

**Town of Southport**  
**Summary of Zoning Ordinance Revisions**  
**8/12/15**

The Town of Southport received a grant from NYSERDA to revise its zoning ordinance to make it consistent with the recently updated comprehensive plan. This is a summary of the major revisions that the consultant team and Steering Committee have developed thus far. Major revisions include:

- Changes to the official zoning map;
- Updating the uses, dimensional requirements, and definitions;
- Revised parking requirements;
- Form-based code for the CN and CR districts;
- A more uniform vocabulary; and,
- Elimination of duplicate sections and unnecessary cross-references.

In addition, the Town will publish a Citizen's Guide as a supplement to the ordinance based upon the final version.

The zoning map has been simplified from ten districts to eight, with the elimination of Residential Transition (RT) (which only existed in limited areas) and the replacement of the Planned Multiple Residential (PMR) and Planned Senior Housing Overlay District (PSHOD) with Planned Development District (PDD) language. PDD is a more current method of dealing with mixed-use development proposals. As mentioned, form-based code is being introduced for the Commercial Regional and Commercial Neighborhood districts in order to promote higher density and walkability in the "Town Centers." The revisions also give applicants and the Planning Board more opportunity to negotiate certain elements of the development such as the amount of needed parking rather than stipulating parking minimums which in the past have resulted in large concentrations of asphalt, unused (and expensive) surface parking area and stormwater runoff.

The use tables and dimensional requirements have been updated to accomplish one of the major recommendations of the comprehensive plan which is to allow greater flexibility in the uses allowed in most of the Town while addressing concerns that residents have expressed throughout the comprehensive plan and zoning process. In addition, the Planning Board will have a new tool called Special Use Permit (SUP). The SUP, based on state enabling legislation, will allow the Planning Board to review development proposals to ensure that potential projects are not disruptive to the adjacent neighborhoods.

Please note that all references, Article numbers, etc. will be checked and corrected if necessary by General Code when the revised ordinance is edited and codified for the General Code online library.

A chart of the major changes is found on the following page.

### Zoning Ordinance Revisions – highlights:

Existing Articles	Explanation and Comments
Article II. Interpretation; Definitions and Word Usage.	525-5 Definitions. Revised and amended definitions as needed.
Article III. Establishment of Districts.	<ul style="list-style-type: none"> <li>• Eliminated RT, PMR and PSHOD Districts.</li> <li>• Modified district boundaries for CN and CR; include formerly-bisected lots within one district.</li> </ul>
Article IV. Use Districts.	<ul style="list-style-type: none"> <li>• Use Districts. Revised district intents to reflect spirit of Comprehensive Plan.</li> <li>• 525a Use Regulation Table. Clarify instructions in key, condense and modify uses and add SUP requirement to some uses.</li> </ul>
Article V. Bulk and Density Control Requirements.	525b Bulk and Density Control Schedule. Replace with Form-Based district tables and modify other districts as needed to reflect CP.
Article VI. Residential Cluster Development (RCD)	Update RCD with language to better reflect CP (to allow for conservation subdivisions aimed at preserving open space while allowing for development.)
Article VII. Planned Multiple Residential District (PMR)	Delete PMR, add Planned Development District (PDD), which is more commonly used and recognized by developers.
Article VIII. Planned Senior Housing Overlay District (PSHOD)	Delete PSHOD.
Article IX. Site Plan Review and Approval.	<ul style="list-style-type: none"> <li>• Update Site Plan requirements.</li> <li>• Incorporate green infrastructure techniques.</li> <li>• Deleted Chapter 431 Site Plan Review.</li> </ul>
Article X. Development Requirements.	<ul style="list-style-type: none"> <li>• Revised parking table. Modified some requirements to be based on site plan review.</li> <li>• Added green infrastructure language to landscaping section.</li> <li>• Added Accessory Dwelling Unit requirements to allow for small units on the same property as a principal use.</li> <li>• Reviewed and updated sign ordinance.</li> <li>• Stormwater management. Included reference to green infrastructure.</li> <li>• Home occupations and Cottage industries. Reviewed for live-work definition and locations.</li> <li>• Updated requirements for vehicle filling stations, vehicle repair, vehicle sales and contractor's equipment yard.</li> <li>• Buffers and landscaping updated to include a 100' buffer on streams.</li> </ul>
Article XI. Nonconforming Structure, Use and Lot.	Rewritten to simplify language.
Article XIII. Administration.	Rewritten to simplify and separate Administration and Enforcement.
Article XIV. Enforcement. (new)	New separate Enforcement article.
Article XV. Special Use Permit. (new)	Addition of Special Use Permit.