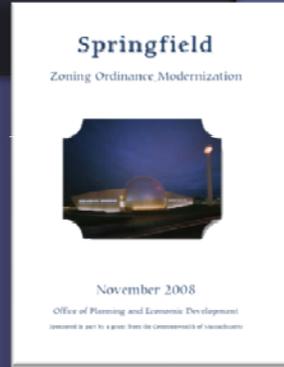


Springfield Zoning Ordinance Modernization Project

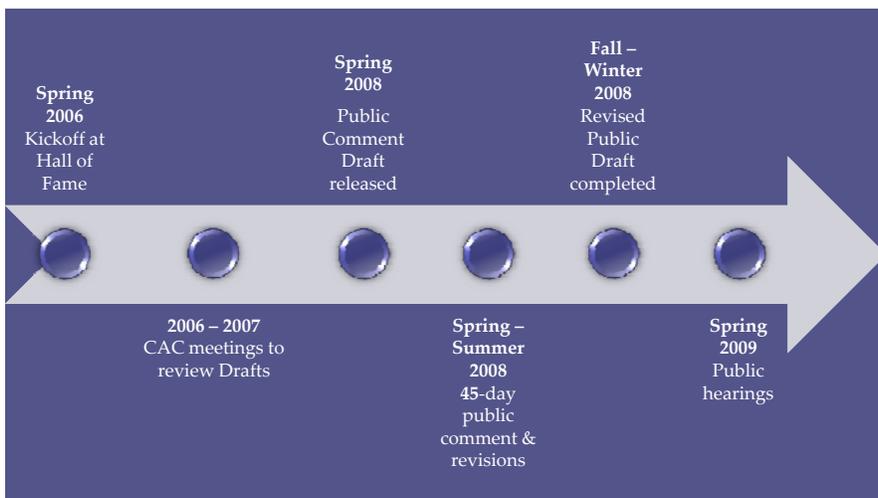


Office of Planning and Economic Development

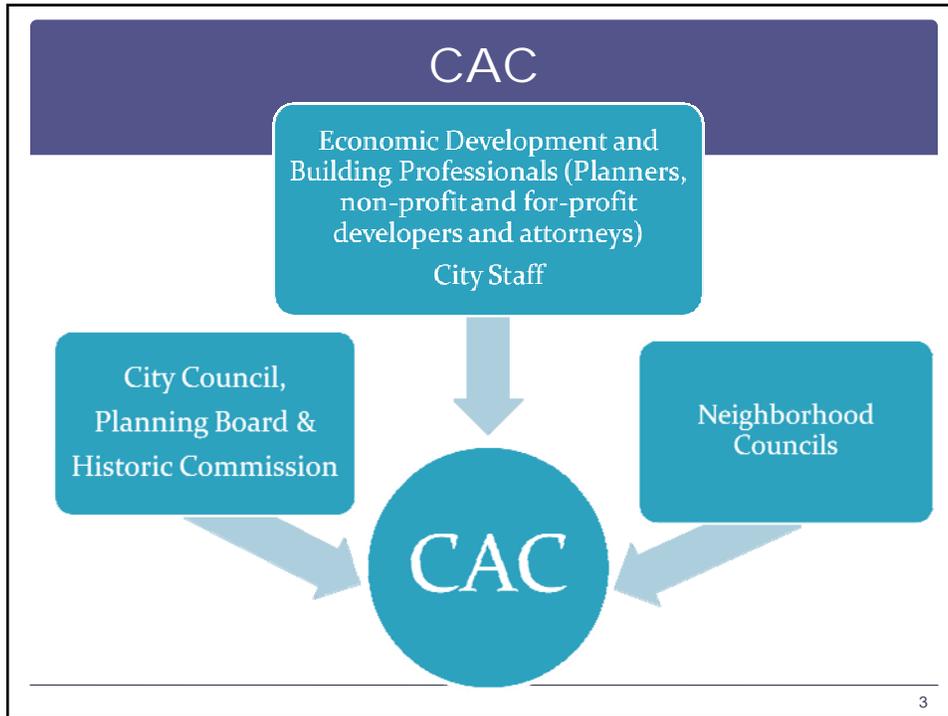
Sponsored in part by a grant from the Commonwealth of
Massachusetts

