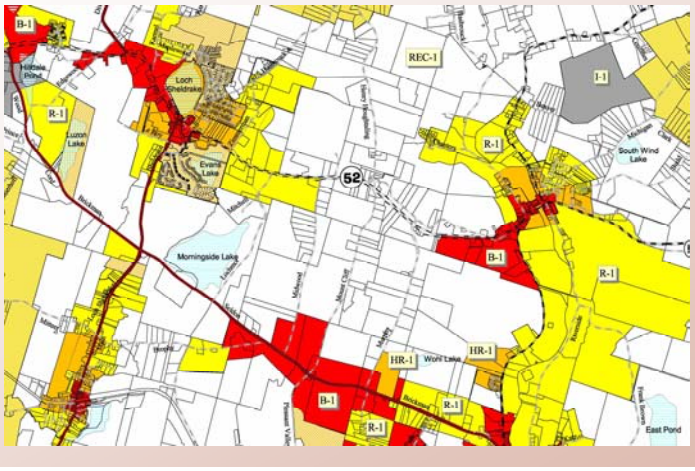
Goal:

Establish regional cooperation in zoning that encourages mixed-use development with design and scale compatible with the existing neighborhood character, while preserving viewsheds, natural resources and environmentally sensitive areas.



ZONING

Sullivan County is on the verge of becoming urban with rapid growth and development that will change its character and have an impact on its resources. Balancing growth and preservation of open space channels energy toward support for "concentrated growth zones" or shovel ready sites. Influencing zoning to achieve the County's vision and community land use goals, objectives and policies could help to avoid the growing pains of development; heavy traffic, strip malls, loss of open space or lack of affordable and workforce housing.

Development decisions made at the local level are critical and influence land use patterns, which affect the County as a whole. Finding the opportunities to encourage growth in areas that support a diversified economy while retaining the qualities unique to the County can be done if local municipalities collectively support a unified vision and have the tools to accomplish them.

Current development patterns often mandate a separation of land uses. Conventional suburban development — which is primarily low-density, single-use development — is a significant departure from the way Towns and Villages had previously been built. Historically, land uses were more integrated and centered on and near a commercial core enabling many people to walk to a store, work or school. This is still evident today, and revitalization efforts are attracting a diverse mix of uses once again, resulting in fiscal and economic benefits, and raising property values and tax receipts.

Through the ***Sullivan 2020*** planning process, zoning was identified as a positive tool that could be used to encourage appropriate development. Furthermore, existing zoning could be revised to reflect local economic development plans that would balance economic and open space preservation goals. The strategies described in this section could be used as the guidelines for achieving a consistent and coordinated growth pattern through zoning in Sullivan County's towns and municipalities.

Goal:

Establish regional cooperation in zoning that encourages mixed-use development with design and scale compatible with the existing neighborhood character, while preserving viewsheds, natural resources and environmentally sensitive areas.

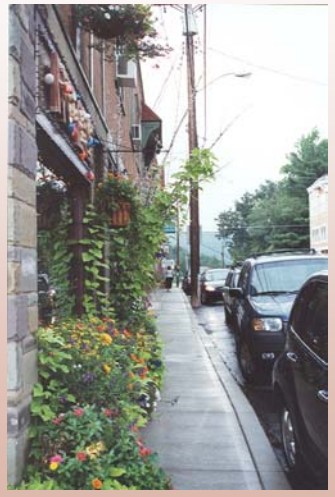
STRATEGY 2.1

Encourage Mixed Use Development.

Timeframe

SHORT TERM
INTERMEDIATE
LONG TERM

Steps	Leadership Role (C/M/P)	Status (A/P/C)
Use innovative zoning tools, such as overlay districts, Traditional Neighborhood Design (TNDs), Planned Unit Development (PUDs) and Form Based Zoning among others.	C/M	
Convert declining shopping malls, strip centers and vacant buildings into mixed-use pedestrian friendly development by infilling with new buildings and parking structures.	C/M	
Promote walkable communities by installing and repairing sidewalks in new and existing development.	C/M	
Provide amenities such as bus shelters, street trees and furniture to make pedestrian walkways attractive and safe.	C/M	



Leadership Role: **C – County M – Municipality P – Partners**
Status: **A – Active P – Pending C – Complete**

