



# Zoning Code Update

ZONING ADVISORY COMMITTEE (ZAC) | DECEMBER 2, 2025



Department  
of State

# Agenda

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Department  
of State

This project partially funded through the NYS DOS Smart Growth Planning and Zoning Grant Program.

1. Introductions & Why You Volunteered For the ZAC?
2. Zoning 101
3. Update Process & Timeline
4. Group Discussion
  - What has been your experience with the Code, if any?
  - What development opportunities exist? Threats?
  - What are the barriers to investment?
  - What is the most important goal/outcome of this code update?
5. Question & Comments?
6. Next Steps



# Introductions

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# INTRODUCTIONS



**John Steinmetz, FAICP**  
Planning Principal | CED



**Molly Gaudioso, AICP**  
Project Manager | CED



**Allison Harrington, AICP, MCIP, RPP**  
Principal, Urban Planner, Designer | Sustainable Planning & Design



Engineering  
& Design



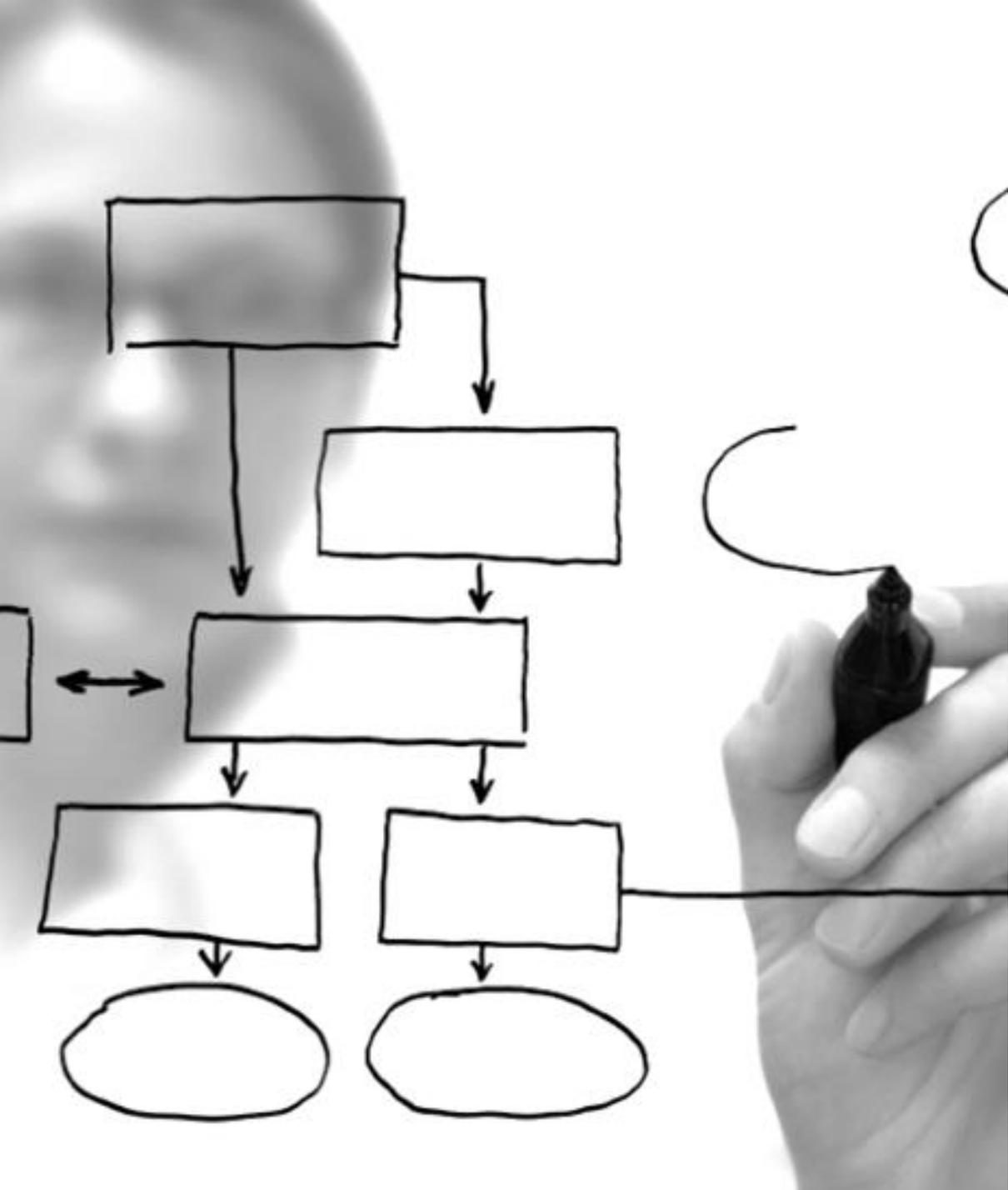
# Our Experience

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- 50+ Comprehensive & Long-Range Planning Efforts
- 40+ Zoning & Land Use Regulation Projects
- 13+ Joint Planning & Zoning Updates

