areas to the rear. It focuses on creating a sense of place and an environment that fosters strong interaction between pedestrians, buildings, and the street.



Site planning and design standards provide guidance on the placement/ orientation of buildings, entrances, parking, pedestrian connectivity, and circulation. When appropriately combined, these elements foster a vibrant, walkable environment.

(2) Building Orientation

- a) Buildings located on a primary street shall be oriented such that the façade facing the street is substantially parallel to said street.
- b) At least 75 percent of a building's primary facade, measured in linear feet of distance parallel to the right-of-way, shall meet the required setback distance as described in the *Frontage* tables for the respective districts.
- c) The Planning Commission may allow an additional 10 foot setback to permit the construction of dedicated public realm amenities or the construction of building overhangs.
- d) In no instance shall the front plane of any principal structure on a primary street, not including overhangs, be greater than 20 feet from the right of way line in the MU-Core and MU-1 Districts and 30 feet in the MU-2 District.
- e) Buildings fronting on two or more streets shall be determined to have an equal number of primary façades unless said street is classified as an alleyway.
- f) Buildings on corner lots shall be setback from each street the minimum distance practical to afford adequate sight distances for motorists and pedestrians as determined by NYS DOT highway standards.



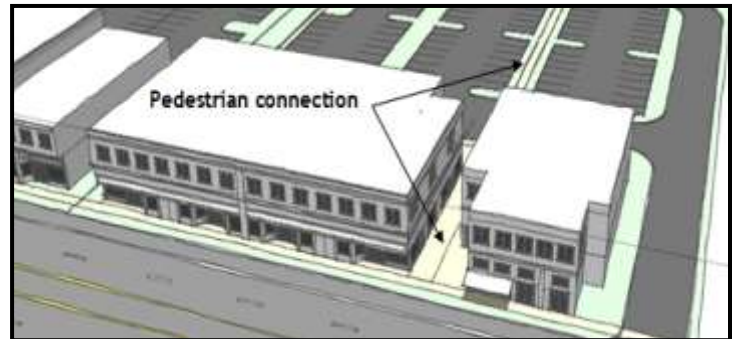
Front yard setback distances vary between districts, with the MU-Core and MU-1 districts varying between 0 and 10 feet and the MU-2 district varying between 0 and 30 feet. At the discretion of the Planning Commission, a maximum setback of 20 feet may be allowed in the MU-Core and MU-1 Districts where outdoor dining or other pedestrian-focused amenities are to be located.

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- g) Side yards with parking and driveways shall not be more than 45 feet of total width.
- h) Lots without driveways or alleyways shall have a maximum side setback of 20 feet of combined width for both side yards. Side yard setbacks are encouraged to be zero feet where permitted by NYS Building Code, except when abutting a residential district.

(3) Lots with Multiple Buildings

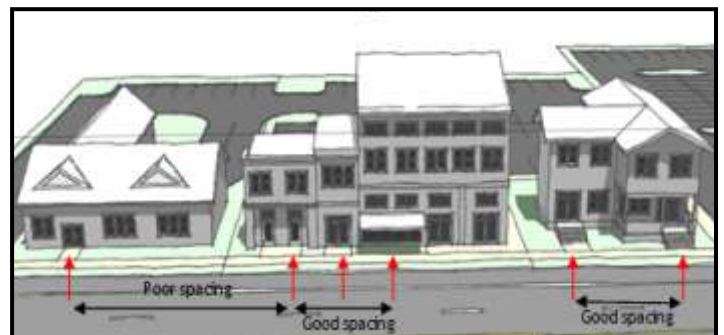
- a) Lots with multiple buildings shall include pedestrian connections between adjacent uses, structures and parking areas.
- b) Multiple buildings shall create a well organized, accessible and functional site. The site layout should create a unique sense of place without large parking lots devoid of landscaping or pedestrian accommodations.
- c) Common or shared parking facilities and access for projects with multiple buildings shall be required to the extent practical or feasible, as determined by the Planning Commission, to decrease the amount of impervious surface, increase open space and reduce curb cuts.



The image above depicts a single, large property on which two structures are built, each sharing a parking area in the rear. This concept also provides a common pedestrian network and plaza space that connects each building entry with the common parking lot and the street.

(4) Building Entry

- a) An entrance providing both ingress and egress, operable to residents at all times and customers during regular business hours, is required to meet the street-facing entrance requirements. Additional entrances off another street, pedestrian area or internal parking area are allowed.
- b) The placement of building entrances shall be of a similar rhythm and spacing to existing structures on the same street.
- c) Buildings fronting on two streets shall have a primary entry on either the primary street or at the corner facing the intersecting streets.
- d) Primary entries shall receive design considerations, details, and treatments consistent with primary facades, and shall meet the standards set forth in this document regarding architectural detail.



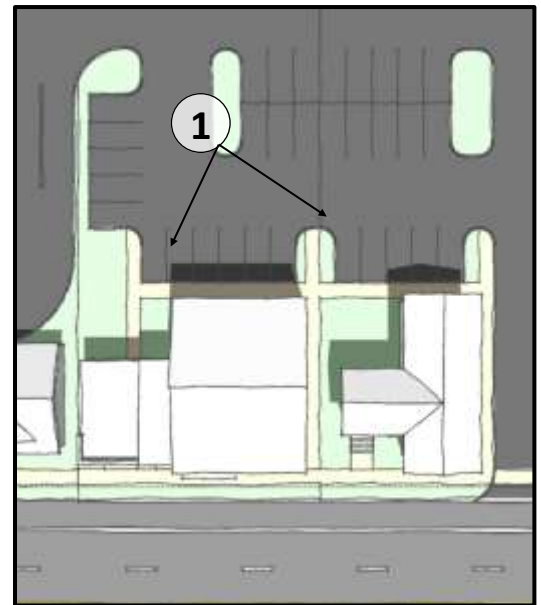
The image above identifies placement of entrances along the primary street (red arrows) are important to the development of streetscape rhythm, and provide a sense of scale and comfort to pedestrians as they traverse the corridor.

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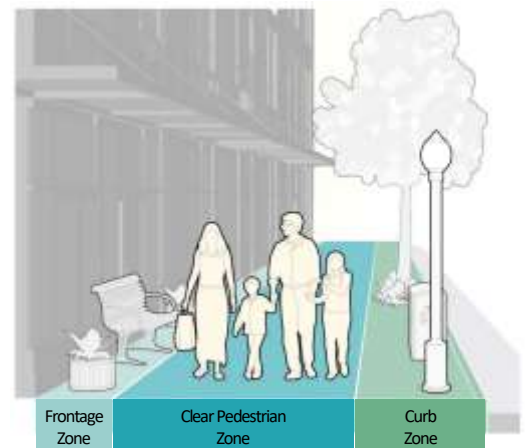
- e) Primary entrances shall be prominently designed and constructed to provide visual cues to pedestrians, independent of site or building signage.
- f) The entrance spacing requirements, as indicated in the *Site Planning & Design* tables for each district, must be met. Entrance spacing is measured from the edge of one door to the edge of the next door and from the edge of the building to the edge of the door.

(5) Sidewalks

- a) All sidewalks shall be accessible and ADA compliant.
- b) Sidewalks shall have a minimum width of 5 feet, and a width of at least 12 feet if adjacent to a storefront. Sidewalks may be wider at the discretion of the Planning Commission.
- c) Sidewalks shall be constructed with side parking, as shown in the image to the right, to provide access from all principal building entrances to the sidewalk system and parking areas.
- d) All sidewalks adjacent to driveways and parking lots shall be curbed to separate pedestrians and vehicles.
- e) As necessary, sidewalks shall traverse parking lot medians, end islands and between buildings to permit safe and efficient pedestrian travel.
- f) Sidewalks may be constructed of poured concrete or concrete pavers. Asphalt sidewalks are not permitted.
- g) All sidewalks adjacent to streets shall be curbed to separate pedestrians and vehicles.
- h) The curb zone, as indicated in the *Frontage* tables (pages 26-27), is measured from the back of curb toward the building face.
- i) The clear pedestrian zone, as indicated in the *Frontage* tables (pages 26-27), is measured from the back of the curb zone toward the building face.
- j) Sidewalks may be utilized as multi-use pathways (including pedestrians and bicyclists) provided that at least 10 feet of space is provided and appropriate signage and/or markings are utilized. Generally, it is preferred to have separate facilities (sidewalk level and protected is encouraged) for bike use to minimize pedestrian-bicyclist conflicts.



Sidewalks are critical infrastructure required to establish a sense of place and a pedestrian-friendly environment. Sidewalk connections between and alongside buildings (1) are required to make rear-loaded parking feasible.



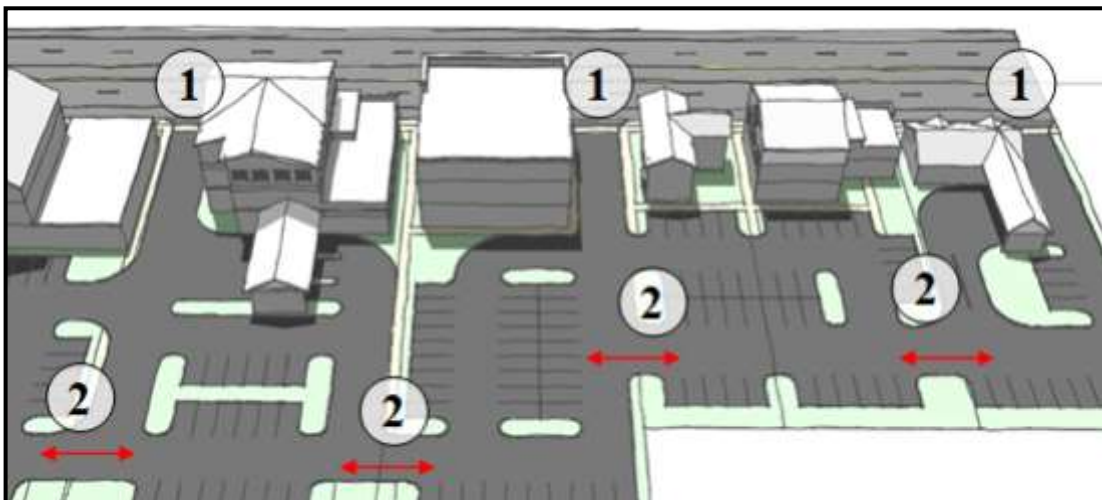
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(6) Pedestrian and Vehicular Circulation

- a) Pedestrian and vehicular circulation patterns shall be designed to minimize potential conflicts between vehicles and pedestrians and to provide enhanced separation. **This also applies to bicycle paths or multi-use paths.**
- b) Safe, convenient and efficient pedestrian circulation patterns shall be provided between structures in a multiple structure development.
- c) Parking and vehicle circulation patterns shall be designed to reduce speeds and increase pedestrian safety, efficiency and convenience.

(7) Driveways and Access

- a) Shared entrances and exits shall be provided where determined appropriate and feasible by the Planning Commission.
- b) Absent a showing by the applicant of impracticality, the provision for cross access among adjacent properties shall be required to internalize traffic and reduce turning movements directly onto the street.
- c) New construction or improvements shall plan for, accommodate, and/or reserve land for future connections with adjacent properties to facilitate cross access.
- d) Driveways outside the public right-of-way shall be no more than 24 feet in width.
- e) A designated 5-foot wide side yard curbed sidewalk shall be provided between the edge of entry drives and the principal building.
- f) Driveways shall be set back from the side lot line a distance of 5 feet, and from principal buildings a distance of no less than 5 feet, or as required for safe sight distances. Shared drives are not required to provide the 5-foot side yard setback.



The use of shared entrances (1) rather than individual drives reduces the number of turning movements onto busy corridors, and can enhance internal circulation, especially when used in tandem with cross access between adjacent rear parking lots (2).

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(8) Primary and Side Street Designation

- a) Where only one street abuts a lot, that street is considered a primary street.
- b) A multiple street frontage lot must designate at least one primary street. A lot may have more than one primary street. The Code Enforcement Officer will determine which streets are primary streets based on:
 1. The street with the highest classification;
 2. The established orientation of the block;
 3. The street abutting the longest face of the block;
 4. The street parallel to an alley within the block;
 5. The street that the lot takes its address from;
 6. The pedestrian orientation of adjacent or abutting development, existing or proposed; and,
 7. Whether the street faces an important open space (park, plaza, or similar).

(9) Outdoor Amenity Space

a) General

1. Outdoor amenity space is common outdoor area provided in a development for use by all of its occupants for social and recreational activities. Outdoor amenity space may also be provided for use by the general public, in addition to occupants of the development.
2. Examples of outdoor amenity space include, but are not limited to, swimming pools, playgrounds, sport courts, dog parks, gardens, community gardens, parks, greens, pavilions, seating areas, plazas, common balconies, rooftop decks or rooftop gardens.

b) Standards

1. Required outdoor amenity space, as indicated in the *Site Planning & Design* tables, must be provided on the lot and be accessible as outdoor space. A required landscape transition may not be used to meet the outdoor amenity space requirement.
2. Required outdoor amenity space may be enclosed on two sides or less by walls (with or without a solid roof cover) or enclosed on three sides by walls without a solid roof cover.
3. Required outdoor amenity space may be located at or above grade.
4. Required outdoor amenity space may be met in one contiguous outdoor area or in multiple outdoor areas on a lot and must have a minimum area of 225

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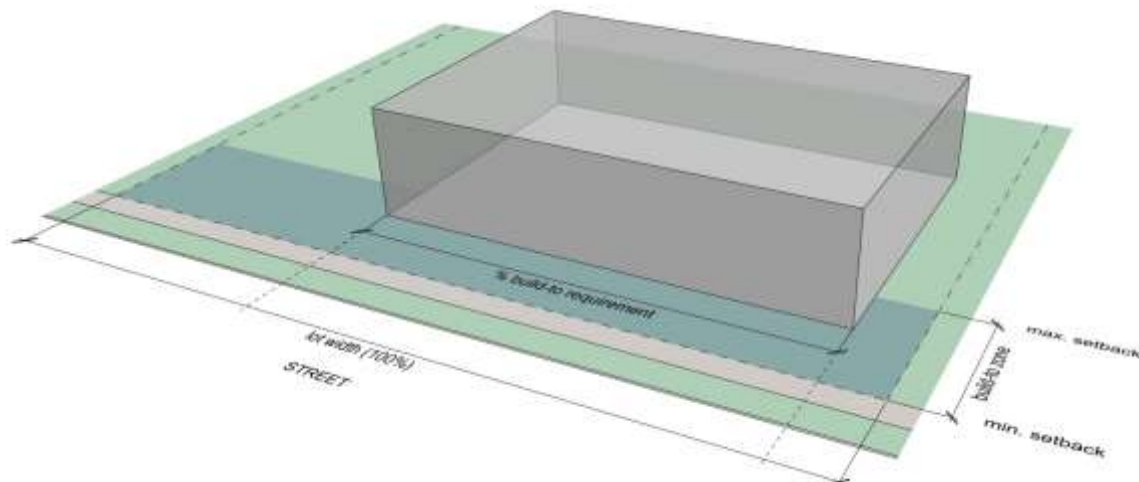
square feet with no dimension less than 15 feet.

