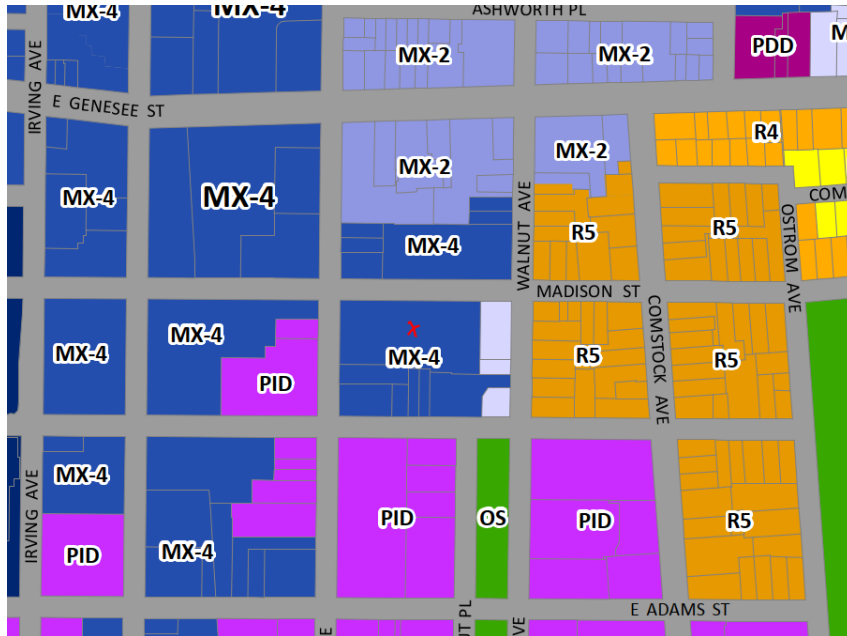


ReZone Syracuse Proposed Zoning Regulations for Project Site from 2016-2019

PROJECT SITE: 910 Madison Street, Syracuse, NY 13210 (Lot #: 048.-20-13.1)

ReZone Syracuse Proposed Zoning Map Final Draft, December 2019:

Proposed Zoning District: Mixed Use Business – Urban Core (MX-4)



ReZone Syracuse Zoning Ordinance Update FINAL DRAFT, December 2019:

Purpose of District:

(Page 24, Section 2.10 (A))

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

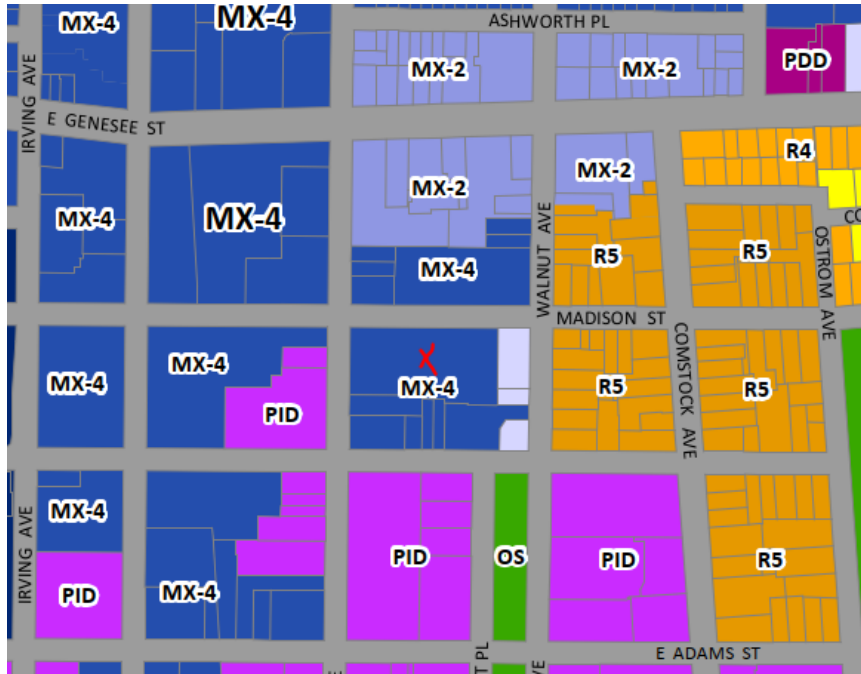
Design Standards:

(Page 24, Section 2.10 (B), Table 2.10)

- Setback Minimums: None
- Front Yard Maximum: 10'
- Minimum of 80% of the building edge shall be located adjacent to the property line (i.e., zero setback)
- Maximum Building Height: N/A (Accessory structures: 25')
- Number of Stories: 3 Minimum, 8 Maximum (70% of building footprint must meet minimum-story requirement). One additional story is allowed if 75% of off-street parking is located within the building per 2.1D(1)
- Minimum Lot Width: None
- Minimum Lot Area (if solely occupied by residential): 3,200 sq ft
- Impervious Coverage Maximum: 80% (lots solely occupied by residential), 100% (other lots)

ReZone Syracuse Proposed Zoning Map Draft #4C, June 2019

Proposed Zoning District: Mixed Use Business – Urban Core (MX-4)



Zoning Ordinance Update ADOPTION DRAFT, May 2019

Purpose of District:

(Page 34, Section 2.10 (A))

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

Design Standards:

(Page 35, Section 2.10 (B), Table 2.10)

-Setback Minimums: None

-Front Yard Maximum: 10'

-Minimum of 80% of the building edge shall be located adjacent to the property line (i.e., zero setback)

-Maximum Building Height: N/A (Accessory structures: 25')

-Number of Stories: 3 Minimum, 8 Maximum (70% of building footprint must meet minimum-story requirement).

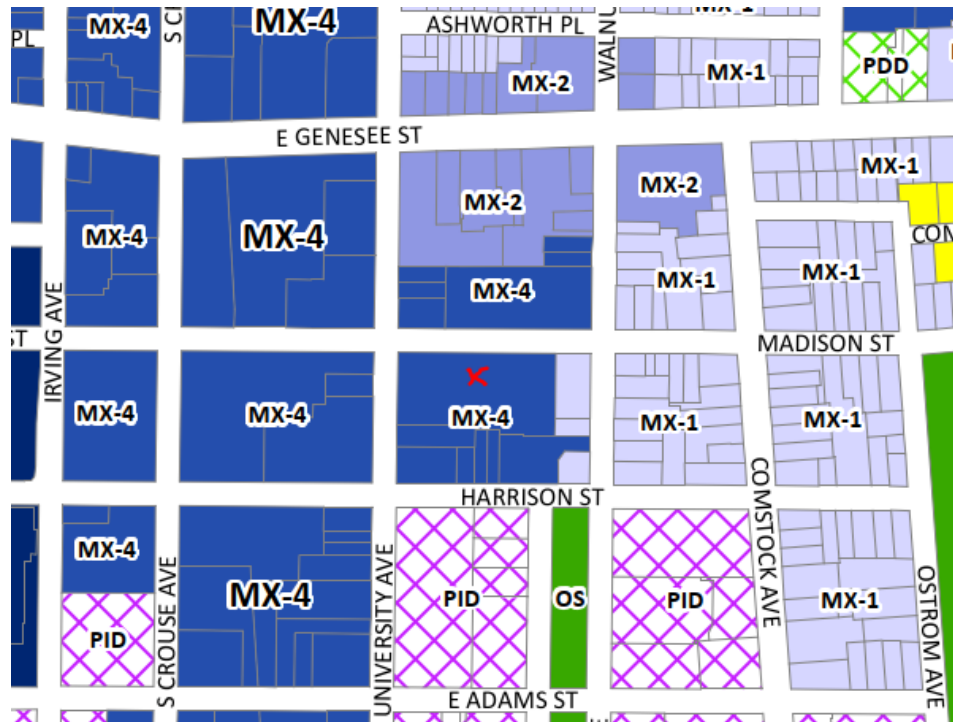
-Minimum Lot Width: None

-Minimum Lot Area (if solely occupied by residential): 3,200 sq ft

-Impervious Coverage Maximum: 80% (lots solely occupied by residential), 100% (other lots)

