

Springfield Zoning Ordinance Modernization Project

Naismith Basketball Hall of Fame
May 6, 2008

Office of Planning and Economic Development

Sponsored in part by a grant from the Commonwealth of
Massachusetts

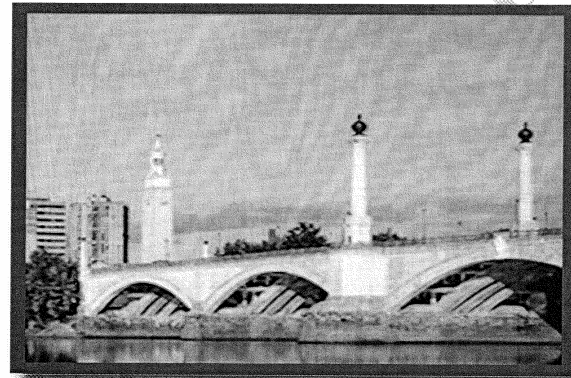
Agenda – May 6, 2008

- Presentation
 - Goal for this meeting
 - Project Purpose
 - Project Timeline
 - Summary of Proposed Changes
 - Structural and technical
 - Major policy issues
 - How Could Proposed Changes Affect Me?
 - Various perspectives and examples
- Comments, Question and Answer period

Goal for this meeting

- Overview of the public review draft of the revised zoning ordinance
- Summarize the major changes
- Next Steps

*First Draft for Public Review
Springfield Zoning Ordinance*



May 2008

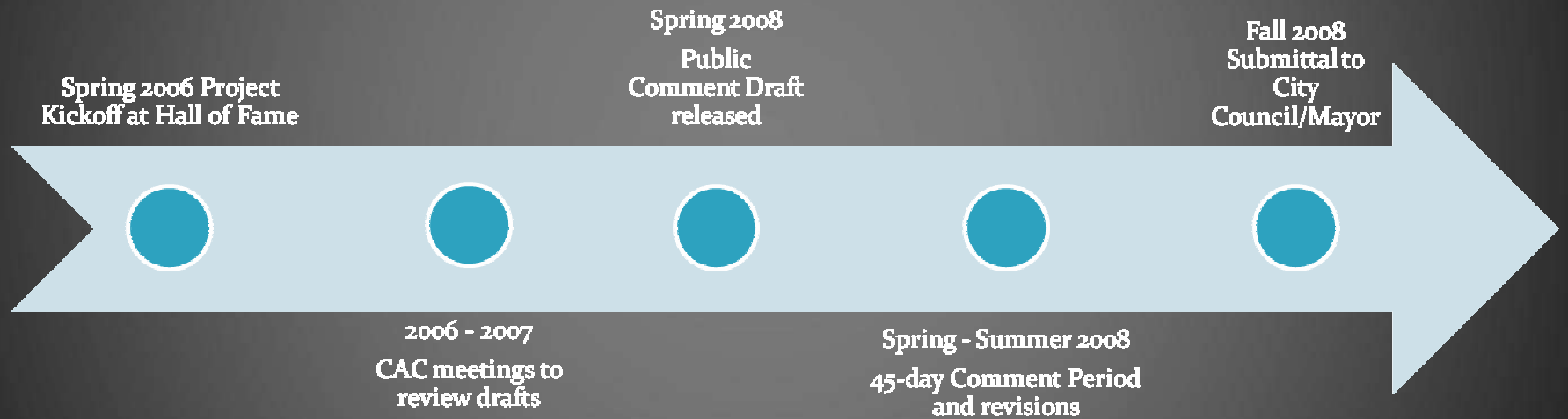
Office of Planning and Economic Development