*~ Experienced in Translating Local Policies into Code Language ~*

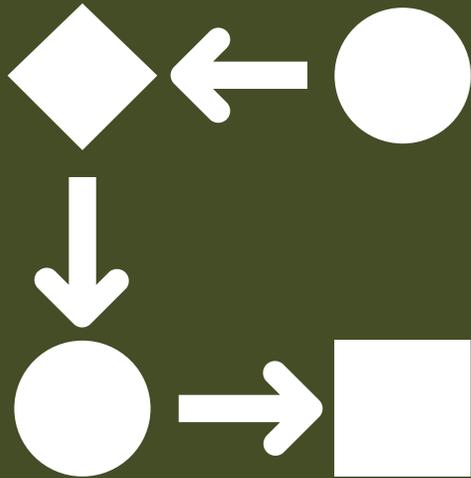




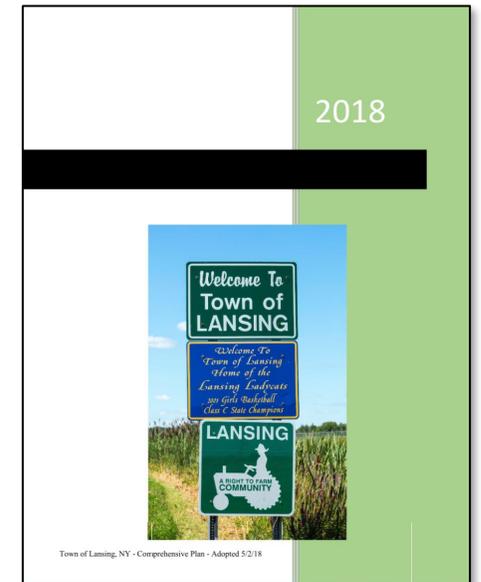
# Project Overview

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# How'd We Get Here

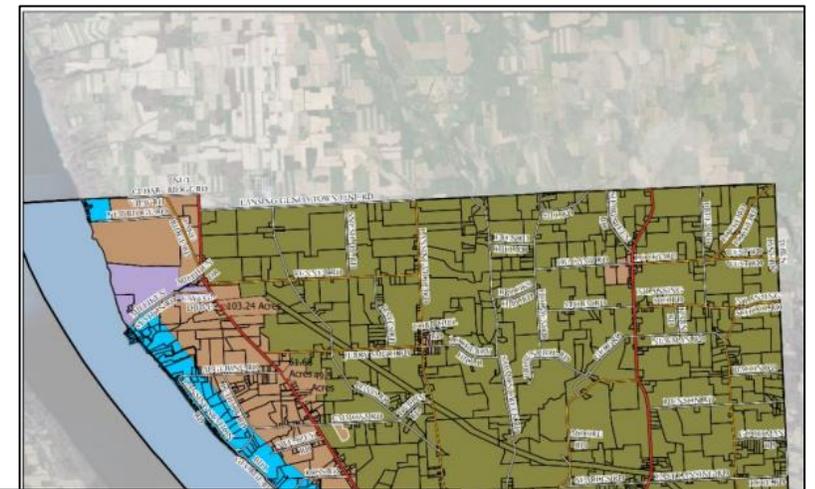


- Agricultural & Farmland Protection Plan - 2015
- Comprehensive Plan - 2018
- Natural Resource Inventory - 2021
- Scenic Resource Inventory - 2021
- Agricultural Zoning District - 2023
- Open Space Conservation Plan – 2024
- Zoning Gap Analysis - 2025
- NYS Grant Application - 2025



# Why Update Your Code?

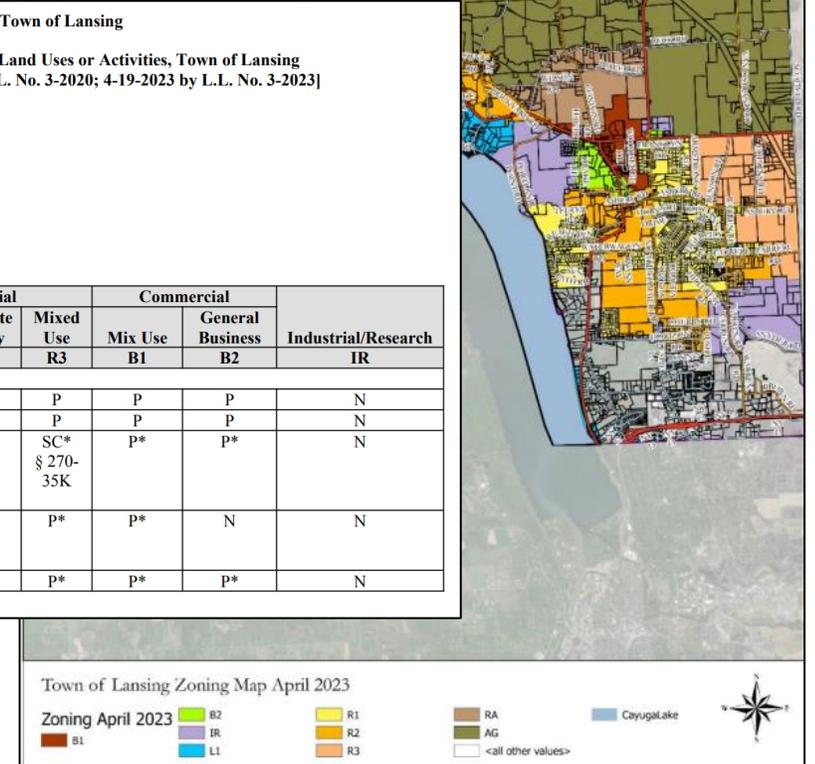
- Adapt to new technologies
- Respond to changing markets
- Update obsolete regulation
- Incorporate new techniques
- Remove regulatory barriers
- Improve administrative efficiency
- Reflect changing community values
- Address quality of life or nuisance issues
- **Implement a plan or study**



**Town of Lansing**  
Schedule I: Schedule of Land Uses or Activities, Town of Lansing  
[Amended 7-15-2020 by L.L. No. 3-2020; 4-19-2023 by L.L. No. 3-2023]

**KEY:**  
P\* = Permitted with site plan  
P = Permitted as of right  
SC = Permitted but special conditions apply (see § 270-35)  
SP = Special use permit required (see § 270-36)  
N = Not permitted  
\* = Site plan review required (see § 270-27)  
Z = Zoning permit required

Land Use or Activity	Lakeshore L1	Residential			Commercial		Industrial/Research IR
		Low Density R1	Moderate Density R2	Mixed Use R3	Mix Use B1	General Business B2	
<b>Residential Uses</b>							
Dwelling, one-family	P	P	P	P	P	P	N
Dwelling, two-family	P	P	P	P	P	P	N
Dwelling, conversion of existing building into three or four dwelling units	N	N	P*	SC* § 270-35K	P*	P*	N
Dwelling, multi-family, including apartments and condominium	N	N	P*	P*	P*	N	N
Dwelling, townhouse	N	N	P*	P*	P*	P*	N