5. Required outdoor amenity space must not be parked or driven upon, except for emergency access and permitted temporary events.
6. At least 50% of the total amount of required outdoor amenity space at grade and 25% of required outdoor amenity space above grade must be planted with groundcover, shrubs or trees.
7. Seating must be provided at the rate of 1 seat for every 500 square feet or fraction of 500 square feet. Seats may be permanent or movable. Two linear feet of bench or seat wall equals one seat.

(10) Build-to Zone

a) Build-to Zone

1. The build-to zone is the area on the lot or site where a percentage of the building facade must be located, measured as a minimum and maximum setback range from the street line.
2. Where the build-to zone lies within an easement that does not allow construction, the [Village Building Inspector](#) may waive the build-to requirement, in whole or in part.



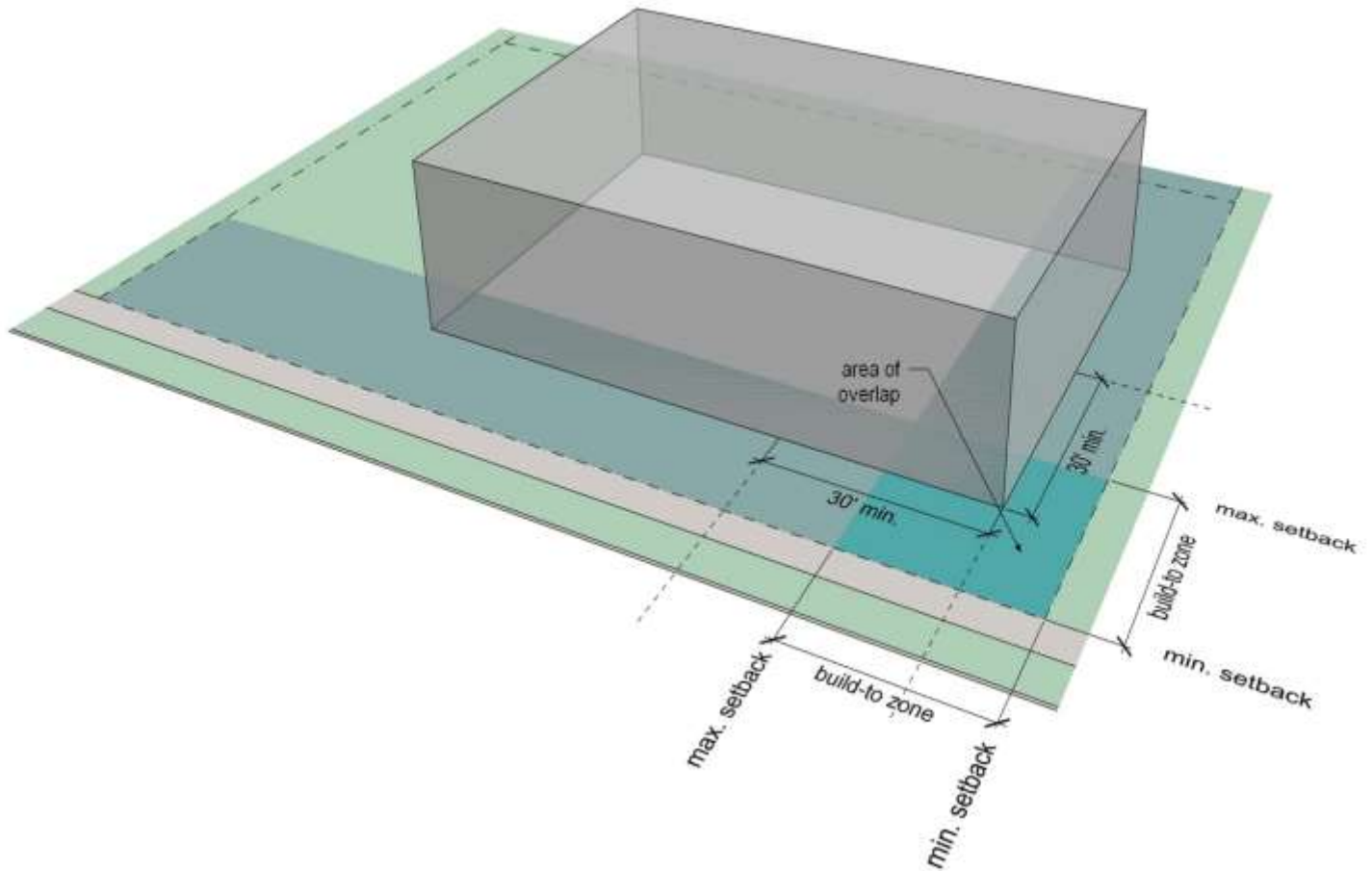
b) Lot Frontage

1. The required lot frontage, as indicated in the *Frontage* tables is the amount of the building facade that must be located in the build-to zone, measured based on the width of the building or buildings divided by the width of the lot.
2. For a building facade to count toward the minimum lot frontage requirement, street-

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adjacent ground floor uses must be 20 feet in depth minimum.

3. The width of a parking entrance into or through a building does not count toward the lot frontage percentage requirement.
4. In no case will access to a site that has no access options be denied due to application of the lot frontage requirement. Where no other access is available, a driveway of the minimum acceptable width for fire safety purposes is allowed, even where it reduces the building width below the required lot frontage percentage.
5. On a corner lot, a building must be placed within or abutting the area where the build-to zones of 2 intersecting streets overlap. The building must extend within the build-to

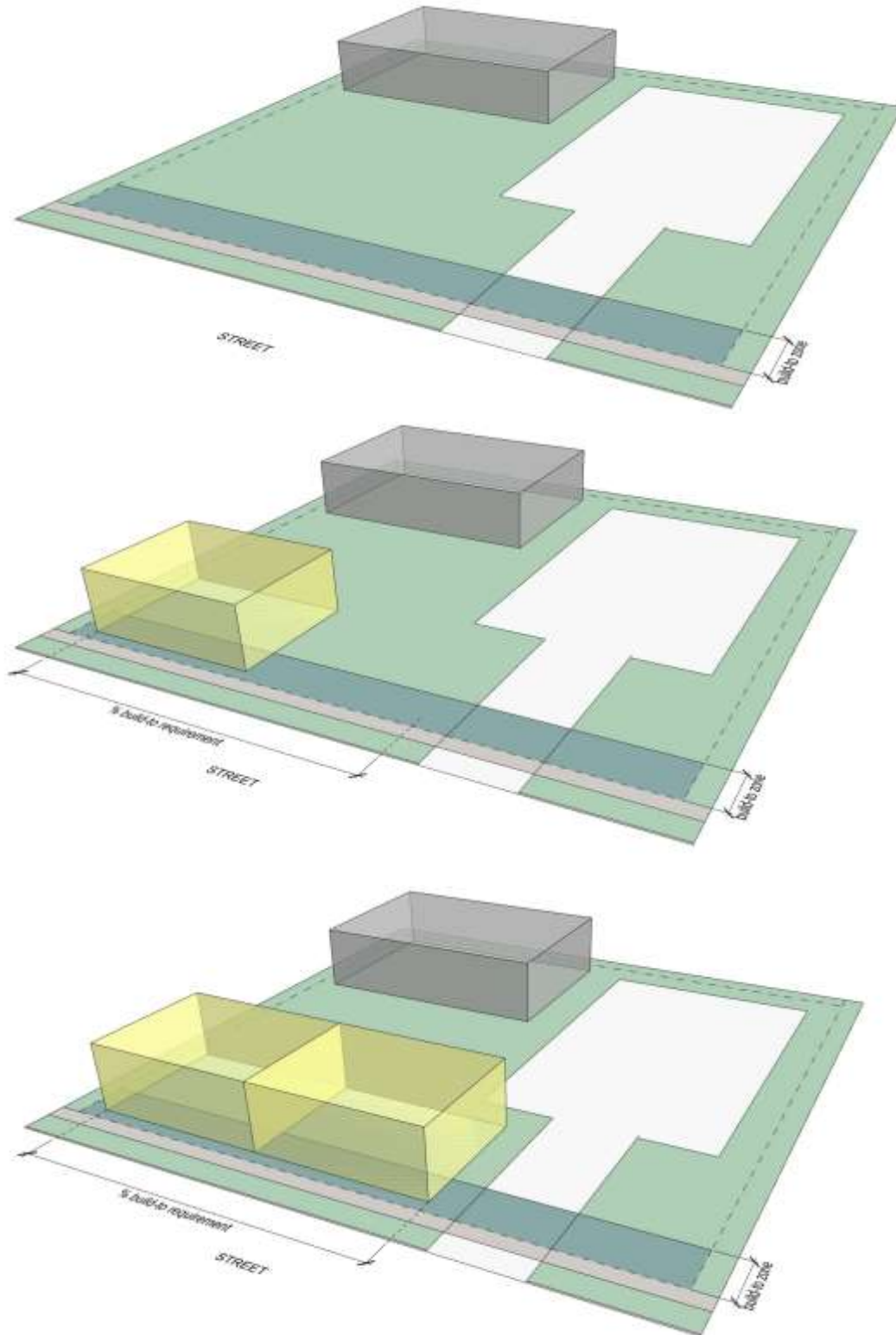


zone for a minimum of 30 feet in both directions.

6. Lot Frontage: New Buildings

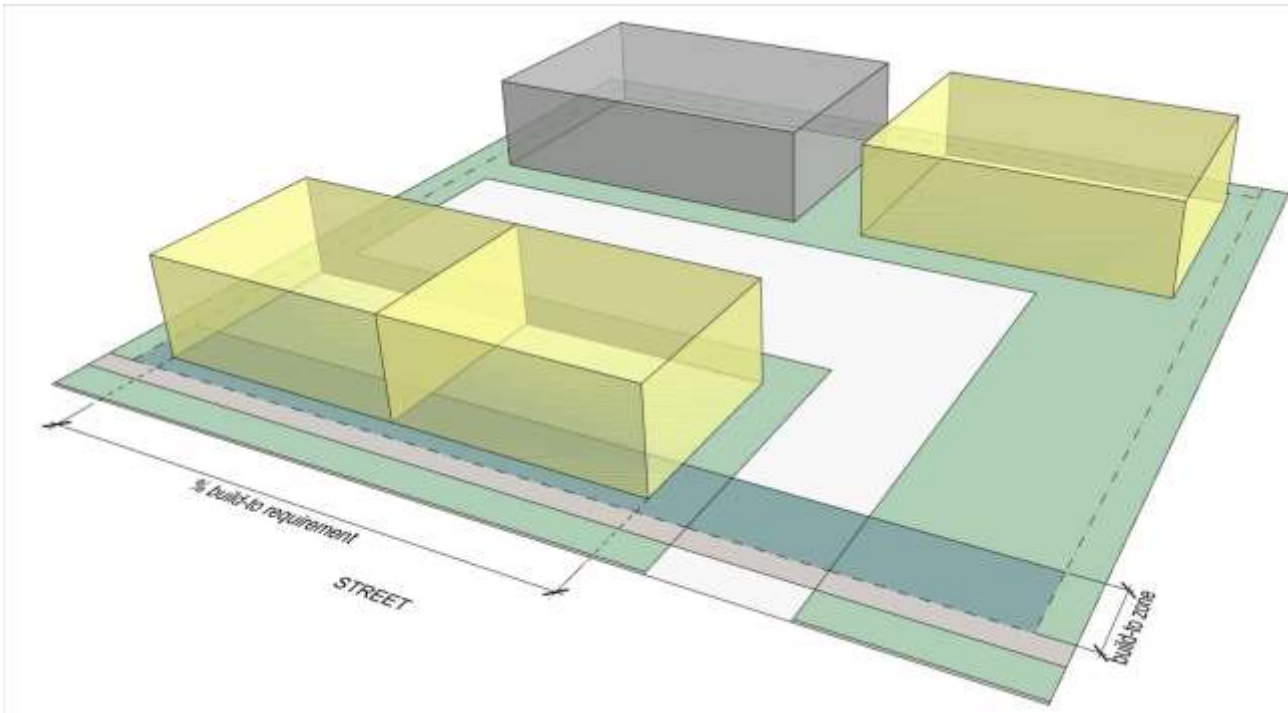
- a. All new buildings must be placed in the build-to zone until the required lot frontage for the entire lot or site has been met.

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b. Once the required lot frontage percentage has been met for the entire lot or

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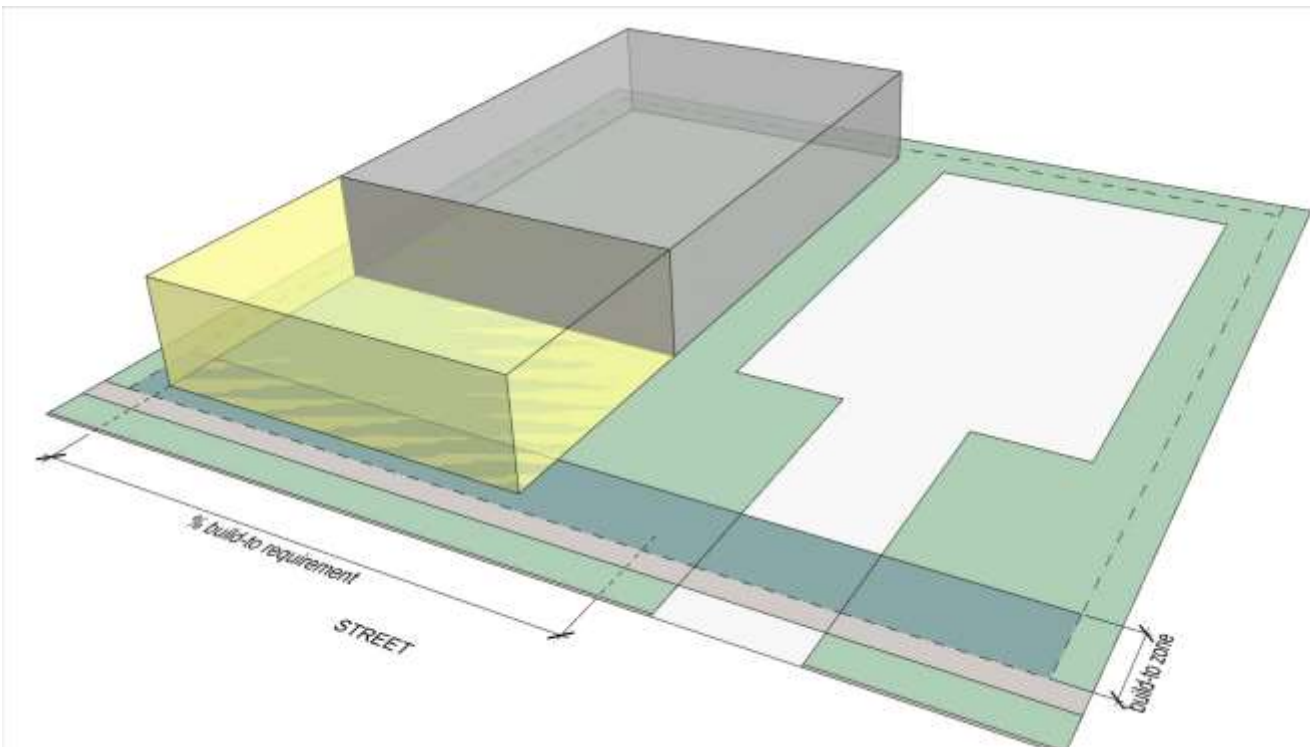


site, new buildings may be placed outside of the built-to zone.

