

B. FUTURE LAND USE (CONTINUED)

CHARACTER AREAS

>> BOUTIQUE MIXED-USE

RECOMMENDED PRIMARY USES:

Multi-family residential, residential uses when part of a mixed-use building, and commercial uses within spaces up to 3,000 square feet. Mixed-use buildings should be allowed to contain more than one 3,000 square foot space. These areas should have smaller lots and smaller mixed-use or commercial structures when compared to other mixed-use Character Areas. Commercial uses should have a relatively low impact on surrounding residential areas.

One consideration during the zoning code update would be to align the regulation of uses with the use and occupancy classification system of the NYS Building Code. Defining uses in terms of broad categories and occupancy would be more efficient from an administrative perspective and could also be more effective in addressing use limitations because the regulatory emphasis would be on occupancy rather than strictly on use.

For example, a small neighborhood bar that allows an occupancy of 35 people would have less impact on a neighborhood than a large bar where two hundred or more people could be gathering at any one time. Both bars are treated the same under current regulations. If the code were designed around occupancy rather than use, they would be regulated differently. This approach should be considered for all mixed-use Character Areas.

EXAMPLE AREAS:

St. Paul and Norton, Arnett and Warwick, Park and Colby, Jay and Ames.

GEOGRAPHIC PATTERN:

Boutique Mixed-Use areas are small nodes of commercial activity centered on an intersection or two in residential areas. These areas are depicted as either a circle or oval on the map. The size of the circle or oval is not meant to propose a precise edge of a future zoning district, but rather is a relatively consistent graphic depiction to reinforce this Character Area being nodal in nature.

DESIGN CONSIDERATIONS:

See Design Considerations for All Mixed-Use Character Areas on page 55 (Neighborhood Mixed-Use Character Area), and sidebar on Building Heights in Mixed-Use Areas on page 35 (Future Land Use).





**BOUTIQUE
MIXED-USE**