ReZone Syracuse Proposed Zoning Map Draft #3 (March 2018):

Proposed Zoning District: Mixed Use Business – Urban Core (MX-4)



ReZone Syracuse Zoning Ordinance Update CONSOLIDATED DRAFT, March 2018

Purpose of District:

(Page 34, Section 2.10 (A))

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

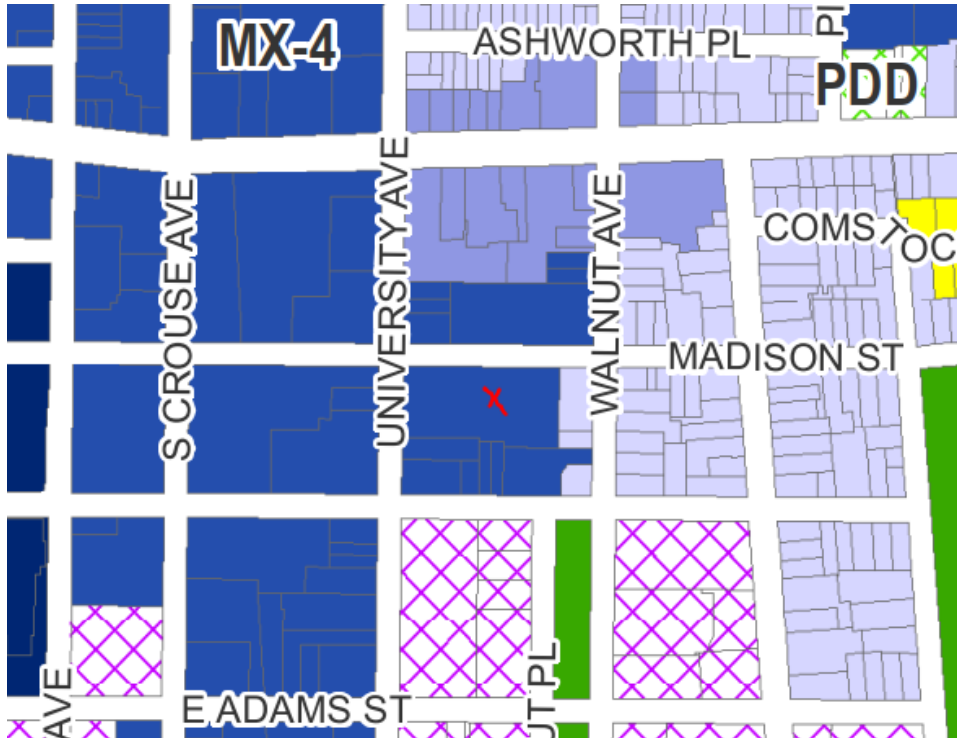
Design Standards:

(Page 35, Section 2.10 (B), Table 2.18)

- Setback Minimums: None
- Front Yard Maximum: 10'
- Minimum of 80% of the building edge shall be located adjacent to the property line (i.e., zero setback)
- Maximum Building Height: 84'
- Minimum Lot Width: None
- Minimum Lot Area (if solely occupied by residential): 3,200 sq ft
- Impervious Coverage Maximum: 75% (lots solely occupied by residential), 100% (other lots)

ReZone Syracuse Proposed Zoning Map Draft #2, June 2017

Proposed Zoning District: Mixed Use Business – Urban Core (MX-4)



ReZone Syracuse Proposed Zoning Map Draft #1, February 2017

Proposed Zoning District: Mixed Use Business – Urban Core (MX-4)



ReZone Syracuse Zoning Ordinance Update Module 1 – PUBLIC DRAFT, November 2016

Purpose of District:

(Page 22, Section 2.10 (A))

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

Design Standards:

(Page 23, Section 2.10 (B), Table 2.18)

-Setback Minimums: None

-Front Yard Maximum: 10'

-Maximum Building Height: 60'

-Minimum Lot Width: 60'

-Minimum Lot Area (if solely occupied by residential): 3,200 sq ft

-Impervious Coverage Maximum: 70% (lots solely occupied by residential), 100% (other lots)