Sponsored in part by a grant from the Commonwealth of Massachusetts

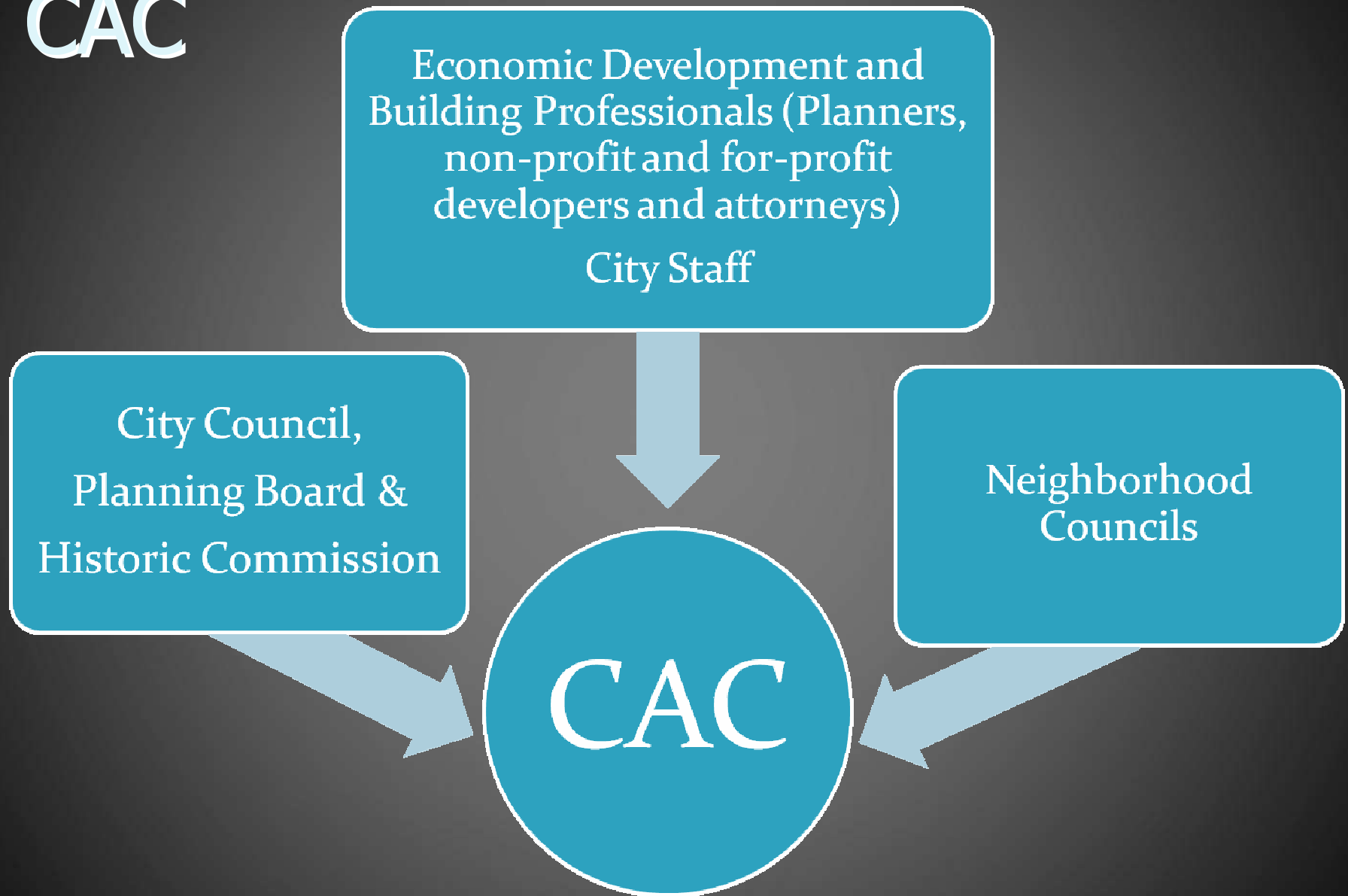
Why revise the Zoning Ordinance?

