

(B) THE PROPOSED ZONING ORDINANCE

Classification of Proposed Districts.

The new zoning ordinance proposed for Utica incorporates numerous changes from the present ordinance and zoning maps. The zoning districts will be shown on only one map, instead of the Use Districts and the Height and Area Districts being shown on separate maps. This arrangement is intended to simplify application and administration of the regulations.

Another proposed change is the number and classification of districts. The present ordinance provides for only five use districts. Two of the five are residential, one is commercial, one is commercial and industrial, and one is industrial. The proposed ordinance would establish eight districts, four of which are residential, two are business and commercial, and two are industrial. The reasons for, and advantages of, the proposed district classifications will be presented in descriptions of the individual districts in succeeding paragraphs. (See Plate 10 for the proposed districts and a summary of the regulations for each district.)

Single-Family Districts:- As previously stated, Utica's present zoning ordinance provides no district in which single-family residences only may be erected. This is a serious deficiency, and should be corrected in order to encourage homogeneous and stable single-family neighborhoods. There are few parts of the City free from mixed residential land uses, and those remaining should be restricted by zoning district regulations.

The proposed Single-Family Residence Districts are located in South Utica east of Genesee Street; in East Utica east of Mohawk Street and south of Eagle Street; and in North Utica, north of Herkimer Road and Riverside Drive.

Two-Family Residence Districts:- The second type of residence district is similar to the present "A" District, providing for one and two-family residences, and institutions of an education-

al or religious nature. Height regulations are the same as for the Single-Family District and a minimum lot area of 2,500 square feet per family is provided.

The proposed Two-Family Districts are located in West Utica, South Utica south of Burrstone Road, the Corn Hill and East Utica areas south of the West Shore Railroad; and North Utica along Herkimer Road and Riverside Drive.

Multiple-Family Residence Districts:- These residence districts are similar to the present "B" District. They include the uses permitted in one and two family districts, in addition to multiple-family dwellings. Other uses permitted in these districts include boarding and lodging houses, convalescent and nursing homes, fraternity and sorority houses, hospitals and medical clinics (except veterinary hospitals), hotels, institutions and private clubs and lodges .

Multiple-Family dwellings are scattered throughout most of the City, and are concentrated in the older areas. It is important to the development of an orderly city, arrest of blight, and restoration of sound neighborhood values that this type of dwelling be more rigidly controlled in the future. Multiple-family developments should be so located in the City that the central business district and employment centers are easily accessible.

The proposed height, yard and area or density regulations for multiple-family residence districts are summarized on Plate 10. Automobile storage space is to be provided on the lot for multiple-family dwellings erected, converted or structurally altered after the effective date of this ordinance.

Commercial Districts:- It is proposed that the commercial and business areas of Utica be classified in two different groups. The Commercial District classification is intended to include neighborhood shopping centers, as well as more intensive commercial developments such as are found along main thoroughfares and near the central sections of the City. The district permits light commercial uses such as retail shops and stores, barber and beauty shops, filling stations and offices, plus

small bakeries, laundries, and cleaning establishments employing five persons or less, and small plants manufacturing products for use in a retail business conducted on the premises.

It is proposed that those parts of commercial Districts which are used for residential purposes shall provide a minimum lot area of 1,000 square feet per family. It is also proposed that commercial buildings in the district shall provide adequate off-street facilities for loading and unloading of goods and off-street parking facilities.

Central Business District: - This new zone is intended to include the high-value central business district. The usual retail and commercial uses are permitted, and in addition wholesale establishments and some light industries which have a close relationship to the downtown development.

Those parts of the Central Business District which are used for residential purposes shall provide a minimum lot area of 1,000 square feet per family, as in the multiple-family district. It is proposed that commercial and industrial buildings provide their own adequate off-street loading facilities.

Light Industrial District:- Little change is proposed in the general pattern of industrial areas except to separate the central business district from the present Commercial and Industrial District. The uses proposed for the light industrial district are light manufacturing (such as the needle trades, weaving and paper box making), coal and contractors yards, etc. The light industrial district serves effectively as a buffer between heavy industrial districts, and business and residential districts.

