



ZAP FREQUENTLY ASKED QUESTIONS:

(Note: This list will be updated throughout the comment period.)

Q: Can I have a ZAP public meeting in my neighborhood?

A: Multiple meetings have been planned to enable access by the maximum number of city residents and business owners while ensuring equity in the choice of locations and appropriate staffing. There are equity concerns when certain neighborhoods are afforded more time and access to the project team. In order to address such an inequity, we would need to have enough staff and time to meet with every neighborhood in the city, which is currently not possible. As currently planned, everyone should be able to find a meeting location that can be accessed via car, bus, walking, or bicycle.

Anyone who cannot get to a meeting can watch the October 18th webinar online. The webinar includes all current information about the ZAP process, including how comments can be submitted, and provides access to the ZAP documents (the draft Code, draft Map and Draft Generic Impact Statement) and other helpful information for reviewing. In addition, these documents are available for viewing at all public library branches and Neighborhood Service Centers.

Q: Can the City create a Use Table that reflects the existing code so the community can cross reference?

A: The City is working on this to see if it would provide a usable tool for comparison purposes.

Q: Why are Short-term rentals (STR) not allowed in LDR and MDR Districts?

A: The reasoning behind restricting STR's in LDR and MDR Districts was based primarily on the fact that the purpose of those districts is housing for City residents. Visitors are welcome in LDR and MDR within bed and breakfast establishments in owner-occupied homes, HDR, and in all the mixed-use districts. There is a concern that STR's reduce the housing stock available for long-term City residents (both tenants and potential owners) and have the potential for negative impacts to adjacent residences.

Q: For areas indicated on the draft Map as located in an Urban Renewal District (URD), can you clarify how each property is zoned?

A: URD's are areas that have been identified for specified actions and attention with the goal of helping to uplift the area. The Code designates subareas within each URD and lists regulations for the subareas. The Map labels the subareas consistent with the districts in the Code (e.g., LDR, BMU, IND, etc). The regulations for those districts, combined with the URD regulations, apply to the subarea. If you are interested in a property in a URD and you click on it in the map, you will see what District you should

look at to see what regulations apply, along with any qualifications expressed in the Code for the relevant URD.

Q: Why aren't parking minimums being eliminated for residential development?

A: The City's experience has been that when parking is not provided on-site for residences, illegal parking (e.g., parking on lawns and sidewalks) is pervasive and becomes a blighting influence and an enforcement problem. This becomes problematic in the distribution of City resources in remedying the problem. The reduction of vehicle dependency is desirable and the intent right now is to incrementally move in that direction as demonstrated by the proposed Code. If the elimination of parking minimums in mixed-use districts proves to be successful with minimal enforcement problems, removing residential parking minimums can be revisited and the Zoning Code amended by City Council in the future.

Q: Why aren't Accessory Dwelling Units allowed everywhere to provide affordable housing?

A: While ADU's may contribute to affordable housing options, they are not the only, or the best solution to housing affordability.

ADU's are included as an accessory use in the Use Table in the proposed Code. They are listed as permitted in every district, except LDR. There is concern that allowing them as-of-right in the LDR may proliferate too many additional housing units in a district where the stated intention is for relatively lower densities. In addition, while most acknowledge the personal, familial, and financial benefits of allowing a homeowner to create a smaller accessory unit for a relative, the City cannot monitor, much less control, whether a relative occupies such a unit over the course of time.

It's also important to note that in the existing Code and the proposed Code, all Zoning Districts, including LDR, allow a second kitchen in a home (either in the existing structure or through the building of an addition) if it meets NYS Building Code requirements and is not included in an area that is separated by locked interior doors. Such situation allows for multi-generational living on the same parcel. In addition, both Codes allow a 2nd detached single-family dwelling on a lot if all design and dimensional standards for the LDR District are met. Therefore, what some might consider to be functionally an ADU, even if it is outside of ZAP's official definition, is allowed in all districts.

See #4 on page 78 of the [Draft Generic Environmental Impact Statement](#). This section summarizes the actions in the proposed Code that address the issue of affordable housing. 1. Adding substantially more land area in the Medium-density Residential district (MDR); 2. Allowing more units per parcel in the MDR district; 3. Eliminating the prohibited variance; 4. Changing regulations to retain nonconforming properties with multiple units; 5. Introducing the Pocket Neighborhood to allow communal living options; 6. Allowing boarding houses in LDR and MDR; and 7. Eliminating minimum lot sizes to allow small lot development.