- Current land uses and zoning districts do not provide clear direction to development community
- Lack of certainty about land use and permit process can inhibit investment
- Commercial projects are not required to consider existing qualities
- Little guidance for “infill” redevelopment, especially in neighborhood commercial areas

Project Timeline



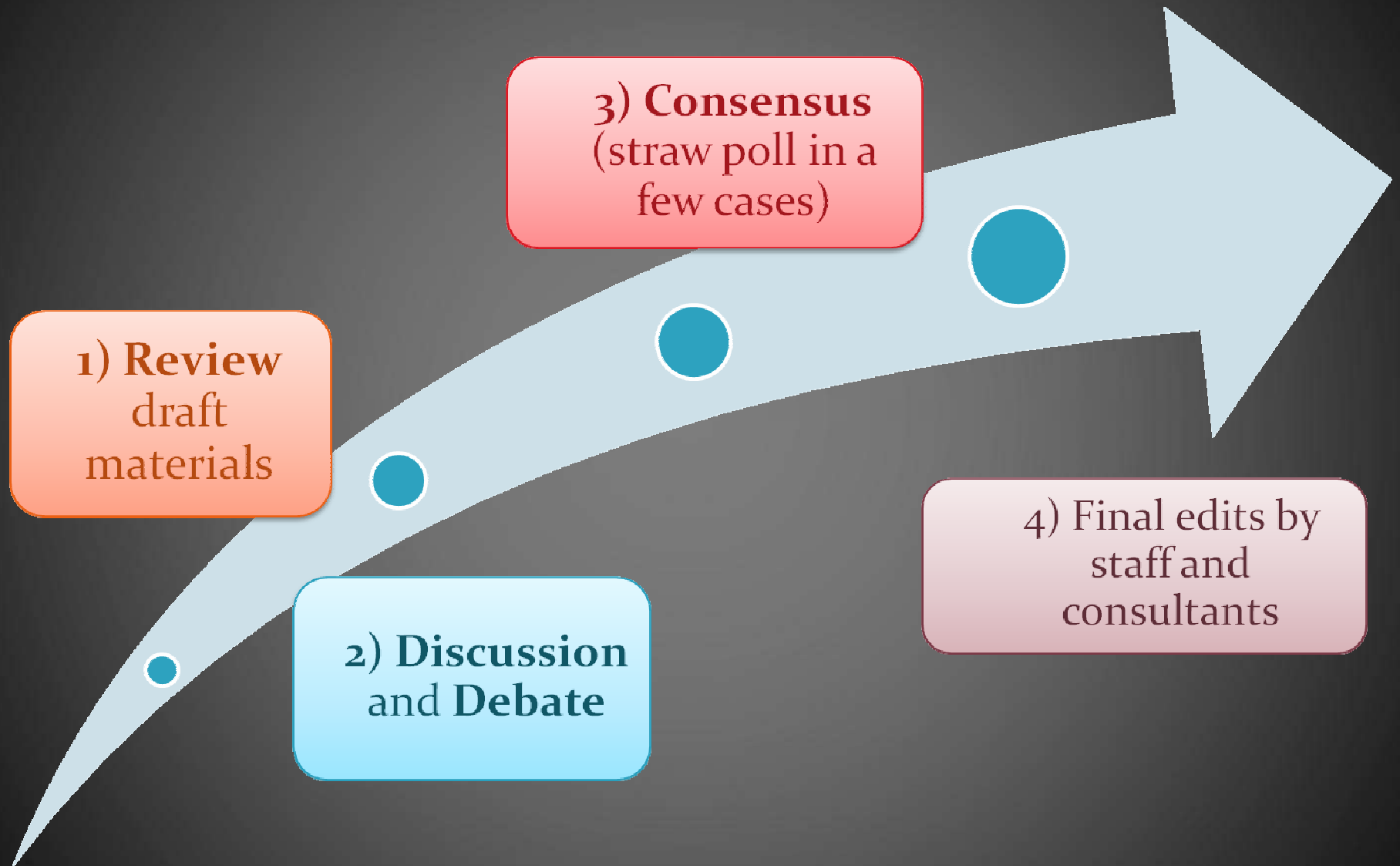
CAC



Who agreed to participate on the Citizen Advisory Committee (CAC)?