Resources

Documents

- **Fact Sheet 1—Glossary**
- **Codifying New Urbanism**. PAS Report #526
- **Urban Containment in the United States: History, Models & Techniques for Regional and Metropolitan Growth Management**. PAS Report #520
- **Performance Guarantees for Government Permitting Authorities**. PAS Report #508
- **Smart Growth Audits**. PAS Report #512
- **SEQR Cookbook**. NYS Department of Environmental Conservation.
- **Planners Dictionary**. PAS Report #521/522
- **Sewage Facilities and Land Development.** 10,000 Friends of Pennsylvania. 2002
- **American Planning Association Policy Guide on Smart Growth**. APA 2002
- **Smart Growth at the Frontier**. Strategies and Resources for Rural Communities. Barbara Wells. Northeast-Midwest Institute. 2002
- **General Design Guidelines**. City of Nanaimo. October 1992
- **Form-Based Codes: Implementing Smart Growth**. Local Government Commission.
- **Design Considerations Checklist: Parking**. Affordable Housing Design Advisor.
- **Smartcode: A Comprehensive Form-Based Planning Ordinance**. Andres Duany. Spring 2005.

Organizations and Programs

- ***NYS Department of Environmental Conservation*** - www.dec.state.ny.us/
  An explanation of the SEQR process can be found on their website. SEQR Regulations, Part 617.
- **Smart Growth** - www.smartgrowth.org
  Smart Growth Online is a web-based catalogue of Smart Growth related news, events, information and resources. Developed and funded through a cooperative agreement between the US EPA and the Sustainable Communities Network, this tool is designed to advance public understanding of smart growth and how growth can improve community livability.

Funding Sources

- ***Division of Housing and Community Renewal*** - www.dhcr.state.ny.us
  Responsible for the supervision, maintenance and development of affordable low- and moderate-income housing in New York State. The Division performs a number of activities in fulfillment of this mission, including housing operations and community development:

Other

- **The Town Paper** - www.tndtownpaper.com/neighborhoods.htm
  This website has comprehensive resources with good examples of TNDs by state and country.

Goal:

Establish regional cooperation in zoning that encourages mixed-use development with design and scale compatible with the existing neighborhood character, while preserving viewsheds, natural resources and environmentally sensitive areas.

STRATEGY 2.2

Ensure compatibility of design and scale with respect to buildings, streets and amenities and the surrounding neighborhood character.

Timeframe

SHORT TERM
INTERMEDIATE
LONG TERM

Steps	Leadership Role (C/M/P)	Status (A/P/C)
Encourage municipalities to develop design guidelines that would determine how existing streets, buildings and public spaces can be enhanced to reinforce its 'sense of place'.	C/M	
Encourage municipalities to develop design guidelines for new streets, buildings, and public spaces that are compatible with the unique characteristic of its host community.	C/M	
Provide for design review for all development in the County.	C/M	

Leadership Role: C – County M – Municipality P – Partners
Status: A – Active P – Pending C – Complete

Resources

Documents

- **Fact Sheet 1—Glossary**
- **Crossroads, Hamlet, Village, Town: Design Characteristics of Traditional Neighborhoods**. PAS Report #523/524
- **New Cities, Old Cities: Communities Transform Unmanaged Land**. PAS Report #506/507.
- **SEQR Cookbook**. NYS Department of Environmental Conservation.
- **Planners Dictionary**. PAS Report #521/522.
- **A Guide to Community Visioning**. Oregon Visions Project
- **Building Our Future: A Guide to Community Visioning**. Gary Green, Anna Haines, Stephen Halebsky.
- **Planning Made Easy**. APA
- **Small Town Planning Handbook**. APA
- **Rural Design Workbook.** Southern Tier Central Regional Planning and Development Board.
- **Smartcode: A Comprehensive Form-Based Planning Ordinance**. Andres Duany. Spring 2005.

Organizations and Programs

- ***The National Trust Main Street Center*** - www.mainstreet.org
  A program of the National Trust for Historic Preservation that developed an approach to commercial district revitalization, an innovative methodology that combines historic preservation with economic development to restore prosperity and vitality to downtowns and neighborhood business districts.
- **Smart Growth** - www.smartgrowth.org
  Smart Growth Online is a web-based catalogue of Smart Growth related news, events, information and resources. Developed and funded through a cooperative agreement between the US EPA and the Sustainable Communities Network, this tool is designed to advance public understanding of smart growth and how growth can improve community livability.
- **Scenic America** - www.scenic.org
  The only national non-profit dedicated solely to protecting our nation's natural beauty and distinctive community character.