1

Project Timeline



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- ## Summary of Proposed Changes
- ### Structural Changes
1. *Modernization of Ordinance*
 - New structure is more logical and more typical of state-of-the-art zoning codes
 2. *Consolidated "Use Table"*
 - Permitted uses for all districts in one place
 3. *Consolidated Dimensional tables*
 - Building height, lot size, and density in one place
 4. *Reorganized from 22 to 13 Articles*
 - New structure related to process rather than districts
 - More typical organization
 5. *Expanded References*
 - Includes detailed Table of Contents and an Index
- 4

Summary of Proposed and Additional Changes

Address Current Trends and Issues

Proposed in Nov 2008 Draft

- Home based business section updated to reflect increase of home business activity and protect residential quality
- Bed and Breakfast rules updated
- Optional Campus Master Plan process for institutional users (education/health care)

Additional suggestions

Adult Entertainment

Consider new prohibitions

- Physical contact between patrons
- Video booths

Consider new measures

- Implement state law allowing the City to close businesses that have not obtained a special permit

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Summary of Proposed and Additional Changes

Address Current Trends and Issues

Green Development

- Farmer's Markets, small scale agriculture, and Community Gardens defined and permitted
- More landscaping in parking lots
- Surface parking requirements reduced
- Re-use existing brownfields with new Mixed Use Industrial district

Consider

- Verifying that renewable energy sites and R&D facilities allowed by right in some districts
- Incentives for LEED building and LEED neighborhood standards (LEED-ND)
- Stormwater system standards
- Street standards and Subdivision rules



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Green Communities Act

Consider
measures to qualify
for new state
funding

\$\$\$\$



Green Communities Act

- State legislation passed in 2008 that requires local governments to:
 - Adopt as-of-right siting for renewable/alternative energy generation, R&D, or manufacturing facilities
 - Adopt a one-year expedited permit process
 - Establish a program to reduce municipal energy use by 20 percent over five years
 - Purchase only fuel-efficient municipal vehicles when practical
 - Require most new construction to feasibly minimize energy costs

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Summary of Proposed Changes

Procedural Changes

New Site Plan Review

- Almost every Town/City in the Pioneer Valley Planning Commission area has Site Plan Review
- Does not exist now in City of Springfield
- Tiered Review
 - simplest projects are allowed “by right”
 - small projects are allowed by right but reviewed by OPED Staff
 - **to reduce staff review costs, consider having smallest projects reviewed by Building Department only, to enable OPED staff to focus on more complex applications**
 - more complex projects reviewed by Planning Board or City Council
- Uses cannot be denied in the site plan review process, but ordinance establishes criteria for site layout

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Summary of Proposed Changes

Procedural Changes

Special Permit

- Made consistent with most other Massachusetts jurisdictions
- Tiered Review process provides for City Council review of large projects
- Includes Approval Criteria for Special Permits; current ordinance has none
- Planning Board has role in proposed draft; currently all Special Permits decided by City Council
- Special Permits give the City boards and council discretionary authority to deny use

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Summary of Proposed Changes

Procedural Changes

Tiered Review

- Tiered Review system links review process and project scale
- Simple projects reviewed by staff, more complex reviewed by Planning Board or City Council