7. Lot Frontage: New Buildings

a. Front Additions

Any addition to the front of an existing building must be placed in the built-to zone. The addition does not have to meet the required lot frontage percentage.

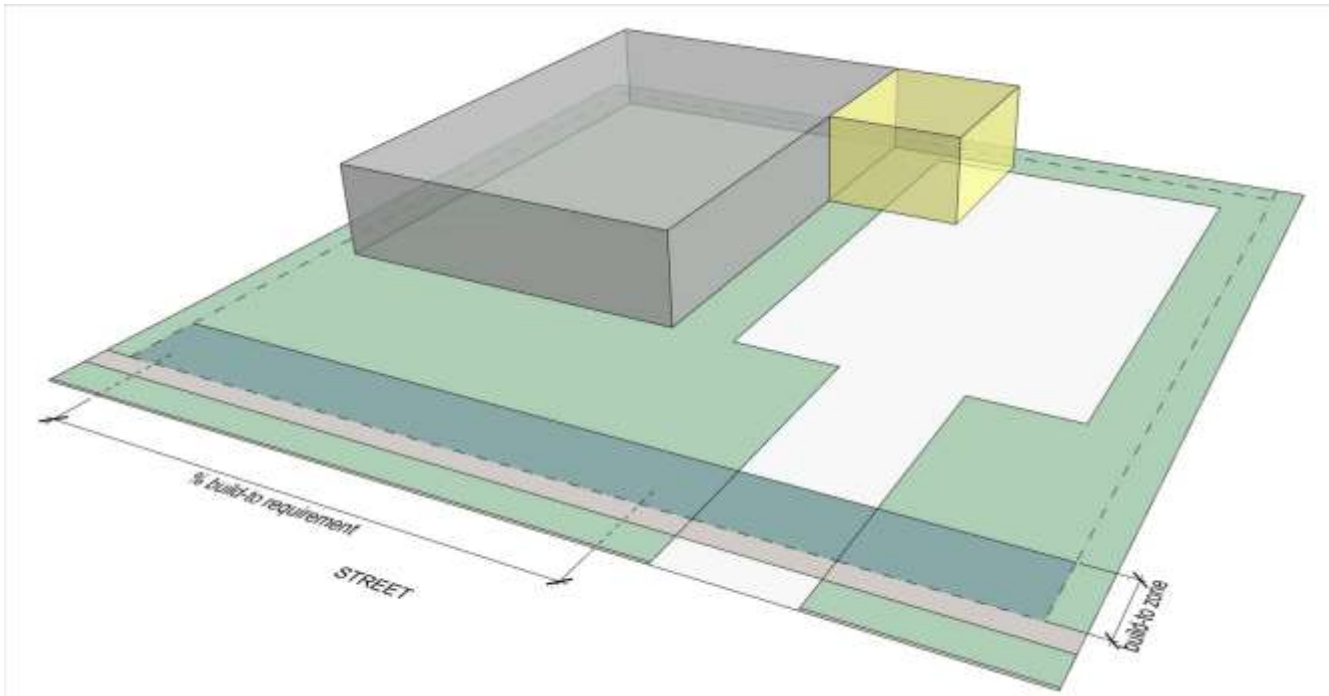


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for the entire lot or site.

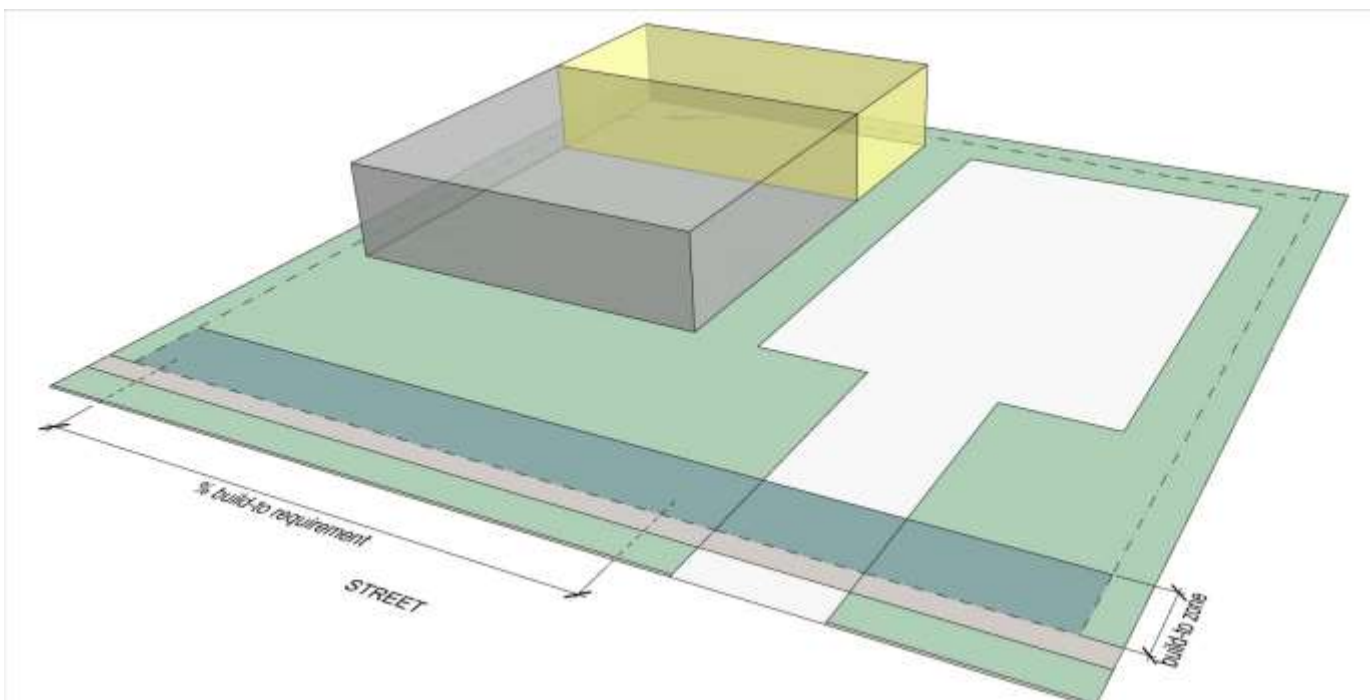
b. Side Additions

Side additions no greater than 20% cumulatively of the existing building footprint (as of the effective date of these Standards) are allowed outside of the build-to zone. Once the required lot frontage percentage for the entire lot



or site has been met, side additions of any size are allowed.

c. Rear Additions



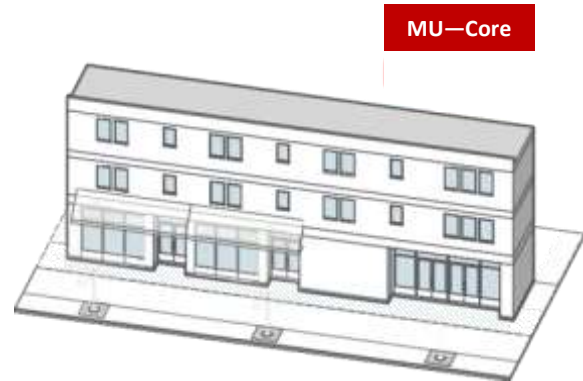
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(11) Site Planning & Design Tables

These regulations are applied to all street-facing **facades** in the respective Mixed Use Districts. The tables introduce additional dimensional standards to the Districts, including building setbacks, parking setbacks, story height, transparency, pedestrian access, and streetscape.

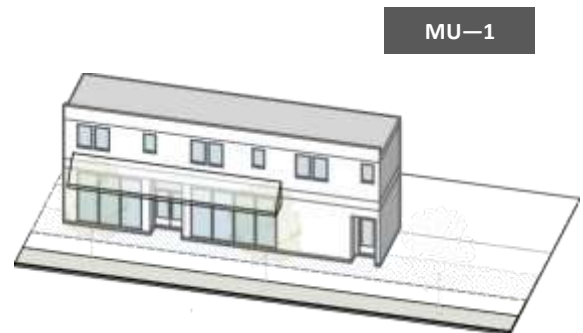
a) MU-Core

The MU-Core District provides for a walkable retail street, moving the buildings up to the back of the sidewalk and providing for a high built-to percentage to ensure a “main street” environment.



b) MU-1

The MU-1 District provides for a walkable mixed-use street, moving the building up near the back of the sidewalk and providing for a moderate build-to percentage.



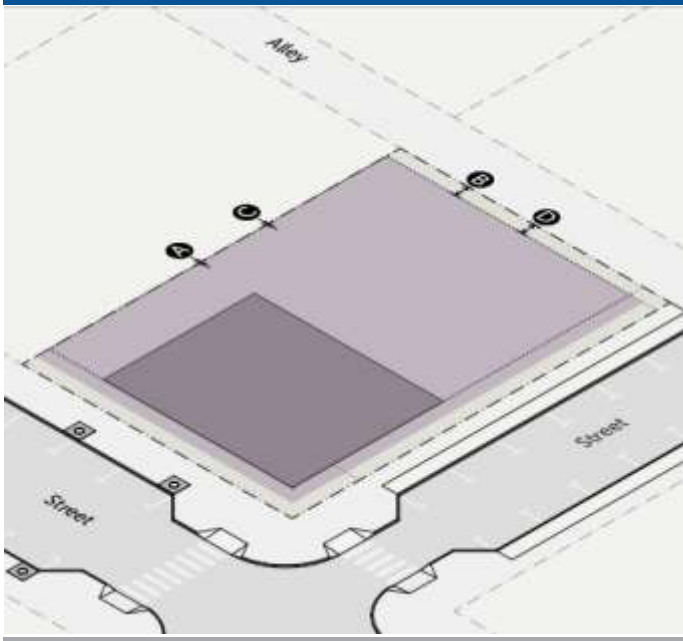
c) MU-2

The MU-2 District provides a lower build-to percentage and modest transparency requirements, allowing for buildings that are closer in mass and scale to large traditional houses.



§ 350-17(B)(11)(a)(1) Site Planning & Design Table: MU-Core

A. Site



LOT

Area	0 SF min
Width	0' min
Outdoor amenity space	10% min

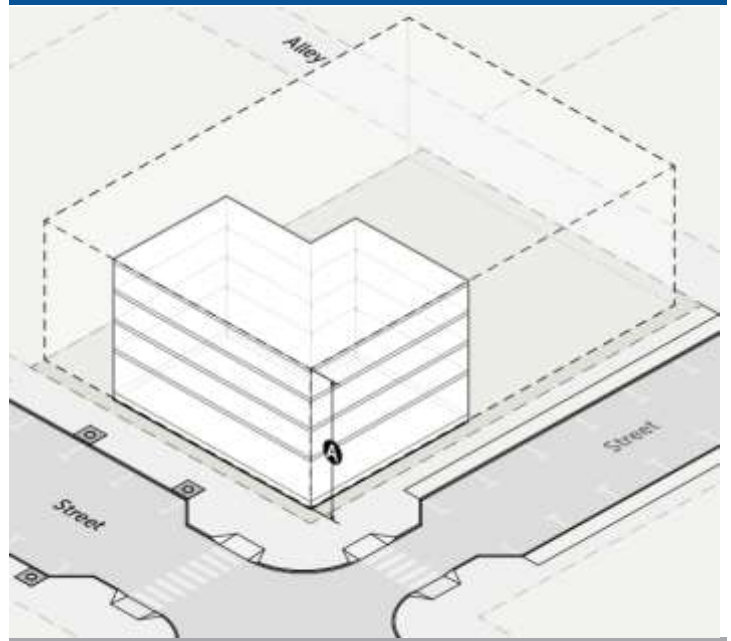
BUILDING SETBACKS

Build-to zone	See Frontages
Lot frontage	See Frontages
A Common lot line	0' min
B Alley	5' min

PARKING SETBACKS

C Common lot line	0' min
D Alley	5' min

B. Building



BUILDING HEIGHT

Top plate height	n/a
A Building height	4 stories/45' max
Roof pitch	n/a

BUILDING LENGTH

See Frontages

STORY HEIGHT

See Frontages

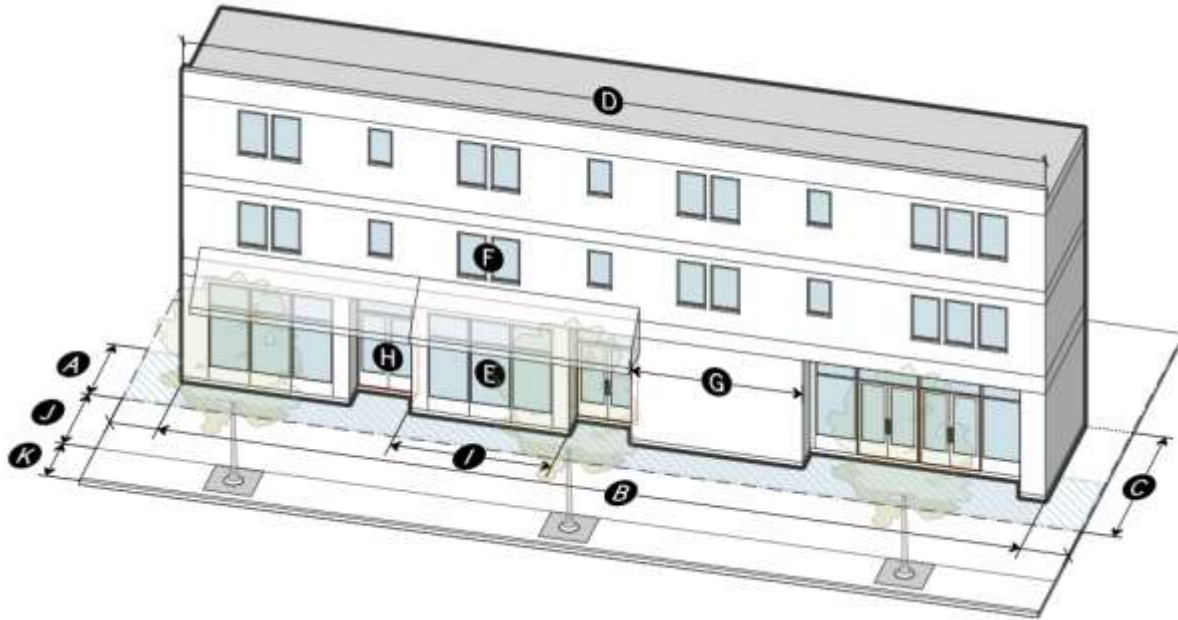
ACTIVATION

See Frontages

USE

See Use Regulations

§ 350-17(B)(11)(a)(2) MU-Core Frontage



BUILDING SETBACKS

A	Build-to-zone	0' min/10' max
B	Lot frontage ¹	90% min

PARKING SETBACKS

C	Street	20' min
----------	--------	---------

BUILDING MASS

D	Street-facing building length	200' max
----------	-------------------------------	----------

STORY HEIGHT

	Ground floor elevation	0' min/2' max
	Ground story height	14' min
	Upper story height	9' min

TRANSPARENCY

E	Ground story	70% min
F	Upper story	20% min
G	Blank wall length	15' max

PEDESTRIAN ACCESS

H	Street-facing entrance	Required
I	Entrance spacing	30' max

STREETSCAPE²

J	Clear pedestrian zone	10' min
K	Curb zone	6' min
	Tree planting type	Grates
	Tree spacing	35' on center avg.