Goal:

Establish regional cooperation in zoning that encourages mixed-use development with design and scale compatible with the existing neighborhood character, while preserving viewsheds, natural resources and environmentally sensitive areas.

STRATEGY 2.3

Preserve viewsheds, natural resources and environmentally sensitive areas.

Timeframe

SHORT TERM
INTERMEDIATE
LONG TERM

Steps	Leadership Role (C/M/P)	Status (A/P/C)
Encourage municipalities to regulate the location of cell towers, wind turbines and other above ground utility wires or structures to minimize impact on scenic, historic, natural and cultural resources.	C/M	
Encourage municipalities to minimize where possible the installation of above-ground utilities.	C/M	
Encourage municipalities to regulate the location, size and type of signs along the roadways and restrict the installation of billboards.	C/M	
Encourage municipalities and the Department of Transportation to use Context Sensitive Design for the upgrades, improvements and installation of new transportation facilities.	C/A	

Leadership Role: C – County M – Municipality P – Partners
Status: A – Active P – Pending C – Complete

Resources

Documents

- **The Official Map as a Municipal Land Use Tool**, Michael Murphy, Senior Research Fellow, 1996 Pace University Law School, Land Use Law Center.
- **Planning and Design Manual for the Review of Applications for Wireless Telecommunication Facilities**. Town of Pittsford. March 2001.
- **Fact Sheet 1—Glossary**
- **Smartcode: A Comprehensive Form-Based Planning Ordinance**. Andres Duany. Spring 2005.

Organizations and Programs

- ***Context Sensitive Solutions (CSS)*** - www.dot.state.ny.us/design/css/css.html
  A philosophy wherein safe transportation solutions are designed in harmony with the community. The Dept. of Transportation's CSS strives to balance environmental, scenic, aesthetic, cultural, natural resources, community and transportation service needs. Context sensitive projects recognize community goals, and are designed, built and maintained to be sustainable while minimizing disruption to the community and the environment.
- ***Context Sensitive Solutions (CSS)*** - www.contextsensitivesolutions.org
  The *Federal Highway Administration* defines "context sensitive solutions" (CSS) as a collaborative, interdisciplinary approach that involves all stakeholders to develop a transportation facility that fits its physical setting and preserves scenic, aesthetic, historic and environmental resources, while maintaining safety and mobility. CSS is an approach that considers the total context within which a transportation improvement project will exist.
- **Smart Growth** - www.smartgrowth.org
  Smart Growth Online is a web-based catalogue of Smart Growth related news, events, information and resources. Developed and funded through a cooperative agreement between the US EPA and the Sustainable Communities Network, this tool is designed to advance public understanding of smart growth and how growth can improve community livability.
- **Scenic America** - www.scenic.org
  The only national non-profit dedicated solely to protecting our nation's natural beauty and distinctive community character.

Other

- **See additional resources listed in Open Space Section.**

Goal:

Establish regional cooperation in zoning that encourages mixed-use development with design and scale compatible with the existing neighborhood character, while preserving viewsheds, natural resources and environmentally sensitive areas.