- Tim Brennan, Pioneer Valley Planning Commission
- Russ Denver, Greater Springfield Chamber of Commerce
- Linda Langevin, Maple High Six Corners Neighborhood Council
- Kathy Brown, East Springfield Neighborhood Council
- Kerry Dietz, Springfield Planning Board/Dietz & Company Architects, Inc.
- Robert McCarroll, Springfield Historical Commission
- Frank Colaccino, The Colvest Group, Ltd.
- Ellen Freyman, Shatz, Schwartz & Fentin PC
- Bruce Stebbins, Springfield City Council
- Clodo Concepcion, Sixteen Acres Civic Association
- Peter Gagliardi, HAP, Inc.
- Patricia Triggs, Forest Park Civic Association
- Gloria DeFilipo, Pine Point Community Council

How did the CAC work?



Drafting and Review Process



Project Purpose

- Make the zoning ordinance easier to understand and use
- Focus on the process and a better expression of community goals
- Modernize the Zoning Ordinance
- Make improvements that enhance economic development opportunities

Summary of Proposed Changes

Structural Changes

- *Modernization of Ordinance*
 - New structure is more logical and more typical of state-of-the-art zoning codes
- *Consolidated “Use Table”*
 - Permitted uses for all districts in one place
- *Consolidated Dimensional tables*
 - Building height, lot size, and density in one place
- *Reorganized from 22 to 13 Articles*
 - New structure related to process rather than districts
- *Expanded References Includes detailed Table of Contents and an Index*

Summary of Proposed Changes

Springfield Zoning Ordinance Revision

March 2008

Table 4-4 Use Table

USE	OS	Residential Districts				Commercial & Business Districts							Industrial Districts			Supplemental Regulations	
		Res A/A1	Res B/B1	Res C	Res C2	Com A	Bus A	Bus B	Bus B1	Bus C	Bus D	RF	Ind MU	Ind A	Ind P		
1 Agricultural Uses																	
1.1 Agriculture																	
1 Parcel area 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 area less than five (5) acres	Y	3	3	3	3	N	N	N	N	N	N	N	N	3	3		
3 HORSE STABLE	4	4	N	N	N	N	4	N	N	N	N	N	N	4	N		4.4.11.B.
2 Residential Uses																	
2.1 Single-Family Dwelling																	
1 One Dwelling Unit per Lot	N	Y	Y	Y	N	1	3	N	N	N	N	N	N	N	N	N	
2 Primary Dwelling unit with accessory apartment	N	3	1	1	3	1	3	N	N	N	N	N	N	N	N	N	4.4.14
3 More than one dwelling per lot	N	N	N	3	N	3	3	3	N	N	N	N	N	N	N	N	
2.2 Two-family Dwelling	N	N	1	1	N	1	N	N	N	N	N	N	N	N	N	N	4.4.80
2.3 Multi-family Dwelling																	