ACCESS DRIVE

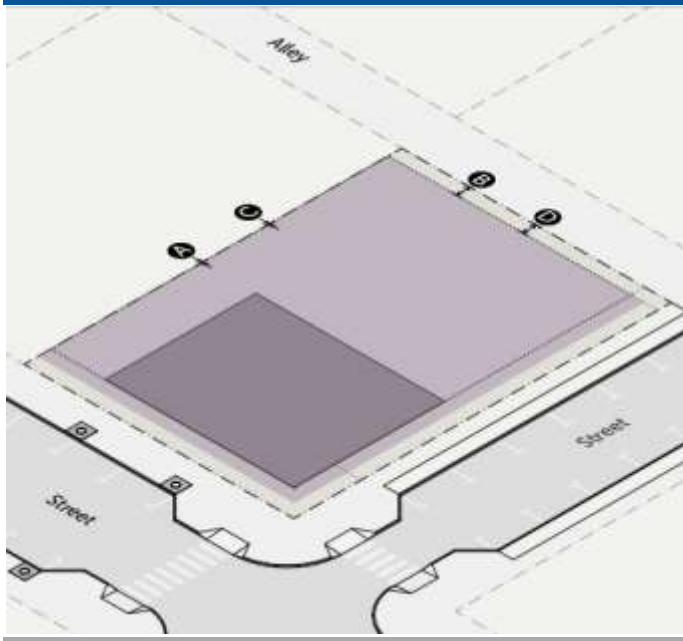
	Separation	200' min
	Distance after intersection	100' min
	Distance before intersection	200' min
	Throat Depth	40' min

¹ Exceptions may be given where existing curb cuts may limit this.

² This may not apply to existing streets. Where minimums cannot be met, they will be set at the discretion of the Planning Commission.

§ 350-17(B)(11)(b, c)(1) Site Planning & Design Table: MU-1 & MU 2

A. Site



LOT

Area	0 SF min
Width	0' min
Outdoor amenity space	10% min

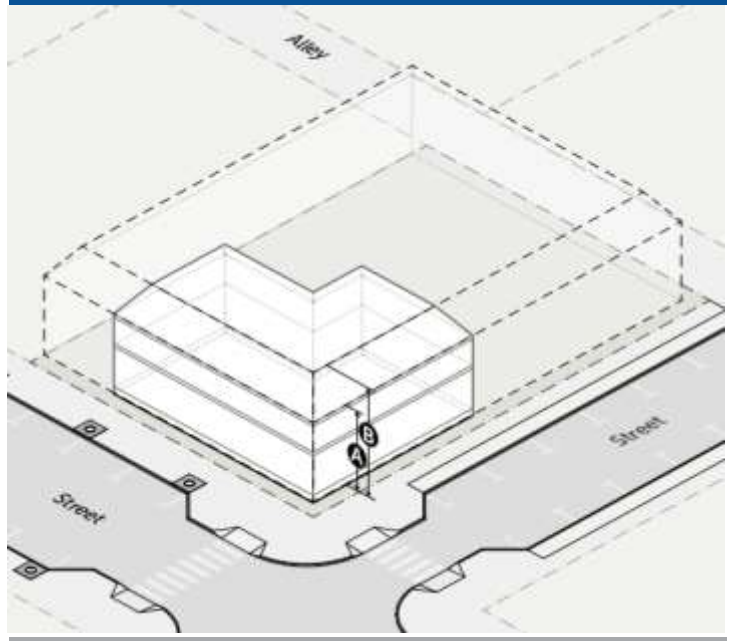
BUILDING SETBACKS

Build-to zone	See Frontages
Lot frontage	See Frontages
A Common lot line	0' min
B Alley	5' min

PARKING SETBACKS

C Common lot line	0' min
D Alley	5' min

B. Building



BUILDING HEIGHT

A Top plate height	2 stories/24' max
B Building height	2.5 stories/35' max
Roof pitch	18:12 max

BUILDING LENGTH

See Frontages

STORY HEIGHT

See Frontages

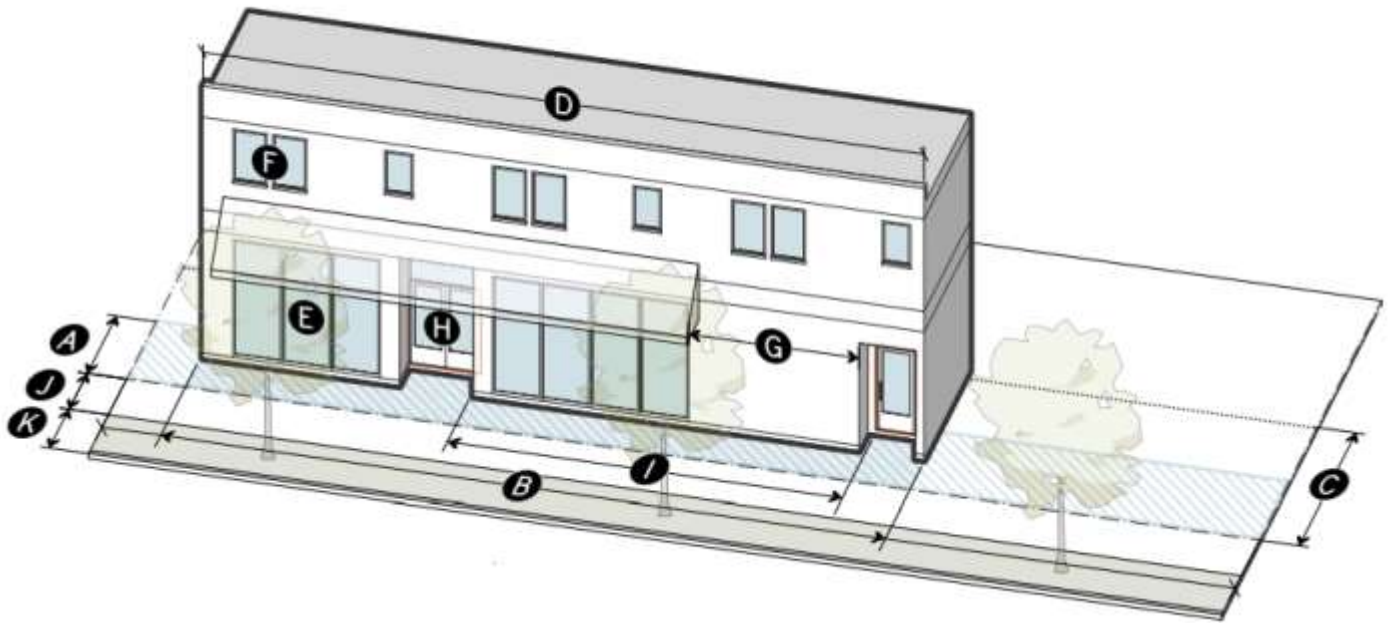
ACTIVATION

See Frontages

USE

See Use Regulations

§ 350-17(B)(11)(b)(2) MU-1 Frontage



BUILDING SETBACKS

A Build-to-zone	0' min/ 10' max
B Lot frontage ¹	75% min

PARKING SETBACKS

C Street	20' min
-----------------	---------

BUILDING MASS

D Street-facing building length	200' max
--	----------

STORY HEIGHT

Ground floor elevation	
Residential	2' min / 5' max
Non-residential	0' min / 2' max
Ground story height	
Residential	9' min
Non-residential	14' min
Upper story height	9' min

¹ Exceptions may be given where existing curb cuts may limit this.

² This may not apply to existing streets. Where minimums cannot be met, they will be set at the discretion of the Planning Commission.

TRANSPARENCY

E Ground story	20% min
Residential	20% min
Non-residential	70% min
F Upper story	20% min
G Blank wall length	20' max

PEDESTRIAN ACCESS²

H Street-facing entrance	Required
Rear-facing entrance	Required
I Entrance spacing	50' max

STREETScape

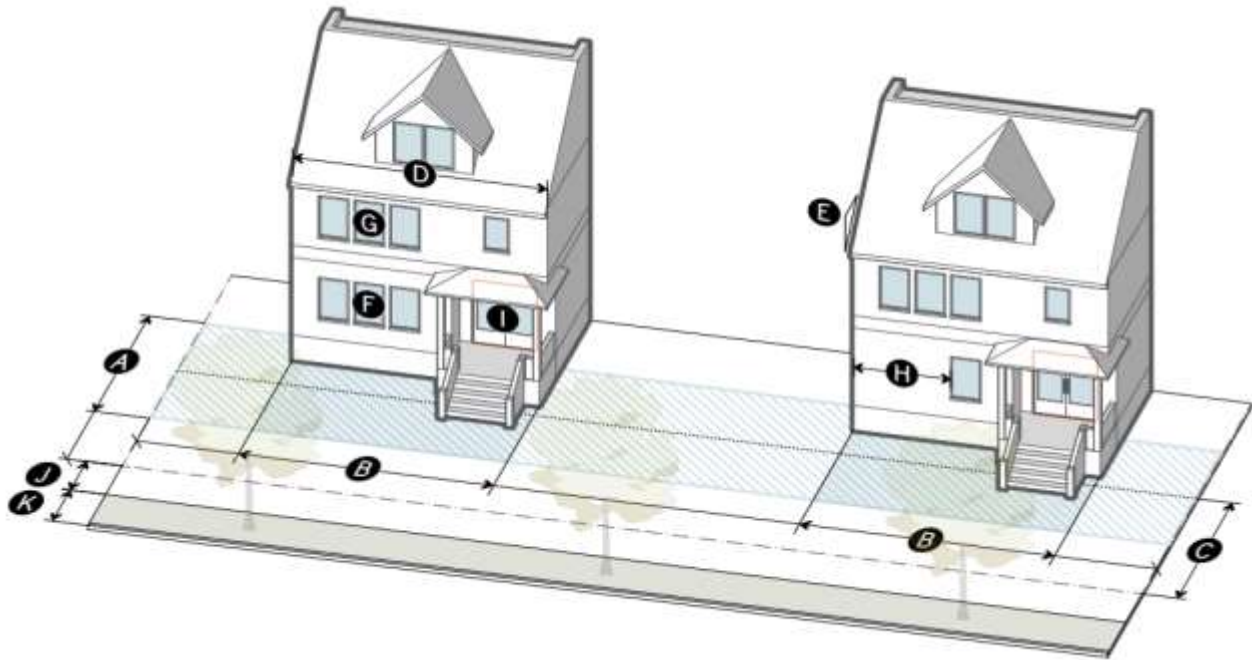
J Clear pedestrian zone	6' min
K Curb zone	4' min
Tree planting type	Tree lawn
Tree spacing	35' on center avg.

ACCESS DRIVE

Separation	200' min
Distance after intersection	100' min
Distance before intersection	200' min
Throat Depth	40' min

§ 350-17(B)(11)(c)(2)

MU-2 Frontage



BUILDING SETBACKS

A	Build-to-zone	10' min/30' max ¹
B	Lot frontage	30% min

PARKING SETBACKS

C	Street	20' min
----------	--------	---------

BUILDING MASS

D	Street-facing building length	60' max
E	Roof pitch	4:12 min/18:12 max

STORY HEIGHT

Ground floor elevation		
	Residential	2' min/5' max
	Non-residential	0' min/2' max
Ground story height		
	Residential	9' min
	Non-residential	14' min
Upper story height		
		9' min

TRANSPARENCY

F	Ground story	20% min
G	Upper story	20% min
H	Blank wall length	20' max

PEDESTRIAN ACCESS

I	Street-facing entrance	Required
	Entrance spacing	N/A

STREETScape

J	Clear pedestrian zone	N/A
K	Curb zone	N/A
	Tree planting type	Tree lawn
	Tree spacing	35' on center avg.

ACCESS DRIVE²

	Separation	25' min
	Distance after intersection	25' min
	Distance before intersection	25' min
	Throat Depth	No minimum

¹ Alternatively, the centerline of the neighboring two parcels.

² DOT permit will be required where applicable.

§ 350-17C Site Infrastructure and Facilities

(1) Overview

The design and location of site infrastructure and facilities should be complementary to and appropriate for the principal structure. Where feasible, utilities should be located in side or rear yards, buried underground, and/or screened from view. Those infrastructure elements which cannot be obscured from view should be designed as an integral and aesthetically pleasing feature of the landscape or building. The intent of these standards is to minimize visual, noise, and other associated negative impacts of site infrastructure and facilities.

Site infrastructure and facilities shall include, but is not necessarily limited to the following:

- Loading and staging areas;
- Service and maintenance areas;
- Refuse and material storage;
- Vehicle and equipment storage (except parking);
- Storm water facilities and appurtenances; and
- Above-ground utilities.



Efforts should be made to integrate storm water management into the numerous small greenspaces within the urban environment adjacent to driveways and parking lots, consistent with the most current New York State Stormwater Management Design Manual.

(2) Loading, Service, Maintenance and Refuse Facilities

- a) Loading docks, bays, and staging and service areas shall be located to the rear of the structure. Side loading areas may be approved at the discretion of the Planning Commission with approved screening.
- b) When the rear of a structure abuts a street or residential zone, loading areas shall receive appropriate screening.
- c) The storage and/or staging of refuse shall take place in the rear yard and shall be buffered or screened from view from parking facilities, adjacent properties and all streets.
- d) All refuse appurtenances, equipment and containers shall be located within a four-sided enclosure constructed of the same or complementary materials found in the principal structure. Such enclosure shall be constructed to a height not less than one foot above the height of all elements within the enclosure.



The above detached refuse enclosure is placed at the rear of the building and is composed of like materials as found in the principal structure.

§ 350-17C Site Infrastructure and Facilities

- e) Gate access to the enclosure shall be located out of direct view from principal building entrances and adjacent residences. Gates shall remain in a closed position at all times other than during refuse pick-up or delivery.

Additional Standards for MU-Core:

- a) The staging, storage and parking of vehicles, equipment, or materials as part of a commercial enterprise shall not occur in front yards and shall be screened from view from all streets and surrounding properties.



The image above depicts a loading and refuse area positioned at the rear of the building, just out of view of primary pedestrian and circulation routes.