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Summary of Proposed Changes

Springfield Zoning Ordinance Revision

November 2008

USE	Residential Districts				Commercial & Business Districts										Industrial Districts			Additional Regulations
	OS	Res A/A1	Res B/B1	Res C/C1	Office A	Com P	Com A	Bus A	Bus B	Bus B1	Bus C	Bus D	RF	MUI	IA	IP		
1 Agricultural Uses																		
1.1 Agriculture																		
1 Parcel five (5) acres or more	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Exempt under M.G.L. 40A	
2 Parcel less than five (5) acres	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	4.4.11.A	
3 Horse Stable	4	4	N	N	N	N	N	4	N	N	N	N	N	N	4	N	4.4.11.C	
1.2 Community Garden																		
1.2 Community Garden	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
1.3 Farmer's Market																		
1.3 Farmer's Market	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
2 Residential Uses																		
2.1 Single-Family Dwelling																		
1 One Dwelling Unit per Lot	N	Y	Y	Y	Y	N	1	3	N	N	N	N	N	N	N	N		
2 More than one dwelling per lot	N	N	N	3	N	N	3	3	3	N	N	N	N	N	N	N		
2.2 Two-family Dwelling																		
2.2 Two-family Dwelling	N	N	1	1	N	N	1	N	N	N	N	N	N	N	N	N	4.4.80	

OS = Open Space Res A/A1 = Residential A, A-1 Res B/B1 = Residential B, B-1 Res C = Residential C Res C-1 = Residential C-2
 Office A Com P = Commercial Parking Com A = Commercial A Bus A = Business A Bus B = Business B
 Bus C = Central Business District Bus D = Regional Shopping/Mall School Use Industrial IA = Industrial A IP = Industrial Park

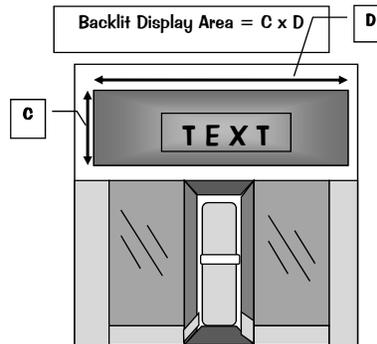
Article 4 Use Regulations

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Summary of Proposed Changes

Sign Standards

- Special meetings with sign industry to review draft standards
- Illustrations added for clarity
- Signs sizes will generally match existing conditions
- No change for billboard signs
- Digital Sign rules created with sign industry input



Summary of Proposed Changes

Zoning Map

Zoning Districts

- Public Parks mapped with new Open Space (OS) District
- New districts created but not applied to any specific site
 - Mixed Use Industrial (MUI) to encourage re-use of old industrial sites or buildings
 - Business B-1 (Bus B1) for Corporate Campus
 - Business D (Bus D) Regional Shopping Center



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Summary of Proposed Changes

Zoning Map

Zoning Districts

- Consolidated Riverfront areas into the Riverfront District
 - West Columbus Urban Renewal area is an overlay within the Riverfront District
- Residence C-1 removed



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Summary of Proposed Changes

Neighborhood Commercial Design Overlay

- Applies to "X" Business District
- New standards and flexibility in ways to meet them
- May be appropriate for additional "main street" areas in the City



Encourages this

Prohibits this



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How could the proposed changes affect me?

If you are a Developer

- More certainty about land use decisions because criteria included in ordinance
- New Site Plan Review may mean an administrative review where only a building permit is required now
- Planning Board will review some Site Plan and Special Permit requests
- City Council to review "high impact" special permits



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How could the proposed changes affect me?

If you are a Resident:

- Zoning Ordinance will be easier to use
- Only affects applications submitted after ordinance is adopted
- Greater ability to regulate the design of commercial development that affects a neighborhood
- Expanded Home Occupation



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Next Steps

- Public Review Draft released May 2008
 - 45-day public comment period - May to June 2008
 - Stakeholder Meetings during 45-day period
 - CAC, staff and consultants reviewed comments, edited and finalized ordinance November 2009
 - March 2009 – City Council Presentation
 - Spring Summer – Public Hearing Draft submitted to Planning Board and City Council for consideration
-  We are here

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Comments & Questions

For more information contact:

Office of Planning &
Economic Development

70 Tapley Street

Springfield, MA 01104

Telephone: (413) 787-6020



<http://www.springfieldcityhall.com/COS/planning/>