Section 4.3

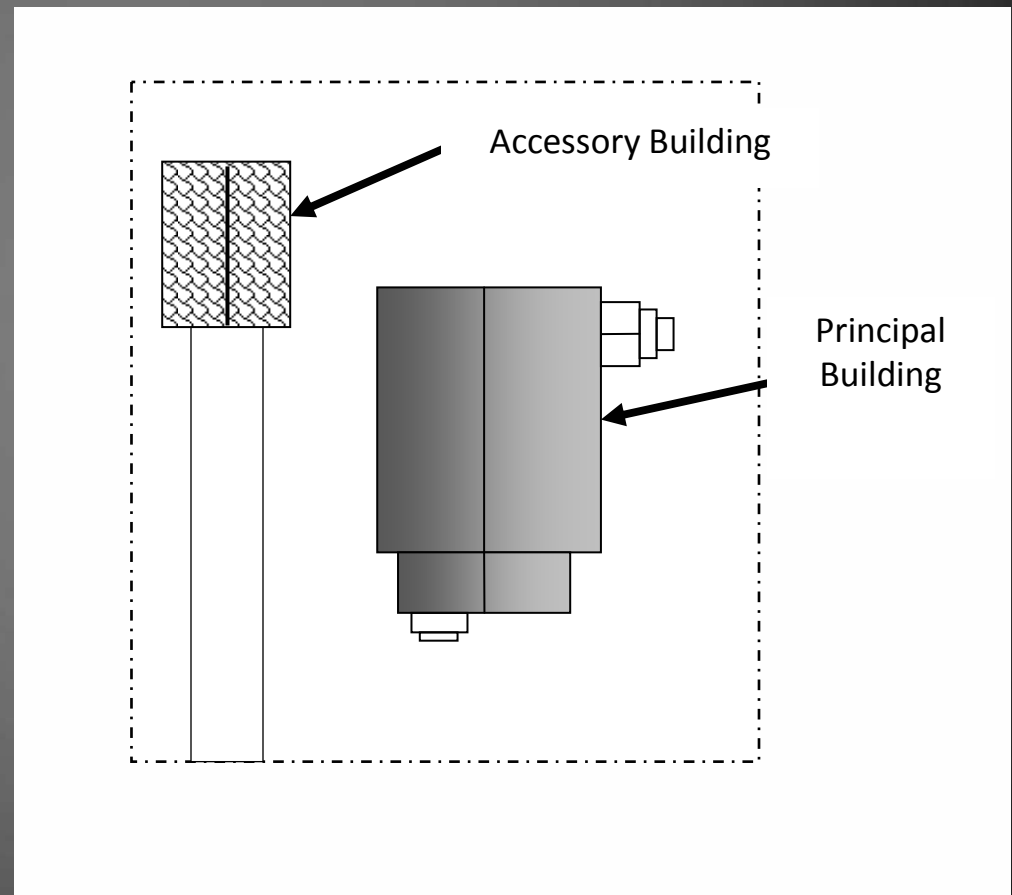
Use Regulations

Page 73

Summary of Proposed Changes

Technical Changes

- *Illustrations*
 - Used to help the reader
- *Definitions*
 - Updated and expanded



Summary of Proposed Changes

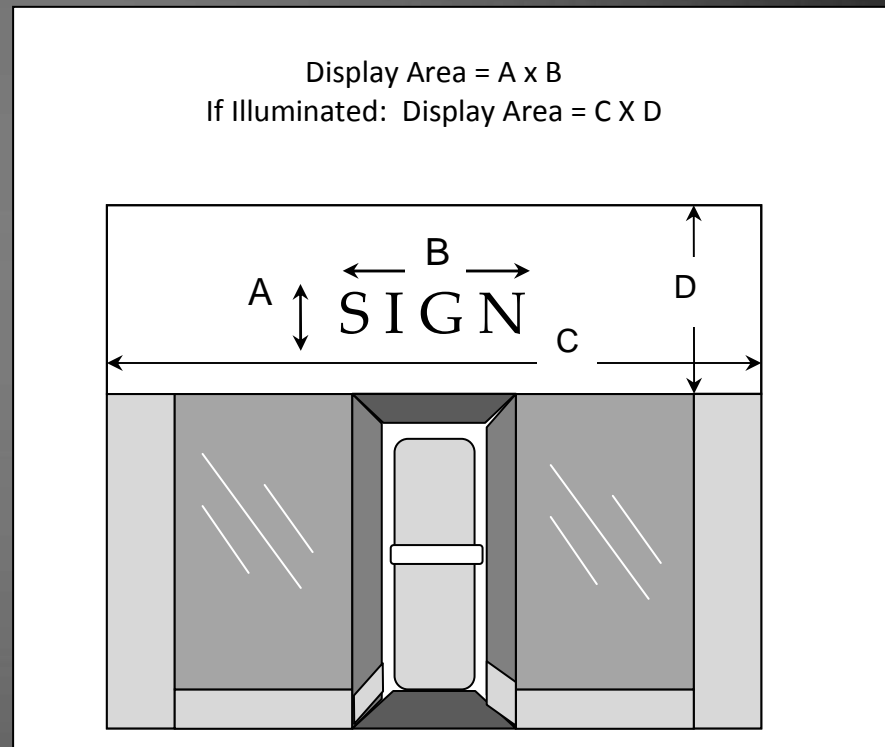
Major Policy Issues

- *New Site Plan Review*
 - Does not exist now
 - Tiered Review = simple projects reviewed by staff, more complex by Planning Board
 - Uses cannot be denied
- *Special Permit*
 - Tiered Review
 - Standards for Special Permits; current ordinance has none
 - Planning Board has role in proposed draft; currently all Special Permits heard by City Council
 - Discretionary authority to deny use