(3) Stormwater and Green Infrastructure Facilities

- a) Storm water detention or retention ponds are not permitted in front yards.
- b) No storm water detention facility shall have a permanent pool, and the use of rip-rap and stone fill is not permitted.
- c) Storm water management facilities shall be integrated into the overall site design.
- d) The use of subterranean storage for storm water runoff is encouraged where practicable.
- e) The provision of fencing around storm water facilities is prohibited, unless the Planning Commission determines such fencing provides a positive design element.
- f) Where practicable, the use of green infrastructure design elements, such as, but not limited to, bioswales, rain gardens, bioretention areas, porous pavements, green roofs, and other measures which promote the infiltration, transpiration, and evaporation of storm water runoff must be incorporated.
- g) All storm water management facilities and green infrastructure facilities shall provide a pleasing aesthetic complementary to the character of the Village.
- h) All green infrastructure design elements, including plantings and pavements, shall be regularly maintained to promote their proper and intended function and must comply with Chapter 292 of the Village Code.



Where appropriate, bioretention areas and bioswales similar to the above may be used to promote the infiltration of storm water. These installations would be appropriate in parking lot medians or in linear strips along drive aisles or behind parking lots in lieu of large retention facilities.

§ 350-17C Site Infrastructure and Facilities

(4) Utilities

- a) Where feasible, utility service connections from rights-of-way or easements shall provide subterranean connections to site structures and appurtenances, including, but not limited to, principal structures, garages, storage buildings, and site lighting.
- b) Above ground utility service connections, appurtenances shall be located in side yards or rear yards and screened from view from the street as necessary. This includes, but is not limited to, generators, transformers, vaults, 'hot-boxes,' switch-gear, meters, valves, compressors, pumps, control or service panels, or any heating, ventilation and cooling equipment.



When required to be placed within view of the public, ground-mounted utility boxes should be screened or designed as an integral element within the site.

(5) Fueling Facilities

- a) Fueling station canopies and/or island covers shall be no greater than 20' feet in length parallel to the roadway.
- b) No part of any building used as a public garage; EV charging station; filling station or pump; and/or associated service appliances shall be erected within 10 feet of any building line unless within a building.

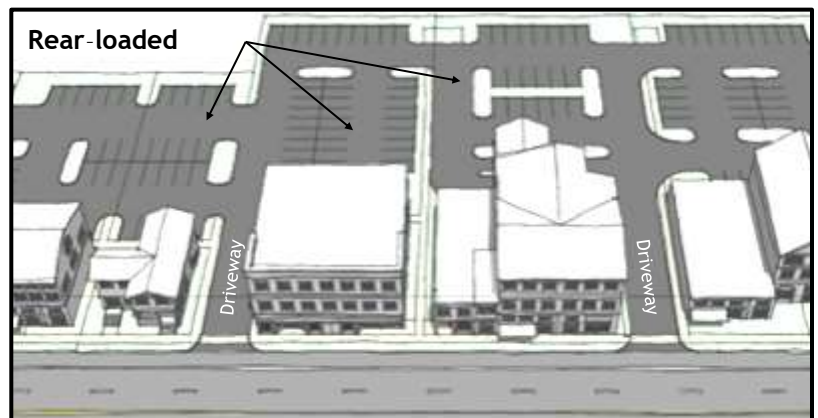


The image above features two separate fueling canopies, held by brick pillars. Vegetation is used to buffer the fueling station from sight for pedestrians and vehicles.

§ 350-17D Parking

(1) Overview

Parking areas should be integrated design components that do not detract from the character of the Village. Parking areas shall be located to the rear of structures and away from the street, except where the placement in side yards may be determined acceptable by the Planning Commission due to site constraints. These standards are intended to minimize visual, environmental, noise, safety and other associated impacts of parking facilities by regulating their placement, design, and buffering.



Vehicular parking lots shall be placed in the rear of the structure. In limited instances, side yard parking will also be permitted subject to conditions and approval as determined by the Planning Commission.

These standards apply to any parking lot and associated driveways that are (i) newly constructed; (ii) substantially modified; or (iv) substantially reconstructed. For purposes of this section, substantial modification shall mean any change or configuration of parking spaces, traffic flow patterns, or manner of ingress or egress. Substantial reconstruction shall mean the removal and replacement of more than 25 percent of the existing paved surface.

(2) Parking

- a) Vehicular parking, standing, loading and drop-off facilities shall be located in rear yards whenever possible and not less than 5 feet from the rear property boundary or 5 feet from a side property boundary. Existing parking lots located in the front of a building may not be expanded.
- b) Upon demonstration of significant site limitations by the applicant, the Planning Commission may allow side yard parking behind a line extending from the primary building façade parallel to the street. In no instance shall side yard parking lots be less than 10 feet from a street right-of-way or 5 feet from a side lot line.
- c) For corner lots, side yard parking shall be allowed subject to all other applicable regulations governing side yard parking.
- d) Side yard parking shall require the installation of appropriate screening between the parking lot and street, as determined by the Planning Commission.
- e) Parking lot screens shall be composed of a structural screen and/or vegetation. Screen materials shall be similar or complementary to those found on the primary building.
- f) For sites proposed with multiple structures, parking shall be centralized and shared in parking bays of no more than 50 cars.
- g) Consideration should be given to accommodating electric vehicle charging equipment.

§ 350-17E Landscaping

(1) Overview

Appropriate landscaping and hardscaping should enhance and screen views along the street. The intent of this section is to maximize the visual, aesthetic, and pedestrian experience of the street corridor through the use of appropriately scaled and designed landscaping. This section shall also cover the mitigation of visual impacts through the buffering or screening of utilitarian site and building design elements. These standards determine the overall amount of planting material to be provided for the landscaping, buffering and screening of individual sites, buildings, and parking areas in the MU Districts.

(2) Plantings

- a) One planting unit equals **one of the following**: 1 mature shade tree, 2 minor deciduous trees, 2 evergreen trees, 5 shrubs, 10 perennials, 250 square feet of groundcover **OR** 15 linear feet of decorative planters.
- b) A minimum of 1 planting unit shall be required for each (i) 30 linear feet, or fraction thereof, of lot frontage along a street; and (ii) for each 500 square feet, or fraction thereof, of building coverage.
- c) At the discretion of the Planning Commission, the retention of existing vegetation on site may be utilized to satisfy up to 50 percent of required planting units.
- d) Each existing mature shade tree with a trunk diameter of 6 inches or greater when measured at breast height (dbh) may satisfy the requirement for up to 2 planting units. Other existing trees on site with a trunk diameter between 2 and 6 inches (dbh) may satisfy requirements for up to 1 planting unit each.
- e) Existing vegetation must be adequately protected during and after construction, and must survive a minimum of 2 years beyond the completion of construction activities to qualify as required planting units.



The effective use of plant material helps define a sense of enclosure and volume in outdoor spaces. Plant material should not overpower the surrounding landscape or buildings, and should be of a similar scale and height to structures within the District at maturity.

(3) Site Landscaping

- a) Site landscaping shall be required along all property boundaries, except: (i) where side yards are less than 3 feet; (ii) where front yards are less than 6 feet; or (iii), where approved shared-parking lots adjoin abutting properties.

§ 350-17E Landscaping

- b) Plantings shall be limited to species native, hardy, salt-tolerant, known to be non-invasive to the area, and deer-resistant. Significant deviations from this criteria must be supported by ample evidence by the applicant.
- c) Consideration shall be given during species selection to the mature form, habit, and size of vegetation to ensure plantings do not create safety hazards within the District.



The image above depicts appropriate frontage landscaping with appropriately scaled plantings, signage and lighting.

(4) Foundation Landscape Treatments

- a) Durable containers and permanent landscape planters shall be used in front yards less than 6 feet in depth or in other instances where appropriate landscaping cannot otherwise be obtained given site constraints.
- b) The design and material selection for containers and landscape planters shall be complementary to the architectural style of the principal building. The use of plastic planters is not permitted.

Additional Standards for MU-Core

- a) Front yard setbacks of less than 6 feet in depth shall be paved with hardscape materials to provide an extension of the sidewalk and pedestrian zone to the building façade. Such front yard treatments may be required of other properties along the street at the discretion of the Planning Commission.

(5) Buffers and Screens

- a) Buffer plantings of coniferous/deciduous trees and shrubs, with fencing where appropriate, shall be provided along property boundaries adjacent to properties zoned or exclusively use for residential purposes to a density and height deemed appropriate by the Planning Commission.
- b) Parking in side or rear yards shall be screened from streets or adjacent residential properties with attractive landscaping and fencing.
- c) Existing parking lots along front yard setbacks shall be screened from streets or adjacent residential properties with landscaping and or attractive fencing.
- d) The use of individual coniferous trees without associated shrub plantings is not an approved buffer strategy.

§ 350-17E Landscaping

(6) MU District Transitions

These transition rules apply when a Mixed Use District abuts one of the following protected districts:

- Residential District One (R-1)
- Residential District Two (R-2)
- Residential District Two A (R-2A)

a) MU-Core & MU-1 Transition

This is required for the MU-Core and MU-1 Districts abutting a protected district listed above. Due to the limited lot depth, a narrower landscape buffer is required compared to the requirements for deep lots.

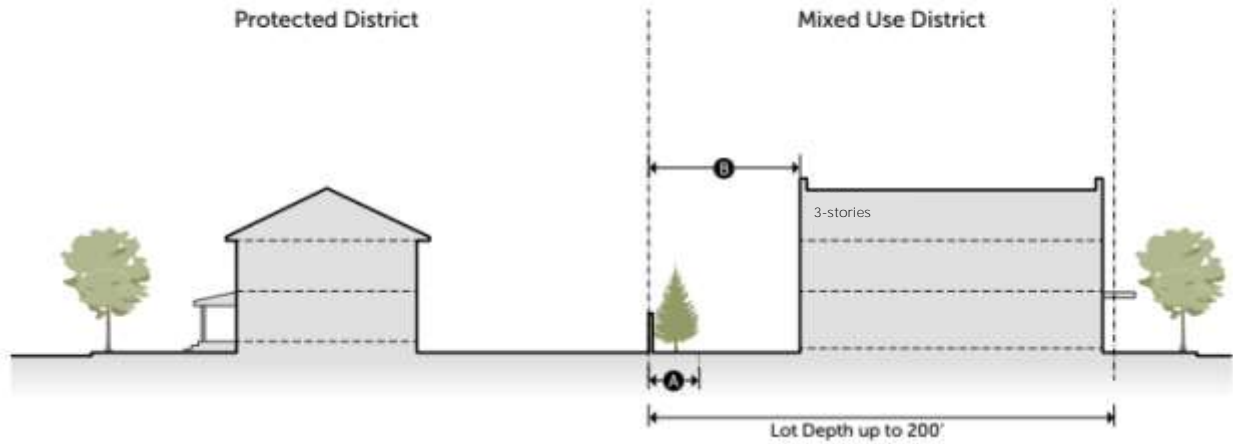


b) MU-2 Transition

This is required for parcels within the MU-2 District when abutting a protected district listed above. The MU-2 Transition requires a wider landscape buffer and a more extensive height transition compared to the shallow lot transition.



Shallow Lot Height Transition



APPLICABILITY

Required in MU-Core and MU-1 when abutting a protected district.

BUFFER

A Width 10' min

HEIGHT TRANSITION AREA

Principal Building Setbacks

B Up to and including 2.5/3 stories 30' min

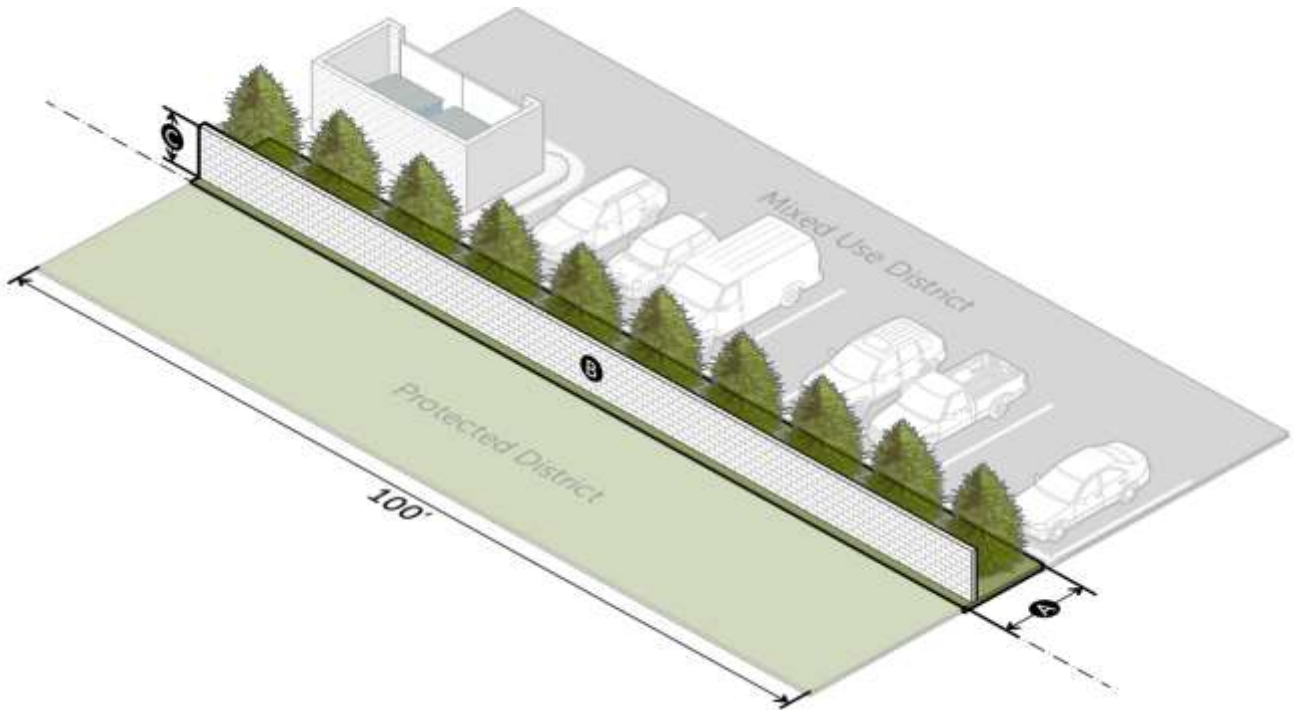
Accessory Building Setbacks

Height limit setback range 10' to 30' min

Height in height limit setback range 24' max

Height on remaining site Set by district

Shallow Lot Landscape Transition



Area

A Width 10' min

STRUCTURAL SCREENING

B Wall or fence, opaque Required where no accessory building within 15' of protected district lot line

C Height 6' min

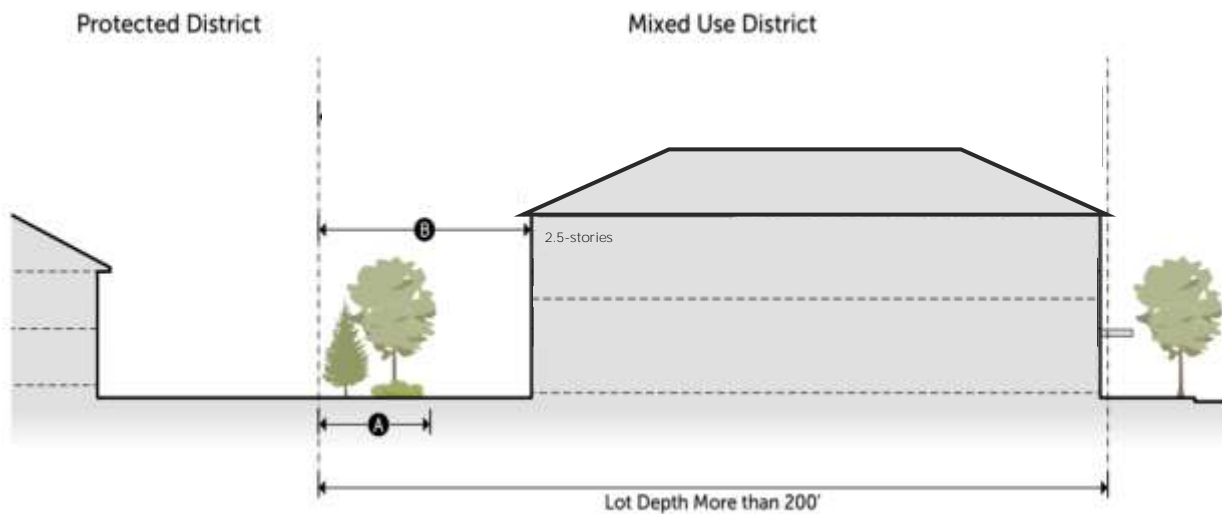
Materials As recommended by the Planning Commission

VEGETATION

Medium impact screen

§ 350-17(E)(6)(b)(1) MU-2 Transition

Deep Lot Height Transition



APPLICABILITY

Required in MU-2 when abutting a protected district.