# Our Approach

- Intent is not to start over
- Keep what's working and fix the rest



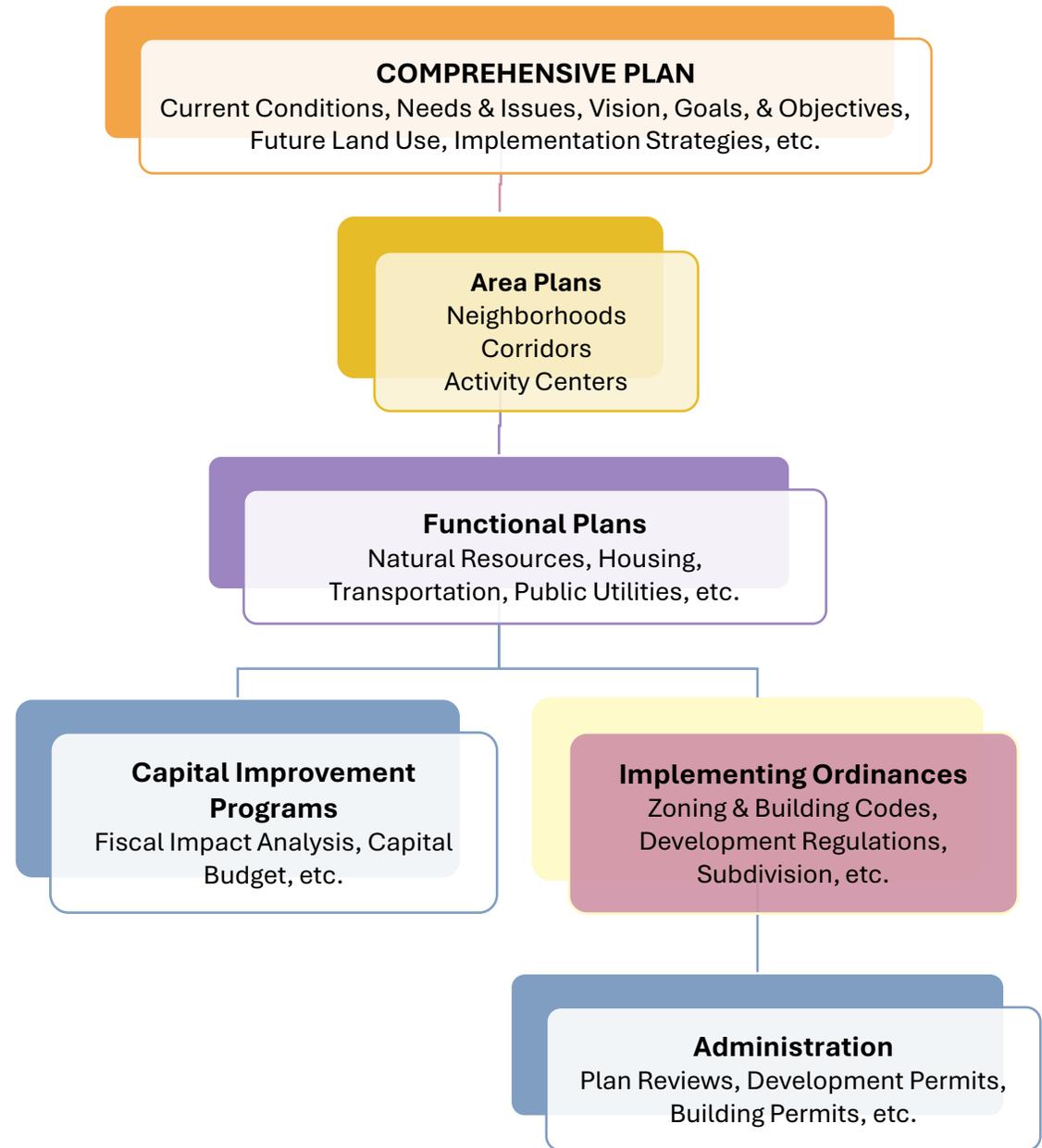
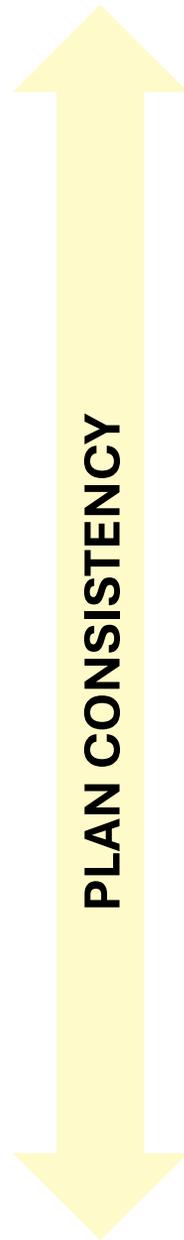