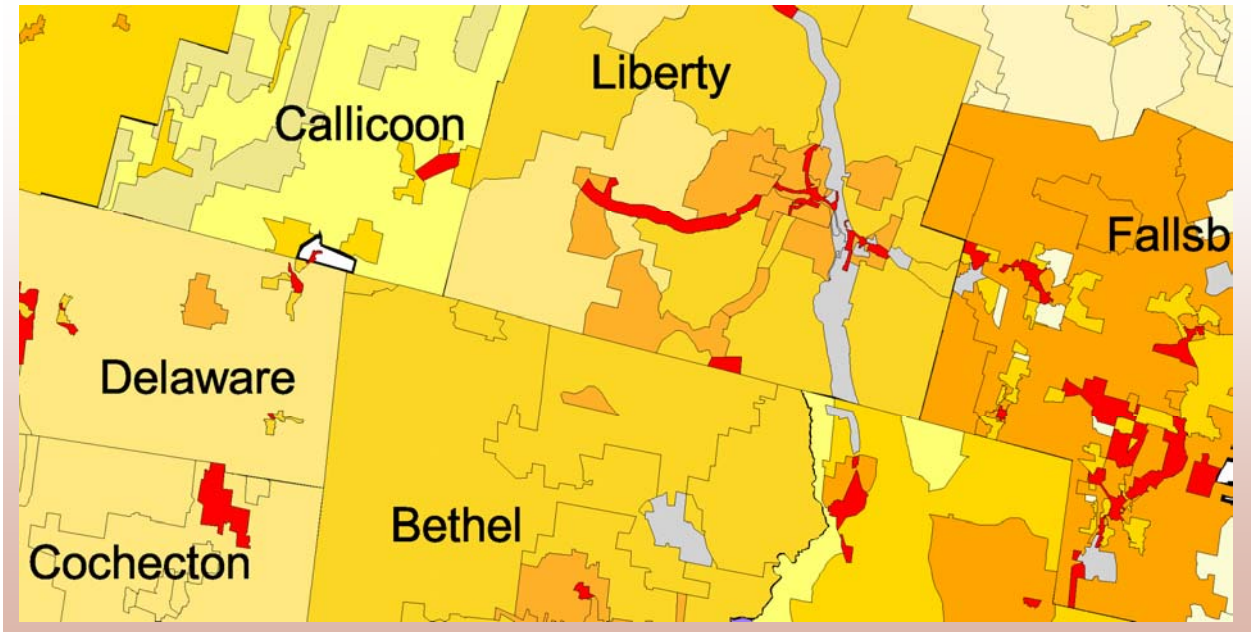
STRATEGY 2.4

Establish regional coordination in zoning to minimize conflict and assure continuity between local zoning ordinances.

Timeframe

SHORT TERM
INTERMEDIATE
LONG TERM

Steps	Leadership Role (C/M/P)	Status (A/P/C)
Provide for professional zoning assistance at the County level by providing a Zoning Circuit Rider for local communities to explore alternatives to review existing zoning ordinances, to introduce innovative zoning tools and provide zoning updates.	C	
Provide legal advice to local communities.	C	
Provide local communities with best practice models.	C	
Provide the resources for municipalities to upgrade local zoning and land use regulations every 10 years.	C	



Leadership Role: **C – County M – Municipality P – Partners**
Status: **A – Active P – Pending C – Complete**

Resources

Documents

- **Fact Sheet 1 - Glossary**
- **Fact Sheet 3 - Evaluating Existing Zoning**
- **Intergovernmental Cooperation.** James A. Coon Local Government Technical Series
- **Using Visioning in a Comprehensive Planning Process.** Anna Haines. 2001
- **Form-Based Codes: Implementing Smart Growth**. Local Government Commission.
- **Fact Sheet 4 - Cost of Community Services Studies**
- **Rural Design Workbook.** Southern Tier Central Regional Planning and Development Board.
- **Smartcode: A Comprehensive Form-Based Planning Ordinance**. Andres Duany. Spring 2005.
- **Fact Sheet 5 - What is an Overlay District?**

Organizations and Programs

- **NYS Department of State Division of Local Government** - www.dos.state.ny.us/lgss/
  The Division of Local Government provides training and technical assistance to local governments and community organizations throughout the state and helps local officials solve problems involving basic powers and duties, public works, municipal organization, planning, land use and regulatory controls, and community development. One of the goals of the Division is to serve as a "one-stop-shop" for New York local governments.
- **Citizen Planner Program Online** - www.citizenplanner.msu.edu/online/
  Michigan State University Extension currently offers a classroom-based Citizen Planner Program to address the basic, ongoing education needs of citizens appointed to serve on local land-use planning bodies. As you know, community-based, land-use issues continue to develop and change due to court decisions and new legislation.

Funding Sources

- **Shared Municipal Services Incentive Grant Program** -www.dos.state.ny.us/lgss/SMSI.html
  The 2005-2006 New York State Budget established a new competitive grant program whereby two or more municipalities may apply for a grant to cover costs associated with shared services, cooperative agreements, mergers, consolidations, and dissolutions. This webpage provides links to information and documents related to that program.
- **Upper Delaware Council Technical Assistance Grants**