BUFFER

A Width 20' min

HEIGHT TRANSITION AREA

Principal Building Setbacks

B Up to and including 2.5 stories 30' min

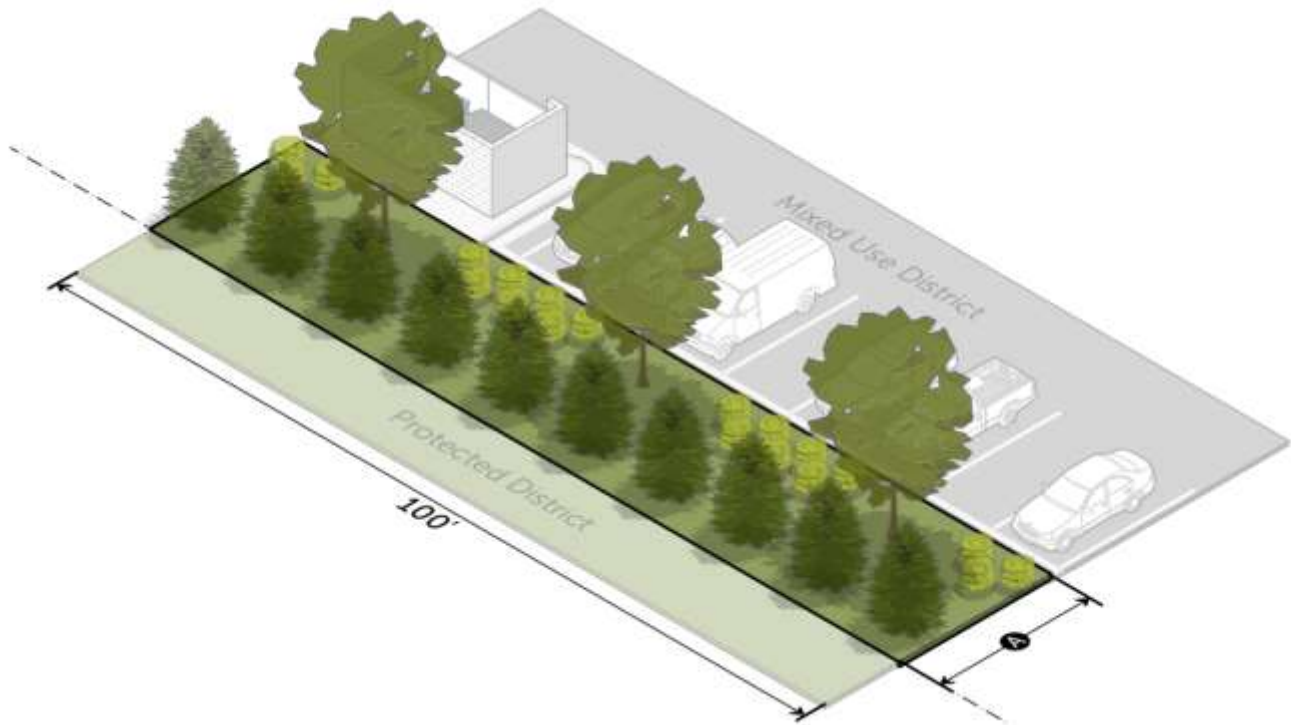
Accessory Building Setbacks

Height limit setback range 10'/30' min

Height in height limit setback range 24' max

Height on remaining site Set by district

Deep Lot Landscape Transition



AREA

A Width	20' min
----------------	---------

STRUCTURAL SCREENING

Wall or fence	Allowed
Height	6' min
Materials	As recommended by the Planning Commission

VEGETATION

Medium impact screen

§ 350-17F Architectural Consistency

(1) Overview

These design standards seek to preserve and enhance the architectural and historic character of the Village of Lancaster. New construction, building additions, rehabilitations, and/or renovation, must complement the Village's traditional architecture and improve the experience for pedestrians and motorists. The Village does not seek strict uniformity amongst structures, nor the precise re-creation of historic styles. However, sufficient care and attention must be provided to building design concerning proportion, massing, style consistency, solid to void ratios, rhythm, pedestrian scale, and detailing such that overall building composition is in harmony with itself, the site and its surroundings.

This section provides standards for the following:

- building form and massing;
- commercial character; and
- residential character.

Adherence to these standards will provide a comfortable, enjoyable, and aesthetically pleasing environment within the Mixed Use Districts. The use of familiar building forms, massing, architectural styles, and details is required to complement the Village's valued historic character.

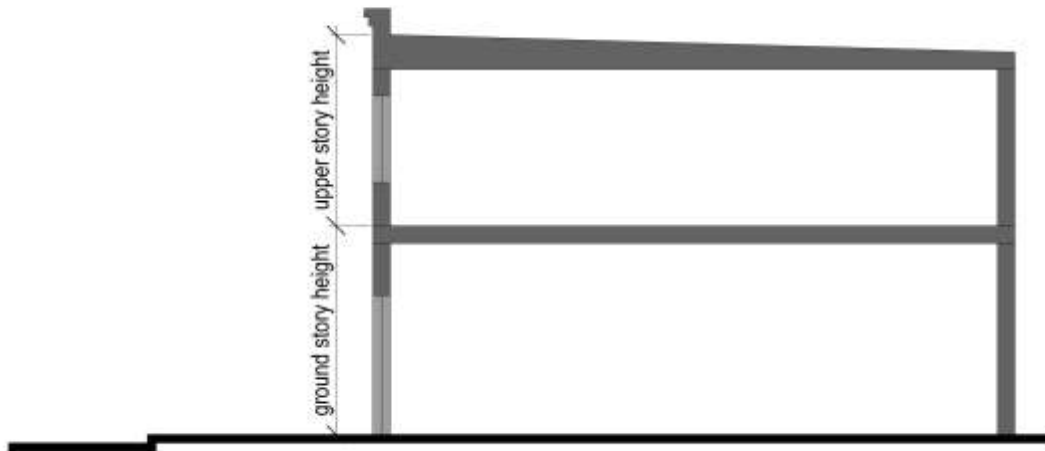
(2) Building Form and Mass

- a) New construction must relate to the proportion, massing, and scale of surrounding valued historic forms.
- b) These standards do not require the precise re-creation of historic styles. Contemporary interpretations in correct proportion, character and style can be utilized to strengthen the identity of new buildings.
- c) In instances where the front façade is greater than 50 feet in width, delineations and treatments—such as a recess or projection that varies the depth of the building wall or a change in materials—shall be used to provide a visual break commensurate with the proportion of the building.
- d) Structures shall incorporate fascia's, canopies, arcades, setbacks, recesses, projections or other design features to compose wall surfaces of 600 square feet or less to avoid large, undifferentiated walls.
- e) For buildings with multiple storefronts, there shall be a direct correlation between the delineations of interior tenant spaces and exterior façade treatments.
- f) Consult the *Site Planning & Design* tables for additional standards.

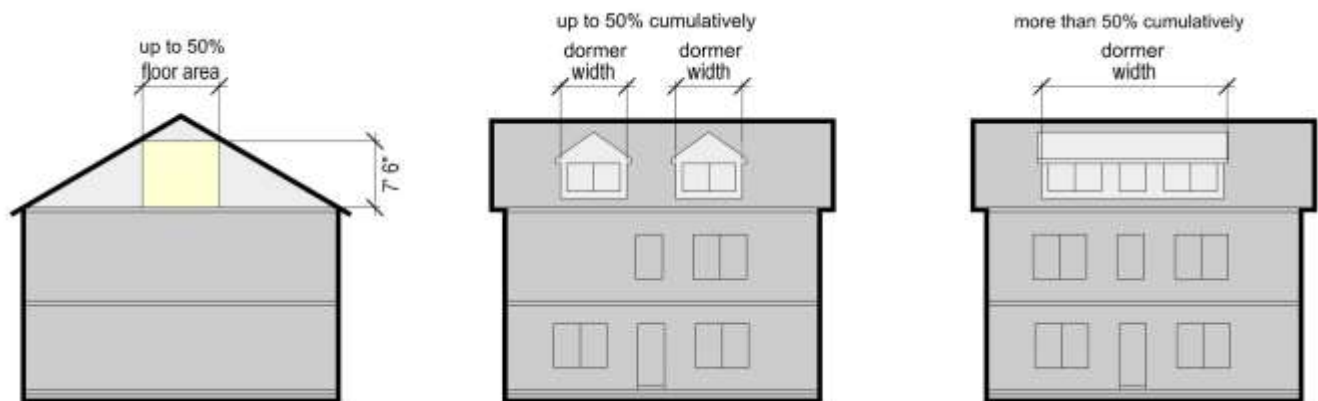
§ 350-17E Architectural Consistency

(3) Building Height

- a) Story height is the height of each story of a building, measured from the top of the finished floor to the top of the finished floor above. When there is no floor above, story height is measured from the top of the finished floor to the top of the wall plate above.



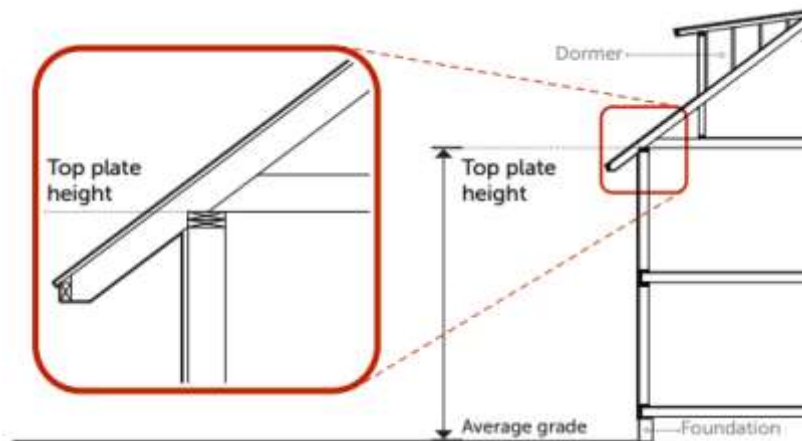
- b) A story counts as a half story if dormers are present on no more than 50% of the front or side building length. Where dormers exceed 50% of the front or side building length, it will be considered a full story.



- c) An attic in a pitched roof form does not count as a story when no dormers are present and 50% or more of the attic floor area has a clear height of less than 7.5 feet as measured from the finished floor to the finished ceiling.
- d) Basements and mezzanines, as defined in the Building Code, do not count as a story.
- e) Minimum height requirements must be met using additional functional stories above the ground story containing conditioned space and covering the full extent of the ground story.

§ 350-17E Architectural Consistency

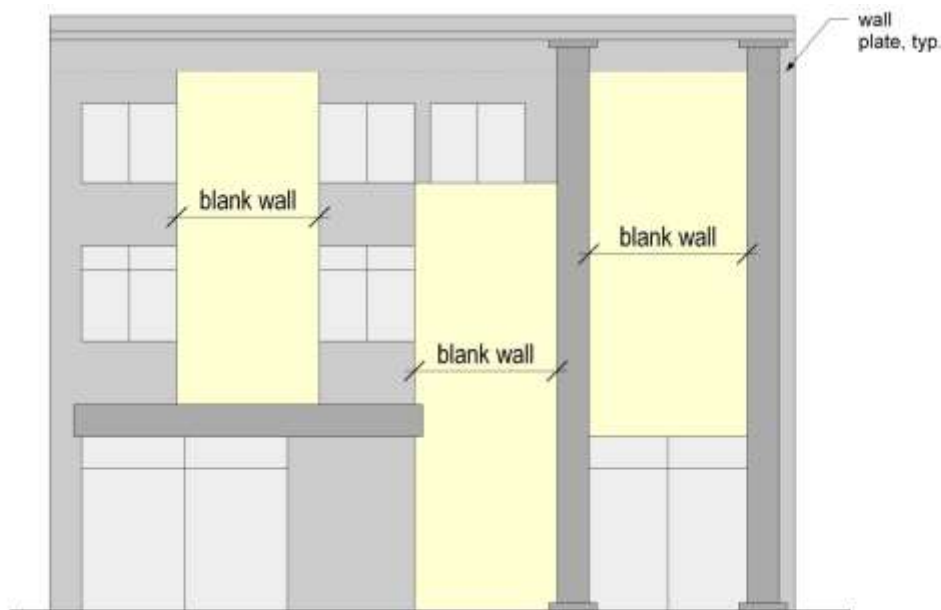
- f) Top plate height is measured from average grade to the top of the wall plate that bears the roof structure.
- g) Specifications on building height requirements can be found in the *Site Planning and Design* tables.



(4) Blank Wall

Length

- a) Blank wall length means a portion of the exterior façade of the building that does not include: windows or doors; columns, pilasters or other articulations greater than 12 inches in depth; or substantial material change (paint color is not considered a substantial change).
- b) Blank wall length applies in both a vertical and horizontal direction.
- c) Blank wall length applies to ground and upper story primary and side street facing facades.



§ 350-17E Architectural Consistency

(5) Commercial Building Character

- a) New construction, building renovations, and building additions shall complement the architecture styles of the Village of Lancaster, more specifically, the character of the Village's Historic Preservation District where appropriate.
- b) Buildings shall have a solid to void ratio created by window openings and wall surfaces that is consistent with the valued historic forms found in the Village. A similar or complementary ratio shall be provided or maintained on existing structures upon renovations or changes in building use.
- c) The front façade of new building construction should typically be designed with a distinct "base", "middle", and "top" composition. The base is the ground floor, the middle area is for the upper floor windows, and the top is a cornice or decorative feature which caps the building.



- d) On low-rise buildings (less than two full stories), the different parts should be defined through detailing at the building base and eave/cornice line. On taller structures, different treatment of the base, middle, and top stories should be used to define the three parts.
- e) Commercial buildings shall provide visual distinction between the first floor and upper floors through the use of appropriate architectural elements, details, materials and/or color.