Summary of Proposed Changes

Major Policy Issues

- *Sign Standards*
 - Illustrations added for clarity
 - Signs to match existing conditions
 - Current sign applications generally fit proposed standards
 - No change for billboard signs



Summary of Proposed Changes

Major Policy Issues

- *Zoning Districts*
 - Limited changes to Districts
 - Created new Mixed Use Industrial to encourage re-use of old industrial sites or buildings
 - Commercial P (parking) replaced by Planning Board Special Permit provisions



Summary of Proposed Changes

Major Policy Issues

- *Zoning Districts*
 - Office A - replaced by enhanced Home Based Business standards. Spot zoning removed.
 - Consolidated Riverfront areas into the Riverfront District
 - West Columbus Urban Renewal area is an overlay within the Riverfront District
 - Residence C-1 removed



Summary of Changes

- *Neighborhood Commercial Design Overlay*
 - Applies to “X” Business District
 - New standards and flexibility in ways to meet them
 - Encourages this
 - Prohibits this



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



How could the proposed changes affect me?

- *If you are a Developer:*
 - More projects as-of-right with staff review only
 - 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



How could the proposed changes affect me?

- *If you are a Resident:*
 - Zoning Ordinance will be easier to use
 - Site Plan Reviews will allow staff or Planning Board to adjust plans to greater extent than current process, while maintain certainty for applicant that the use is approved
 - Only affects applications submitted after ordinance is adopted



How could the proposed changes affect me?

- Example of how the changes might affect a residential property owner



- Additional residential building types allowed
- Home based businesses are expanded
- Yard (setback) standards allow more flexibility for existing home expansion on lot

How could the proposed changes affect me?

- Example of how the changes might affect a commercial property owner or business
 - New district may have more land uses allowed (such as Mixed Use Industrial)
 - Different levels of review available, mostly related to scope and size of project– staff, Planning Board and City Council

How could the proposed changes affect me?

- City wide perspective on the changes
- Tiered Review system links review process and project scale
- Quality of site plans should improve –
 - increased review and
 - standards for landscaping
 - Smaller sign display areas
- Mixed use buildings are clearly included as allowed uses with certain standards

How could the proposed changes affect me?

- Business owner putting up a new sign
- Standards should be easier to understand
- Your proposed sign probably fits the revised display size
- Tighter standards affect those who “maximize” sign area



Next Steps

Public Meeting

- Public Review Draft released May 6th
- 45-day public comment period - May 7 to June 21, 2008
- Stakeholder Meetings (i.e. professional groups, developers, residents, etc.) during 45-day period
- CAC, staff, consultants to review comments, edit and finalize ordinance
- September 2008 – Hearing Draft submitted to Mayor and City Council
- September to December 2008 – Legal Public hearings
- January 2009 – Consideration for Vote

Project Team

- City of Springfield
 - Office of Planning and Economic Development
 - Building Department
 - Springfield Law Department
- Consulting Team
 - **Chris (Eaton) Kluchman**
Eaton Planning
 - **Rick Taintor**
Taintor & Associates, Inc.
 - **Joel Russell**
Legal consultant

Contact the City

For more information contact:
Office of Planning & Economic Development
70 Tapley Street
Springfield, MA 01104
Telephone: (413) 787-6020

Comments & Questions

- What Can I do?
 - Pick up a schedule of outreach meetings during the comment period
 - Give us your opinion
 - Letter
 - Comment forms available here tonight
 - Website comment
 - Watch the City Office Planning and Economic Website for updates: <http://www.springfieldcityhall.com/COS/planning/>