# Planning & Zoning 101

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# Planning & Zoning

One Piece of the Puzzle



# The Nexus Between Planning & Zoning

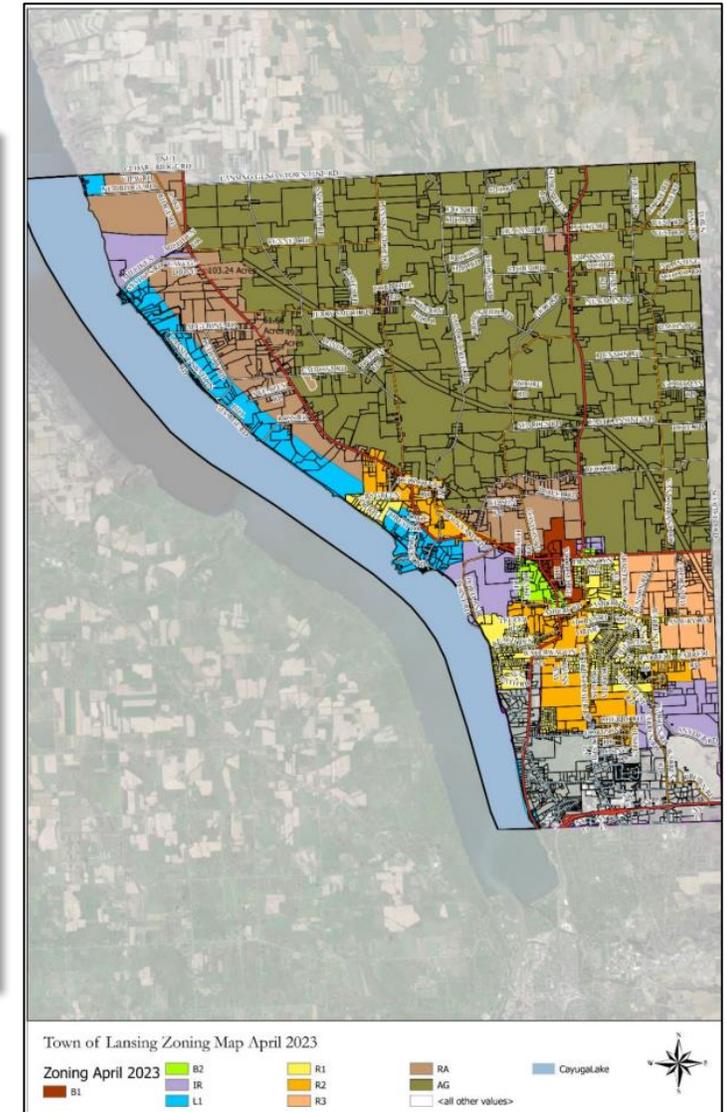
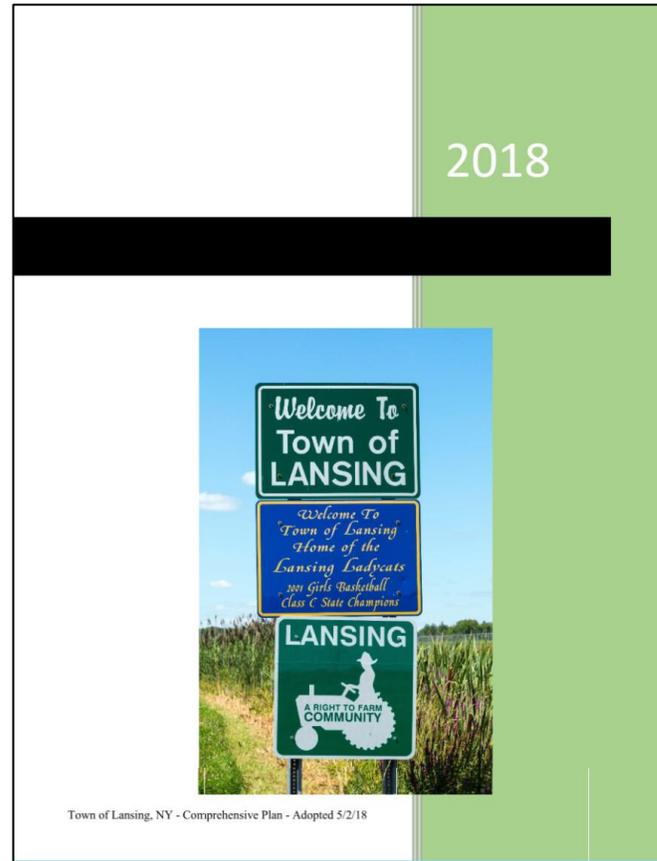
“Zoning regulations should be carefully constructed to make sure they will help carry out municipal planning goals. Some communities don’t pay enough attention to the translation of those goals into the drafting of their zoning regulations. The result often brings frustration with zoning itself as a technique, when in reality the problem is that the zoning regulations have not been carefully enough constructed. This will in turn frustrate the achievement of municipal planning goals.”



# Best Practice

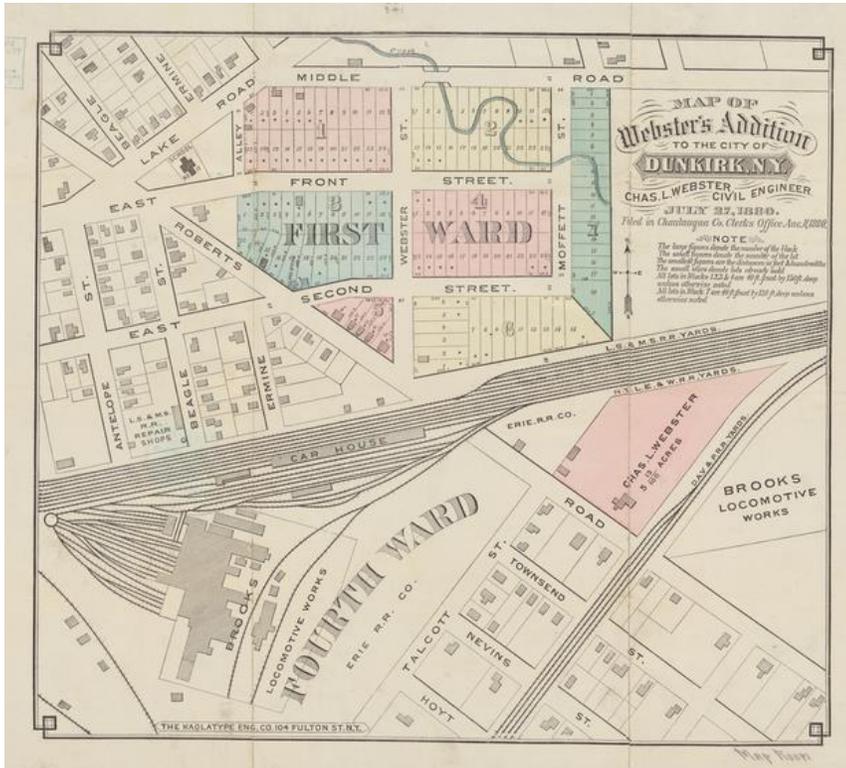
## NYS TOWN LAW §272-A

“All town land use regulations must be in accordance with a comprehensive plan adopted pursuant to this section.”