§ 350-17E Architectural Consistency



The images provided on this page illustrate examples of preferred commercial building character.

The images shown complement the historic character of the Village. New construction may utilize historic design cues from traditional architectural styles, but are not required to be a strict recreation of historic-style buildings. Buildings have commercial storefronts with appropriate solid to void ratios and street level transparency.

Building orientation, setbacks, and mass contribute to a pedestrian oriented, walkable corridor. This enhances the viability of the area as a vibrant, historic downtown.



§ 350-17E Architectural Consistency

(6) Residential Building Character

- a) The standards set forth in this section shall apply to residential use buildings.
- b) Fire escapes shall be located on side and rear yards only.
- c) The enclosure of existing front porches, other than through the use of transparent glazing, is not permitted. Window and door openings shall not be filled in such that the resulting façade lacks a consistent solid to void ratio.
- d) New construction shall not create large, undifferentiated walls with few to no windows or door openings facing a street, drive or parking area.
- e) Principal and shared pedestrian entrances for ground floor residential units shall face the primary street and have a direct connection to the sidewalk system.
- f) Individual residential units with principal entrances at ground level shall have front porches or entryways that are covered, elevated above grade, or otherwise distinguished to provide visual separation from the street. **ADA accessibility shall be provided as required.**



The images on this page depict appropriate residential developments. They provide a visually distinct style from that found in adjacent commercial buildings. The placement of building entrances, fenestration and the use of materials shall complement surrounding development and the character of the corridor. Residential building entrances shall face the primary street and have a direct connection to the sidewalk system



§ 350-17F Architectural Detail

(1) Overview

Architectural details should complement and enhance overall building composition, and shall be appropriate to the style and character of the building, the site, and the surrounding area. A lack of architectural detail and ornamentation leaves the building devoid of interest, while an over abundance of detail creates a confusing and jumbled appearance. The use of details shall be kept consistent with buildings of a similar architectural style, yet should also be utilized to supply a unique identity for the structure. For example, window and door trim should call attention to and accentuate openings without dominating or confounding the building façade.

This section provides standards for the following:

- Building base and foundations;
- Windows,
- Transparency,
- Roofs, cornices and overhangs;
- Doors and entryways; and
- Building materials.



Enhanced transparency on store frontages, and the repetitive rhythm of the entryways creates a vibrant and active streetscape.

Applicants shall utilize the treatment of windows, entrances, awnings, storefronts and building bases to ensure the structure makes a prominent statement without overpowering the Mixed Use Districts.

(2) Building Base and Foundation

- a) A formal building base shall be distinguished from the upper portions of the structure through a change of materials, color, texture and/or projection.
- b) The base treatment shall be continuous along facades facing streets and parking areas.
- c) The building base shall be included on all primary facades, and shall complement the architectural style and window and door fenestrations.
- d) The base shall be adorned with appropriate finishing materials in character with the structure base and vernacular to the area.



Although subtle (1), the highlighting of the building base anchors the structure to the site, and provides visual distinction between the ground plane and the structure. Material selection shall complement the architectural style of the building and those materials commonly found within the area.

§ 350-17F Architectural Detail

(3) Windows

- a) Windows shall be of a scale, proportion and extent appropriate to the overall architectural style of the building.
- b) Window openings shall be trimmed with an appropriate material (brick, stone, wood, wood-like, cementitious board) to provide added definition to the overall façade.
- c) Lintels and sills must be incorporated into window design.
- d) The rhythm and ratio of solids to voids for building additions and expansions shall be similar to those of the region's valued traditional historic forms.

(4) Transparency

- a) Transparency is the minimum percentage of windows and glazed doors that must cover a ground or upper story façade.
- b) Transparency applies to primary and side street-facing building facades only.
- c) Glass is considered transparent where it has a transparency higher than 80% and external reflectance of less than 15%.
- d) Ground story transparency is measured between 2 and 12 feet above the abutting sidewalk.
- e) Upper story transparency is measured from the top of the finished floor to the top of the finished floor above. When there is no floor above, upper story transparency is measured from the top of the finished floor to the top of the wall plate above.
- f) Transparency requirements can be found in the *Site Planning and Design* tables.



§ 350-17F Architectural Detail

(5) Roofs, Cornices, Eaves, Overhangs, and Parapets

- a) Elements that define the roof and the upper quartile of the façade shall incorporate design details that provide an added level of detail and articulation to the architectural expression of the building.
- b) The choice of design elements and their scale, height, proportion and mass should draw from design cues provided by the historical character of the Village.
- c) Rooflines shall be designed to be complimentary of overall architectural style of the building and those vernacular to the Village of Lancaster. For example, gable, gambrel, mansard, shed, and hip roofs are common within the region.
- d) Required roof pitch is indicated in the *Site Planning & Design* tables for each respective district.
- e) Cornices shall be used to differentiate and enhance the vertical composition of the building façade.
- f) The use of awnings, canopies, recessed entries and other design elements is encouraged to define the 1st floor and provide shelter to entryways.
- g) Overhangs and canopies should be architecturally consistent with or complementary to the remainder of the building.
- h) Parapets, false roofs, and penthouses should be utilized to obscure the view of rooftop mechanical equipment when viewed from the sidewalk of the opposite side of the street.
- i) The use of solar technology is permitted at the discretion of the Planning Commission. Solar systems must be installed flat to the roof surface and, on pitched roofs, may not alter the slope of the roof. Solar panels must be located in a manner that minimizes impact on primary historic facades and visibility on rooftops, as indicated previously.



These structures have continuous cornice and trim lines, and provide a high quality rhythm to the streetscape

§ 350-17F Architectural Detail

(6) Building Doors and Entries

- a) All entries shall be designed as an important feature and visual cue of the building façade.
- b) Nonresidential buildings must provide a minimum of one building entrance oriented towards a street or pedestrian walkway.
- c) Nonresidential building entrances on corner lots must be either oriented in the same direction as entrances of adjacent buildings or oriented toward the corner of the lot.
- d) Doors and entryways shall be of a scale, proportion and coverage appropriate to the overall style of architecture of the building.
- e) Commercial buildings shall have a transparent primary entry that will be considered as part of the overall transparency requirement for the building frontage.
- f) Primary entries shall be detailed and highlighted through the use of trim, moldings, overhangs and/or other defining architectural features such that its purpose as the primary entrance is evident from the street. Similar treatment is encouraged for all entryways near parking locations.



The active and transparent storefronts seen in Figure 80 utilize a recessed entry to provide visual distinction and a visual cue on where to enter the structure.

(7) Building Materials

- a) Along street frontages, all exterior building walls and structures shall be constructed with durable materials such as masonry, stone, metal, brick and finishing wood.
- b) Changes in materials shall occur at inside corners. Material or color changes at the outside corners or within a plane is not permitted.
- c) Primary façade materials shall be wrapped onto secondary facades for a distance of no less than 10 feet or that which is architecturally consistent with building fenestration.



The image above demonstrates use of inappropriate materials and finishes (1). The materials used diminish the visual quality of the structure and adjacent buildings. In this example, although the structure has a high quality storefront, the use of a solid mass of vinyl siding with no vertical break over what was likely masonry construction reduces the overall appeal of the building.

§ 350-17F Architectural Detail

- d) Standard masonry block walls are prohibited on any primary façade.
- e) Decorative masonry materials such as split face and textured finish blocks are discouraged, but may be considered an acceptable façade material at the discretion of the Planning Commission.
- f) Exterior finishing materials for renovations, additions, and rehabilitations shall be consistent and/or complimentary with those being retained on existing and adjacent traditional structures.
- g) Vinyl siding is permissible on single family and two family buildings, but is prohibited on any new commercial or multifamily buildings.
- h) The following materials or systems shall not be utilized on finished building or signage exteriors:
 - 1. Direct-Applied Finish Systems (DAFS);
 - 2. Vertical aluminum or metal siding;
 - 3. T111 siding;
 - 4. Glass block;
 - 5. Glass curtain walls.

Additional Standards for MU-Core:

- a) Exterior Insulation Finish Systems (EIFS) shall not be utilized as a primary building materials, but may be utilized, at the discretion of the Planning Commission, as a decorative or complementary material on upper stories only.
- b) Materials such as stacked stone, easy brick, and other similar materials shall not be utilized on finished building exteriors. Exceptions may be made at the discretion of the Planning Commission, with material samples presented the Commission for their review.
- c) Any side or rear wall facing a street, residential district or public or semipublic area must consist of the same facing materials as the building front.

§ 350-17G Lighting

(1) Overview

Lighting is a critical design element that provides safety, visual cues, and aesthetic appeal to the building and its surroundings. Within the MU Districts, lighting shall be utilized to illuminate building entrances, signage, and parking areas, while also providing for subtle accents of building architecture and site landscaping. The scale and height of lighting fixtures have a significant impact upon their function and effectiveness. Within the MU Districts, street lighting should be pedestrian in scale and height, and appropriately spaced to provide sufficient illumination for the street and sidewalk. New development should follow this standard by keeping fixtures and poles in scale and character with the site and adjacent uses, while also providing the illumination to only those areas intended. The prevention of light pollution spilling beyond property boundaries is of paramount concern to mixed-use districts that support both commercial and residential uses.

This section provides standards for the following:

- site lighting;
- building lighting;
- accent lighting; and
- a gallery of fixtures.



The use of period lighting fixtures with enhancements such as banners and flower hangers is appropriate for the Mixed Use districts.

(2) Site Lighting

- a) Lighting shall be designed such that poles, fixtures, ornamentation and materials are of a pedestrian scale and height, and provide for a safe pedestrian experience.
- b) Fixture heights shall be between 8 and 20 feet in height, with shorter poles along sidewalks and pedestrian zones, and taller poles within parking areas.
- c) Fixtures shall be “Dark Sky” compliant or otherwise utilize full cutoff shielding. Light trespass into adjacent non-commercial areas shall not exceed 0.1 foot candles in intensity.
- d) Amber hue lighting and similar coloring is not permitted.
- e) Lighting fixtures shall be directed away from adjacent structures and property boundaries.
- f) Fixture mounting height, direction and intensity shall be determined based on the minimum requirements necessary to efficiently and safely illuminate the area.

§ 350-17G Lighting

(3) Building Lighting

- a) Building-mounted lighting shall be of a style complementary to the architectural character of the building and surroundings.
- b) Building-mounted lighting shall be utilized primarily for safety and security lighting at entryways, utility and loading areas, and other areas approved by the Planning Commission.
- c) Fixtures shall be “Dark Sky” compliant or otherwise utilize full cutoff shielding. Light trespass into adjacent non-commercial areas shall not exceed 0.1 foot candles in intensity.
- d) Amber hue lighting and similar coloring is not permitted.
- e) Wall-pack style lighting fixtures shall not be placed upon primary facades facing primary streets.

(4) Accent Lighting

- a) Fixtures shall be “Dark Sky” compliant or otherwise utilize full cutoff shielding. Light trespass into adjacent non-commercial areas shall not exceed 0.1 foot candles in intensity.
- b) Amber hue lighting and similar coloring is not permitted.
- c) The use of neon accent lighting is not permitted.
- d) Building accent lighting shall be discrete in nature and of the same color and a lesser intensity than other building mounted lighting.
- e) Accent lighting shall focus on highlighting architectural details or elements rather than the illumination of entire facades or walls.

§ 350-17G Lighting Gallery

APPROPRIATE

Full cutoff fixtures



Fully shielded wallpacks and wall-mounted fixtures



Fully shielded 'Period' style or contemporary fixtures



Full cutoff streetlights



Shielded/properly-aimed PAR floodlights



Lit bollards



Goose-necks, soffit, and lantern-style



INAPPROPRIATE

Drop lens and sag lens fixtures with exposed bulb



Unshielded wallpacks and wall-mounted fixtures



Unshielded 'Period' style or contemporary fixtures



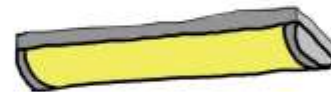
Unshielded streetlights



Unshielded or poorly shielded floodlights



Single tube fluorescent fixtures



3) Section 350-21.A(2) of Article II “Use Regulations” shall be amended as follows:

The following uses excluding any use first permitted in the M-1 District, when conducted within a completely enclosed building or when otherwise permitted pursuant to Article XII of this chapter.

4) Section 350-22 of Article II “Use Regulations” shall be amended as follows:

§ 350-22 Open Space Zone

A. Purpose. The purpose of the Open Space Zone is to enable the passive recreational enjoyment of land located near Cayuga Creek in the Central Business District. Substantial development of the land in the way of buildings or structures is not desirable because of:

- a) Special or unusual conditions of topography, drainage, floodplain or other natural conditions, whereby considerable damage to buildings or structures and possible loss of life may occur due to the processes of nature.
- b) Its designation as land for park, recreation and open space uses for the Village of Lancaster and to ensure their continuation as parks, recreation and open space.

B. Permitted uses.

- a) All developments in the Open Space Zone are required to go through the site plan review process as outlined in § 350-56 of this Code. Proposals for the Open Space Zone shall comply with other applicable sections of this Chapter in regards to signage, landscaping, and other elements proposed.
- b) Permitted uses allowed in the Open Space Zone include the following:
 - [1] Public parks and playgrounds.
 - [2] Pedestrian and bicycle trails.
 - [3] Other similar recreation and park uses.

C. Accessory uses. The following are the accessory uses, building and structures permitted in the Open Space Zone:

- a) Signs, subject to the provisions contained herein.
- b) Fences, walls and hedges, subject to the provisions contained herein.
- c) Other uses and structures that are customarily incidental and clearly subordinate to permitted uses or uses that require site plan review or special permits.

5) Section 350-23.A of Article II “Use Regulations” shall be amended as follows:

A. Permitted principal uses or structures:

- (1) Principal uses as permitted and regulated in the C-1 Districts without the requirement for conduct of business in an enclosed building, except as hereinafter provided. In addition, dwellings are not permitted; provided, however, that any existing dwellings may be altered, converted, enlarged or extended within the applicable bulk regulations but not so as to increase the number of dwelling units.
- (2) New motor vehicle sales and service.
- (3) Gasoline service station or public garage, subject to the following limitations:
 - (a) No gasoline or oil pump, no oiling or greasing mechanism and no other service appliance shall be installed in connection with any gasoline station or public garage within 20 feet of any street line.
 - (b) Two reservoir spaces for each gasoline pump shall be provided on the lot for waiting vehicles. Such reservoir space shall not include space at the pump or required parking space.
 - (c) Storage of gasoline shall be approved by the National Board of Fire Underwriters.
 - (d) There shall be no use of the lot, except for landscaping or screening, within 20 feet of a lot in any R District.
 - (e) All portions of the lot not enclosed in a building and used for reservoir space or for storage, parking or servicing of motor vehicles shall be subject to the provisions of § 350-16 pertaining to automotive use areas.
- (4) Rapid car wash establishment subject to § 350-16.
- (5) Drive-in eating or drinking establishment, but not on a lot where a side lot line abuts a lot in any R District.
- (6) Boat or marine sales or service.
- (7) Laundry or dry-cleaning plant.
- (8) Custom shops, including but not limited to electrical heating.
- (9) Hotel or motel.