Heavy Industrial District:- Utica uses only 374 acres or 3.6 percent of the total city area for heavy industrial uses, although 2,450 acres or 23.6 percent of the City is presently zoned for E - Industrial use. The proposed industrial district makes no significant change in area or location from the present district.

TABLE 4

SUMMARY OF EXISTING AND PROPOSED ZONING DISTRICTS
UTICA, NEW YORK

Use Classification	Area Used		Area Now Zoned		Proposed Zoning	
	Acres	Percent	Acres	Percent	Acres	Percent
Single-Family	1,072.6	10.3	3,370.0	32.5	1,908.4	18.4
Two-Family	667.0	6.4			1,334.6	12.8
Multiple-Family	279.0	2.7			826.0	8.0
Total Residential	2,018.6	19.4	4,196.0	40.5	4,595.7	44.3
Commercial	278.0	2.7	279.0	2.7	322.4	3.2
Central Business	--	--	--	--	95.5	0.9
Total Commercial	278.0	2.7	279.0	2.7	417.9	4.1
Light Industry	171.0	1.6	977.0	9.4	708.4	6.8
Heavy Industry	374.0	3.6	2,450	23.6	2,484.1	24.0
Railroads	622.5	6.0				
Total Industrial	1,167.5	11.2	3,427.0	33.0	3,192.5	30.8
Public & Semi-Public	1,171.2	11.3	Absorbed in other Zones			
Parks & Playgrounds	665.8	6.4	"	"	"	"
Streets	1,298.3	12.5	1,298.3	12.5	1,298.3	12.5
Total Public & Semi-Public	3,135.3	28.3	1,298.3	12.5	1,298.3	12.5
River	276.0	2.6	276.0	2.6	210.0	2.0
Vacant	3,511.7	33.9	--	--	--	--
Not Zoned	--	--	910.7*	8.7	672.6*	6.4
Total	10,387.0	100.0	10,387.0	100.0	10,387.0	100.0

* Parks, Cemeteries, etc.

Any commercial or industrial use permitted in Utica is allowed in the Heavy Industrial District. Only those uses regulated as nuisances are prohibited or are subject to special permit. No dwellings may be built or structurally altered in this use district.

Non-Conforming Uses:- Comparison of existing land uses with the proposed Zoning District Map shows that many present uses do not conform with the proposed zoning districts. Many of these uses have also been non-conforming under the present ordinance. Reference has previously been made to the fact that 244 non-conforming uses have been noted during the course of this study.

These scattered, non-conforming uses which have intruded into areas for which they are not intended, provide a good illustration of the need for proper zoning and administration. Characteristic examples are the corner grocery store or service station; or the apartment house in a single-family neighborhood which takes advantage of light, air, open space and neighborhood amenities available from adjacent dwellings which do not similarly overcrowd the land.

Off-Street Parking:- Utica is struggling with the problem of traffic within the City. One important element of this problem is the parking of cars with a minimum of interference with moving traffic.

The automobile has been instrumental in decentralization of cities, for it has provided the opportunity for many people to live in the urban fringe and to furnish their own transportation to places of work, shopping and entertainment. The community is served by the same street system, however, as it had in the "horse and buggy" days, before decentralization. Certain types of land use, such as stores, industries, large public gathering places, and apartments, generate heavy traffic and cause concentrations of parking.

The proposed ordinance includes regulations designed to alleviate problems of traffic movement and parking, by requiring that any residential or institutional structure hereafter erected, converted or structurally altered shall provide certain off-street parking space, and adequate means of ingress and egress thereto. Off-street parking is also required for industrial buildings and for commercial buildings in "C" Districts.

Community Unit Plan:- During recent years there has been a trend toward development of complete neighborhoods by a developer or group of developers. The proposed zoning ordinance recognizes this trend and provides that developers of a tract of land of ten acres or more may submit plans for its development to the Building Inspector, and that these plans shall be referred to the Planning Board for review, public hearing and report to the Common Council. If the Planning Board approves the development plan, the Council may authorize that building permits and certificates of occupancy be issued even though the proposed development does not conform with the regulations contained in other sections of this Zoning Ordinance.