# Zoning History

- NYC had first city-wide zoning code in 1916
- US Supreme Court upheld zoning in 1926 in *Euclid Ohio v. Ambler Realty Co*
- This case is the namesake of “Euclidean Zoning”
- Zoning is part of Police Power to ensure the health, safety, and welfare of the public
- Many communities settled before zoning and still do not have zoning or land use laws



# Zoning 101

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## ZONING IS...

- A local law
- A means to regulate investment
- Applicable to private property
- One of a series of chapters in municipal codes
- Connected to other land use-based chapters

## ZONING CAN...

- Accommodate & Facilitate Change
- Encourage Place-Making
- Be an Asset or Counter-Productive

## ZONING IS NOT...

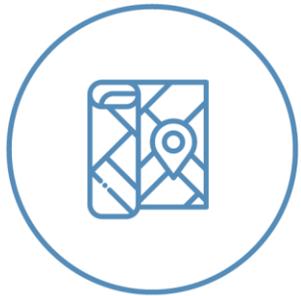
- Applicable to public rights-of-way
- A catch-all for every land use issue
- A replacement for building code or construction standards

## ZONING CANNOT...

- Create Change
- Create Places

~ Zoning does NOT address on-street parking, curfews, speed limits, etc. ~

# Four Main Zoning Types



**EUCLIDEAN  
OR  
TRADITIONAL**



**PERFORMANCE**



**FORM BASED**



**HYBRID**

# Euclidean



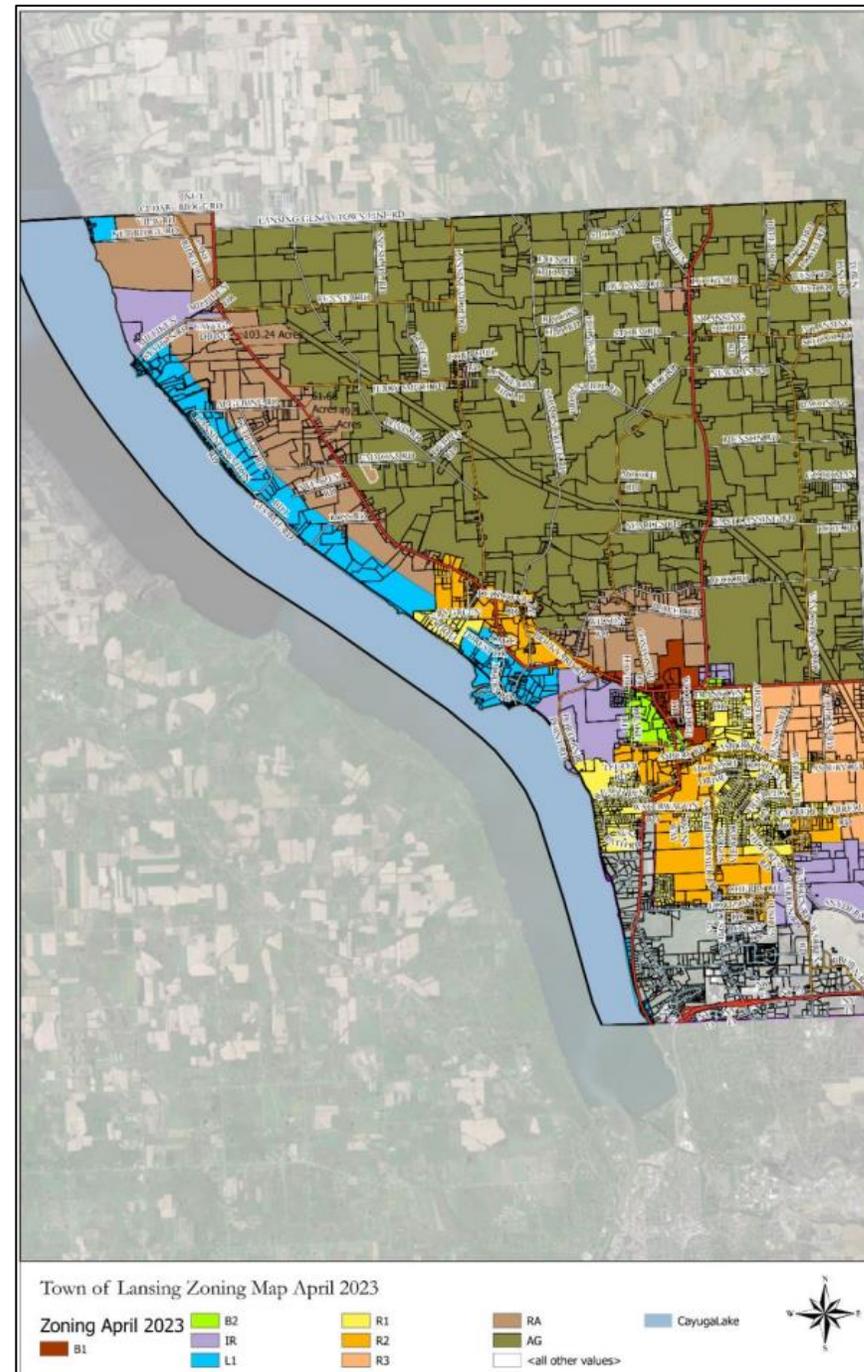
“Separation of Uses”



# Euclidean



- Mapped Districts
- List of Permitted Uses
- Dimensional Requirements
- Strong on “Don’t Do’s”
- Intended to be Self-Administering
- Limited Discretion



# Performance

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- Lane Kendig developed first code in 1973
- Developed in response to the rigidity of Euclidean Zoning
- Focuses on **IMPACT** rather than **USE**
- Specifies standards of intensity
- Noise, Lighting, Traffic, Floor Area Ratio, etc.
- Flexible & can readily accommodate new technologies
- Costly to implement (ongoing staff training & equipment, etc.)