- (10) Warehouse, but not including the storage of highly flammable or explosive material.
- (11) The following uses, provided they are conducted within a completely enclosed building or within an area enclosed by a solid fence or wall:
 - (a) Building materials supply, including incidental millwork.
 - (b) Small animal hospital or kennel located at least 100 feet from any R District boundary.
 - (c) Machine or tool sales, rental or service.
- (12) Oil or gasoline distributor.
- (13) Auction house, flea market, dealer in second-hand articles or others, provided that at least one parking space is provided on the same lot for each 175 square feet of gross floor area.
- (14) A laboratory or training school engaged in research, testing or experimental work, including any process normal to laboratory practice and technique, provided that all necessary safeguards are employed to prevent hazard or annoyance to the community.
- (15) Contractors' equipment or materials storage.
- (16) Public utilities storage or service facility.
- (17) The manufacture, compounding, assembling, treatment, packaging or bottling of articles or merchandise from or of previously prepared materials.
- (18) A lumberyard or mill.
- (19) Office and office buildings.

B. Permitted accessory uses or structures:

- (1) Accessory uses permitted and as regulated in the C-1 Districts.
- (2) Used motor vehicle sales as an accessory use to new motor vehicle sales. Such accessory use shall be on the same or an immediately adjoining lot. (See also § 350-16.)
- (3) Quarters for a caretaker or watchman.
- (4) Other customary accessory uses.

6) Section 350-25 of Article III “Bulk Regulations” shall be amended as follows:

Minimum lot area requirements shall be as follows:

A. For dwellings and buildings of mixed occupancy:

- (1) In R-1 Districts, 6,000 square feet per dwelling unit.
- (2) In all other districts except the Mixed Use Districts (Core, MU-1, and MU-2), 6,000 square feet for either one or two dwelling units and 2,000 square feet for each additional dwelling unit.
- (3) For buildings up to 30 feet in height, Subsection A(2) above shall apply, but for high-rise dwellings over 30 feet in height, the following schedule shall apply:

Number of Stories	Square Feet per Dwelling Unit
4	1,100
5	1,000
6	900
7	800
8	700
9	650

(4) Sites of one acre or more:

(a) In the R-1 District:

[1] Single-family dwelling, 6,000 square feet.

[2] Two-family dwelling, 9,500 square feet.

[3] Planned apartment dwelling group on a minimum site of one acre. After consideration and approval of a site plan, in writing by the Planning Commission, the Village Board [§ 350-20A(2)] may authorize reduced area requirements per dwelling unit to 3,500 square feet per dwelling unit if, in the opinion of the Trustees, it has been clearly shown on the site plan that building coverage does not exceed that normally required by single- or two-family homes permitted in the district.

(b) In all other districts:

[1] Single-family dwelling, as regulated in R-1 District.

[2] Two-family dwelling, 8,000 square feet.

[3] Three-family dwelling, 10,000 square feet.

- [4] Four-family dwelling, 12,000 square feet.
- [5] Planned apartment dwelling group, as permitted and regulated in the R-1 District, but the area requirements per dwelling unit may be reduced to 3,000 square feet in the case of buildings two stories in height and, in the case of new buildings three or more stories in height, to 2,000 square feet per dwelling unit.
- B. For other principal buildings, as regulated by open space and off-street parking regulations.

7) Section 350-27 of Article III “Bulk Regulations” shall be amended as follows:

- A. The lot width or area requirements of this chapter shall be automatically waived to permit the erection of a single-family dwelling or the restoration, enlargement (but not the creation of additional dwelling units), moving, repair or alteration of an existing dwelling on any lot of record which was owned separately and individually from all other contiguous tracts of land on the effective date of this chapter or on the effective date of any subsequent amendment increasing area or width requirements, provided that dwellings are a permitted use in the district in which such lot is located.
- B. Vacant land or subdivision lots in the same record ownership at the effective date hereof or on the effective date of any amendment increasing width requirements having in the aggregate a continuous frontage resulting in a total lot width of 100 feet or more and less than 120 feet may be divided into two lots of equal width so far as width requirements are concerned or, in the case of property located within the Mixed Use Districts, divided into lots of a width less than 50 feet if the lesser width is in compliance with the provisions of this chapter relating to the frontage requirements of property within the Mixed Use Districts.
- C. In the event that the frontage referred to in Subsections A or B of this section shall be contained in two or more districts, the provisions pertaining to the most restrictive district shall apply.
- D. The provisions herein shall immediately apply to all subdivisions for which maps have been filed in the Erie County Clerk's Office, except as provided in § 7-708, Subdivision 2 of the Village Law.

8) Section 350-28 of Article III “Bulk Regulations” shall be amended as follows:

In districts other than the Mixed Use Districts, minimum front yard requirements shall be as follows:

- A. For dwellings or mixed use, 25 feet.
- B. For other principal buildings or uses:
 - (1) In all R Districts, 25 feet.

- (2) In all C Districts, 25 feet.
 - (3) In all M Districts, 25 feet, except when used for off-street parking or when opposite a lot in an R District, 50 feet.
 - (4) In M-IP Districts, 40 feet, except when used for off-street parking or when opposite a lot in an R District, 50 feet.
- C. Front yard exceptions. A proposed building need not have a deeper front yard than the average of existing buildings within 150 feet of the proposed building on each side thereof. In the absence of an existing building on either side within such distance, there shall be deemed to be such building with a front yard depth of 25 feet. In an R District, such proposed building shall not have a front yard depth less than such average of such existing buildings; but nothing herein shall require a front yard depth of more than 50 feet. Also in an R District, front entrance enclosures may extend a maximum of five feet into the required front yard.

9) Section 350-29 of Article III “Bulk Regulations” shall be amended as follows:

Minimum side yard requirements shall be as follows:

A. For dwellings:

- (1) There shall be two side yards for each dwelling or dwelling group.
- (2) The aggregate width of the side yards shall be not less than 11 feet.
- (3) No side yard shall have a width of less than four feet.
- (4) No side yard of a multiple dwelling, as heretofore or hereafter defined in this chapter, shall have a width of less than 10 feet.

B. For other principal buildings or uses:

- (1) In R-1 and R-2 Districts, 30 feet or a distance equal to the height of the principal building, whichever is greater, for each side yard.
- (2) In the R-2A District, 15 feet or a distance equal to 1/2 the height of the principal building, whichever is greater, for each side yard.
- (3) In any C District, no side yard is required, except:
 - (a) Where a side yard is provided, it shall be no less than five feet wide.
 - (b) Where a side yard abuts a lot in an R District, either one of the following conditions shall apply:

[1] Its width shall be not less than 30 feet or a distance equal to the height of the principal

building, whichever is greater.

- [2] Its width shall not be less than five feet, provided that the height of the principal building does not exceed 15 feet and provided that an attractive and effective visual barrier is furnished and properly maintained. Such barrier may consist of fencing, planting or a combination of both. Periodic inspection shall be conducted by the Building Inspector to assure compliance with the conditions of this section.
- (c) Where a side yard is used for vehicle ingress or egress, it shall be at least 12 feet in width.
- (4) In any M District, 10 feet for each side yard, except that where a side yard abuts a lot in an R District, its width shall be not less than 50 feet.
- C. Side yard exceptions. An addition to an existing dwelling may follow the line of the building, except in such cases where such addition may present a safety hazard.

10) Section 350-30 of Article III “Bulk Regulations” shall be amended as follows:

Minimum rear yard requirements shall be as follows:

- A. For dwellings, equal to 25% of the lot depth, but shall not be less than 25 feet.
- B. For other principal buildings or uses:
- (1) In any R District, equal to 25% of the lot depth, but shall not be less than 25 feet or a distance equal to the height of the principal building, whichever is greater.
- (2) In any C District, 10 feet, except that when the rear yard abuts a lot in an R District, either one of the following conditions shall apply:
- (a) Its depth shall be not less than 30 feet or a distance equal to the height of the principal building, whichever is greater.
- (b) Its depth shall not be less than 10 feet, provided that the height of the principal building does not exceed 15 feet and provided that an attractive and effective visual barrier is furnished and properly maintained. Such barrier may consist of fencing, planting or a combination of both. Periodic inspection shall be conducted by the Building Inspector to assure compliance with the conditions of this section.
- (3) In any M District, 10 feet, but where the rear yard abuts a lot in an R District, 50 feet.
- C. Rear yard exception for through lots. On a through lot, where the rear lot line coincides with a street line, a front yard equivalent shall be provided. The rear yard depth requirements in the district regulations shall not apply on that portion of a through lot where a front yard equivalent is required.

11) Section 350-31 of Article III “Bulk Regulations” shall be amended as follows:

Maximum height of buildings shall be as follows:

A. For dwellings:

(1) In R-1, R-2 and R-2A Districts, 30 feet.

B. For other principal buildings or mixed use, same as R-2AH.

C. For accessory buildings:

(1) In R Districts, 14 feet.

(2) In C or M Districts, 30 feet.

D. Height exceptions and limitations. The height limitations of this chapter shall not apply to the following:

(1) Chimneys, flues, spires or belfries.

(2) Elevator or stair bulkheads, roof water tanks or cooling towers, including enclosures, provided that such structures, in the aggregate, do not occupy more than 10% of the roof area.

(3) Radio or television antennae structures located on a building shall not extend more than 15 feet above the roof of such building.

(4) Freestanding antennae or flagpoles may not extend above the ground more than 21 feet.

(5) Any antenna structure or flagpole exceeding the height restrictions listed under Subsection D(3) and (4) above shall be subject to approval by the Village Engineer as to their structural stability and may not be installed without a building permit.

12) Section 350-36 of Article V “Off-Street Parking Regulations” shall be amended as follows:

Article V shall apply to all zoning districts within the Village of Lancaster. Parcels within the Mixed Use Districts (MU-Core, MU-1, MU-2) shall refer to § 350-17 for additional design standards with respect to parking.

13) Article XI, Section 350-84 “Definitions” shall be amended with the following definitions in its proper place alphabetically:

MIXED OCCUPANCY

Occupancy of a building in part as the living quarters for one or more families and in part for some other use not accessory thereto. For the purpose of determining off-street parking requirements, that part of such buildings used as living quarters shall be considered as dwellings. Includes upper-story dwelling units.

ARTISAN MANUFACTURING

A facility that manufactures custom or small-scale art, glass, ceramics, jewelry, and other handcrafted items for distribution to other retail outlets and/or may also include a retail store for the selling of such goods.

CANNABIS RETAIL/CONSUMPTION

A State-licensed facility which provides retail sales of regulated cannabis and cannabis-containing substances and may also allow on-site consumption of such substances, subject to other State regulations pertaining to such.

CHILD DAY CARE CENTERS

A facility which provides care for a child on a regular basis away from the child's residence for less than 24 hours per day by someone other than the parent, step-parent, guardian or relative of such child. Such facilities may be licensed or registered with the State of New York.

DRIVE-THROUGH FACILITY

A facility that offers service to customers within their personal vehicle, accomplished through a limited menu of items (in the case of foods) or on-demand services. Customers do not park their vehicles and are typically in a short-term queue with goods provided in disposable and/or recyclable wrapping or containers.

EMERGENCY SERVICES

A facility which houses vehicles, staff, equipment, and other incidental needs which is in the business of emergency care and/or transport of wounded, sick, ill, injured, or infirmed people, including ambulance and fire stations.

EV CHARGING STATION

An electric vehicle (EV) charging station, also called an electric recharging point, charging point and EVSE, is an element in an infrastructure that supplies electric energy for the recharging of various types of plug-in electric vehicles. All such stations will include designated and exclusive parking for vehicles charging and may include public or commercial facilities, but do not include household or home use stations.

LIGHT MANUFACTURING

A facility or use that includes the compounding, assembly, machining, processing, and/or treatment of articles or merchandise from previously prepared materials and does not include stamping, forging, smelting, or other such activities that may cause excessive amounts of smoke, gas, odor, dust, noise, or other such objectionable emissions.

MEDICAL AND DENTAL CLINICS

An establishment where patients, who are not lodged overnight, are seen for examination and treatment by one or more of a group of physicians, dentists, psychologists, or social workers, practicing together. May also include laboratories that are ancillary to the primary use.

PARKING GARAGE

A structure used for parking of operative motor vehicles where the facility is the primary use of the site and does not include. A parking structure or lot developed in conjunction with another primary use of the site to satisfy the on-site parking requirements for the development is not included in this definition.

PERSONAL SERVICE ESTABLISHMENT

A facility or use that provides a personal service that is nonmedical as a primary use including, but not limited to barbershops, beauty parlor, dry cleaning, tailors, etc., and may include accessory retail sales of products related to the services.

PLACE OF WORSHIP

A facility operated by a religious organization for worship or the promotion of religious activities and accessory uses on the same site that are incidental and related to the facility.

PROFESSIONAL OFFICES

A structure or space that houses the business office of a license or recognized professional including, but not limited to, attorneys, engineers, researchers, business management consultants, data processing consultants, decorators, counselors, psychologists, etc.

PUBLIC UTILITIES SERVICE FACILITY

A facility serving as a junction point for transferring utility services from one public utility to another or to local distribution. These uses include any of the following facilities: electrical substations and switching stations; telephone switching facilities; natural gas regulating and distribution facilities; public water system wells, treatment plants, and storage; community wastewater treatment plants; etc.

SCHOOL (PUBLIC)

A public educational institution such as a community college, university, elementary school, middle/junior high school, high school, or military academy.

SCHOOL (PRIVATE)

A private educational institution or special school/studio that may also include facilities, institutions, and conference centers that offer specialized programs in personal growth and development.

SENIOR CITIZEN HOUSING

Housing for individuals or couples typically 62 years of age or older that may be subsidized whole or in part under any local, state, or federal program for affordable housing and may include common spaces; such use does not include assisted care facilities.

SMALL ANIMAL CARE

Any facility providing medical or surgical treatment, clipping, bathing, and similar services to dogs, cats, and other small domestic animals, but excluding boarding or the keeping of animals on the premises other than those requiring emergency treatment or those recovering from anesthetic.

RECREATION, INDOOR

A business where predominantly participant sports and health activities are conducted entirely within an enclosed building.

RECREATION, OUTDOOR

A facility that provides space and/or equipment for various outdoor participant sports and recreation that are fully exposed to the outdoor elements, excluding an accessory uses such as but not limited to dugouts, shade structures, restrooms, concession stands, changing facilities, etc.

RESTAURANT

An establishment that serves food and beverages primarily to persons seated within the building.

RETAIL SALES and SERVICE

A store or collection of shops selling multiple lines of merchandise or providing general (non-personal or professional) services associated with goods sold.

VEHICLE SALES, INDOOR

A retail establishment that offers for sale motorcycles, mopeds, and other small vehicles contained within a building. All sales must be contained within an enclosed building.

VEHICLE SALES, OUTDOOR

A retail establishment that offers for sale motorcycles, mopeds, and other small vehicles outside in an open lot with limited indoor space for office/administrative functions.

14) This local law shall become effective the 20th day following its enactment.