# Form Based

- Focuses on **DESIGN** rather than **USE**
- Community's physical form is its most important characteristic
- Recycle buildings for a variety of uses

# Used to Be a Pizza Hut

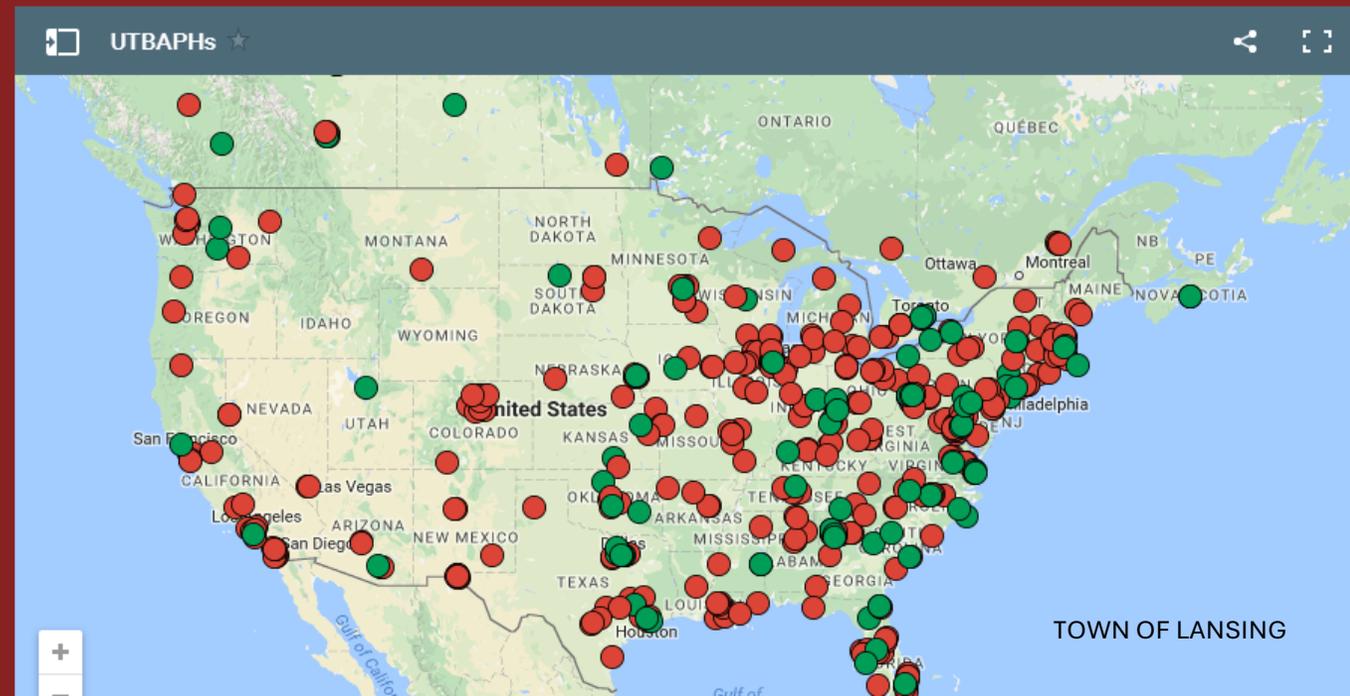
These beautiful structures, most likely now devoid of the table-top Pac Man machines, dot the American landscape. Some provide ethnic food, some, used cars, and a rare few are now municipal buildings. Whatever their current purpose, we can always be reminded of the mediocre pizza that was once served in these establishments. That, and those red plastic cups.

Submit your photos of establishments that used to be Pizza Huts to: [utbaph@gmail.com](mailto:utbaph@gmail.com)

[Home](#) [Map of Locations](#) [Facebook](#) [Twitter](#) [Google+](#) [Foursquare](#) [Contact](#)

 Like 4.3K people like this. [Sign Up](#) to see what your friends like.

Map Area



# Form Based



Once a Pizza Hut, Always a Pizza Hut

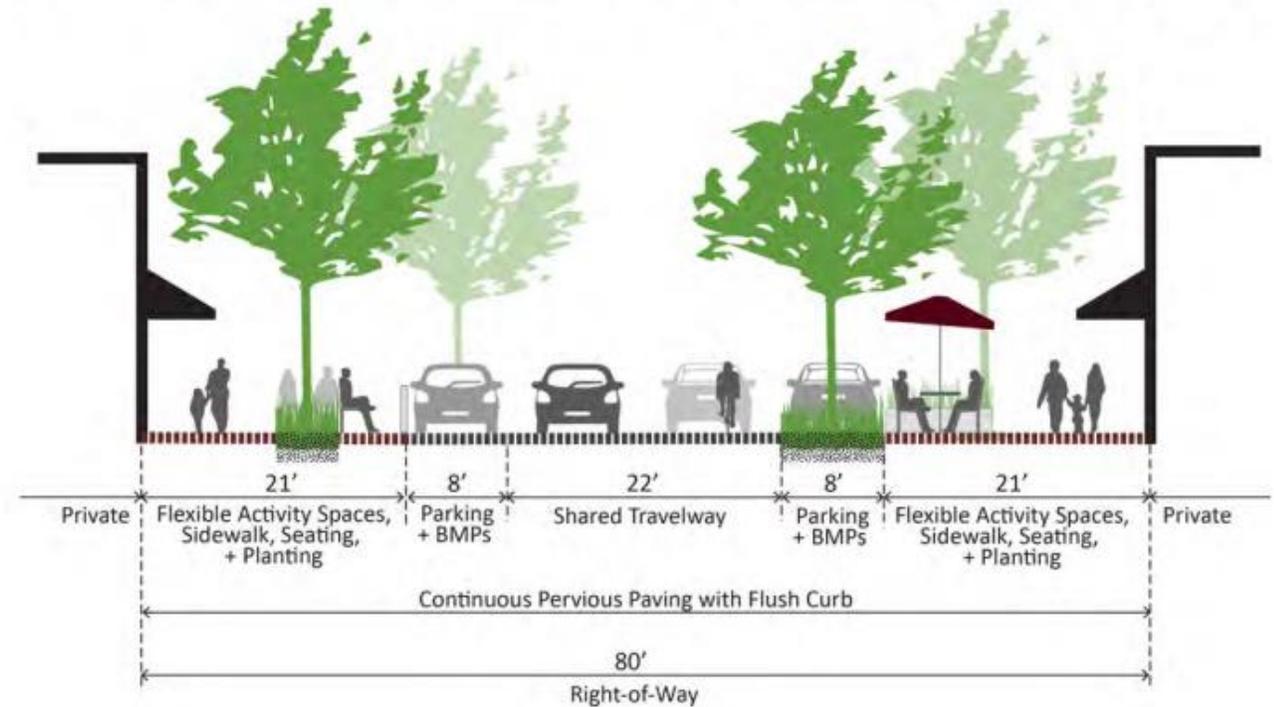


# Form Based



- Public realm is a priority
- Preceded by vision or design charrette

Norfolk Ave (Rugby Ave to Wisconsin Ave, Looking Northwest)  
Proposed Section Long Term: Shared Street with Stormwater Best Management Practices (BMPs)



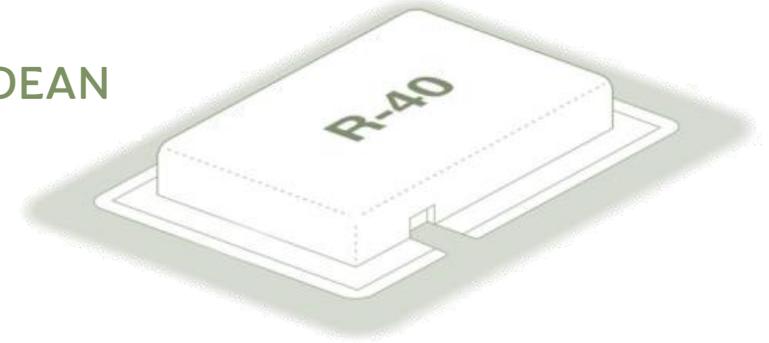
**\*Zoning doesn't regulate the public realm but helps to frame and direct the relationship between private property and the streetscape.\***

# Hybrid Code

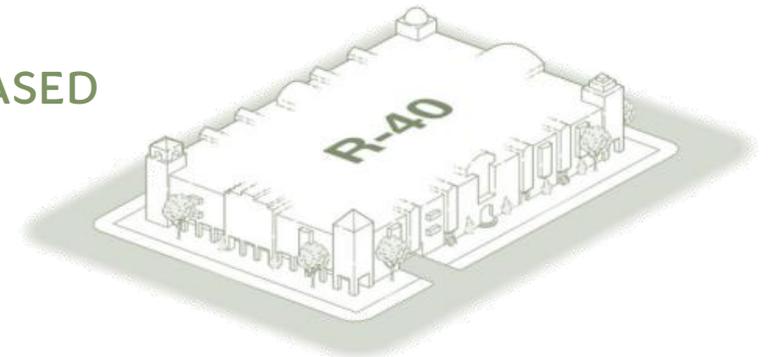
Borrow the Best from Each...

- **EUCLIDEAN:** Use, Setbacks, & Bulk Requirements
- **PERFORMANCE:** Development impacts
- **FORM BASED:** Design Standards & Guidelines

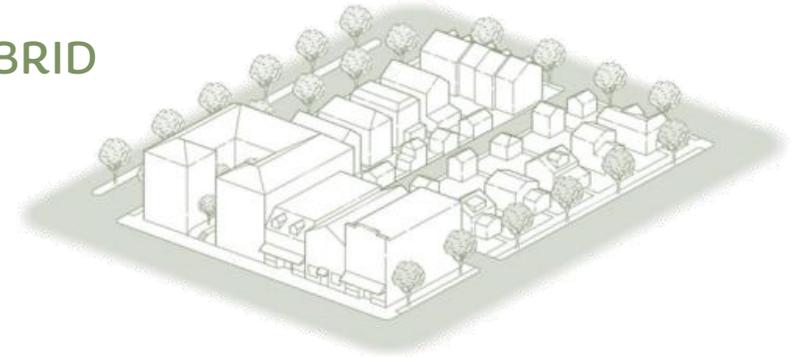
EUCLIDEAN



FORM-BASED



HYBRID

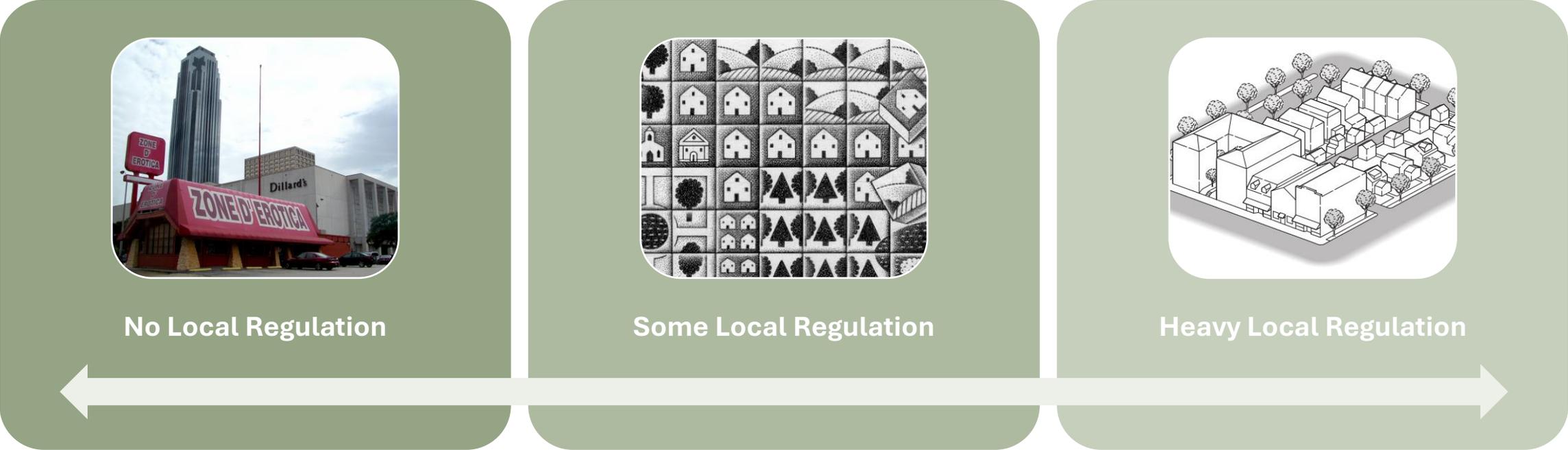


# Best Practice

- Use specific, measurable regulations
- Incorporate existing technical resources
- Provide certainty in administration & flexibility in practice
- Unify development regulations & procedures



# Spectrum of Control



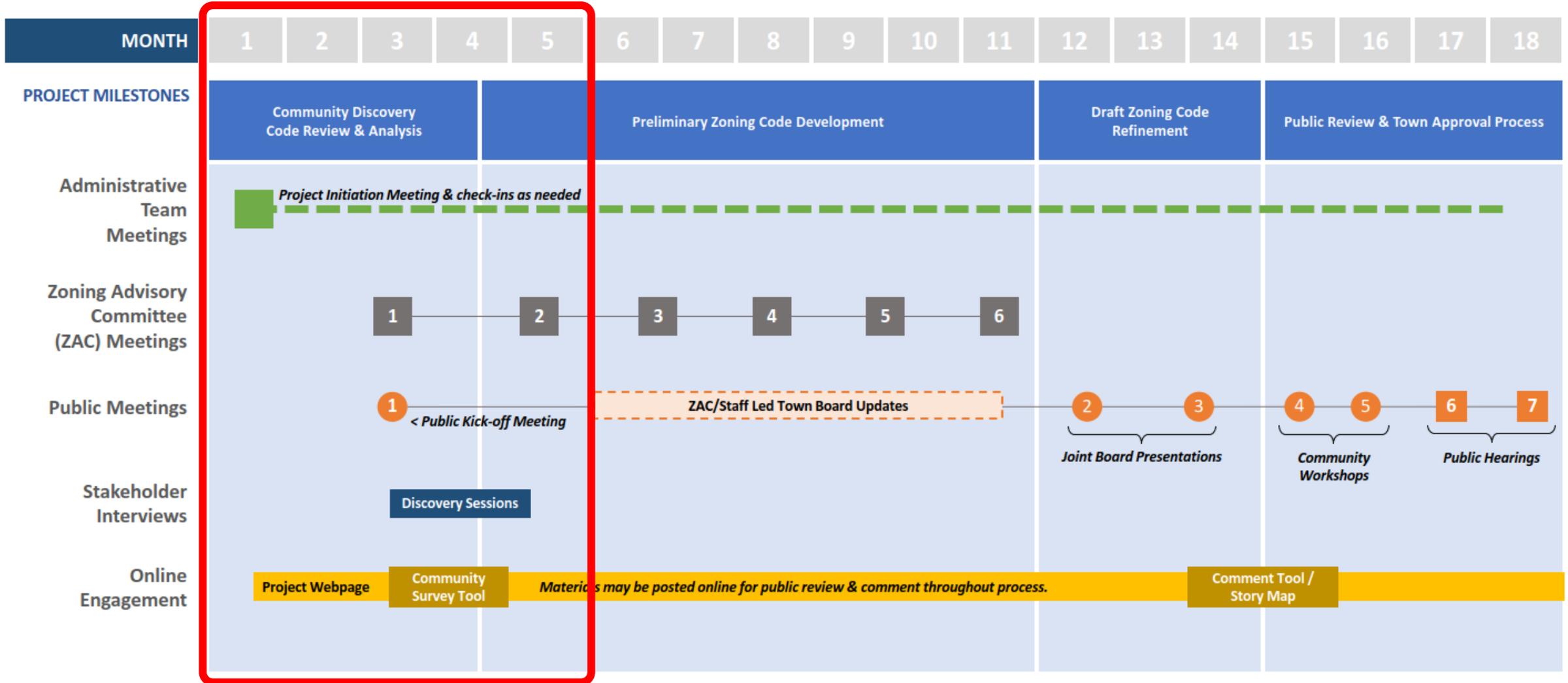
**How much influence do you have? How much do you want?**

Other Tools

Zoning 101

- Design Guidelines & Standards
- Overlay Districts
- Planned Unit Developments
- Clustering
- Incentive Zoning
- Special Purpose Districts
- Etc.

# Anticipated Project Schedule



# Let's Talk!

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- What has been your ***experience*** with the Code? If Any?
- What development ***opportunities*** exist? ***Threats?***
- What are the ***barriers*** to investment?
- What is the ***most important goal/outcome*** of this code update?

# Next Steps

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- Draft a Community Participation plan
- Develop webpage with the Town
- Finalize Public Kick-Off Meeting logistics
- Prepare Community Survey
- Conduct Stakeholder Interviews

**Thank you!**

Merry Christmas  
& Happy Holidays!

