FAYETTEVILLE ZONING UPDATE

BUILDOUT ANALYSIS

EDR



AGENDA

Overview

Method

Results

Key Takeaways



PROJECT

OVERVIEW

EDR

OVERVIEW

Future Land Use Vision → Zoning Update → SEQR → Zoning Adoption

FUTURE LAND USE MAP

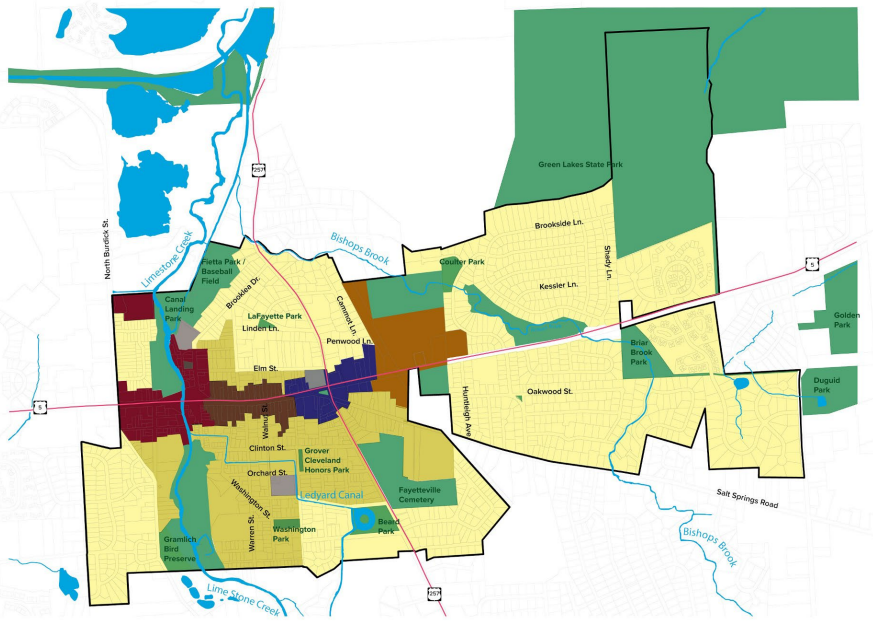
The Future Land Use Map (FLUM) is an essential piece of the Future Land Use Plan. The FLUM focuses on how the Comprehensive Plan envisions development over the next 10-20 years, as opposed to conditions as they exist today. Unlike a Zoning Map which designates zoning districts for every parcel within the village's jurisdiction, the FLUM illustrates a variety of land uses organized by **Place Type** (i.e., category) - locations within the village that are intended to share similar physical characteristics and communicate the type of development envisioned to complement and support each other.

The FLUM utilizes eight **Place Types** that reflect the uses that are desired:

- Limestone Business District
- Residential Neighborhood
- Village Residential
- Village Center
- Upper Business District
- Historic District
- Municipal Services
- Parkland and Open Space

Each **Place Type** is outlined on the following pages along with a description of the intent, types of uses, appropriate density, and characteristics of future development. A series of supporting photographs and/or diagrams further illustrate typical patterns for each Place Type.

FUTURE LAND USE MAP



WHAT IS A BUILDOUT ANALYSIS?

A buildout analysis is a planning tool used to estimate the maximum amount of residential and commercial development that can legally occur in an area under current or proposed zoning laws.

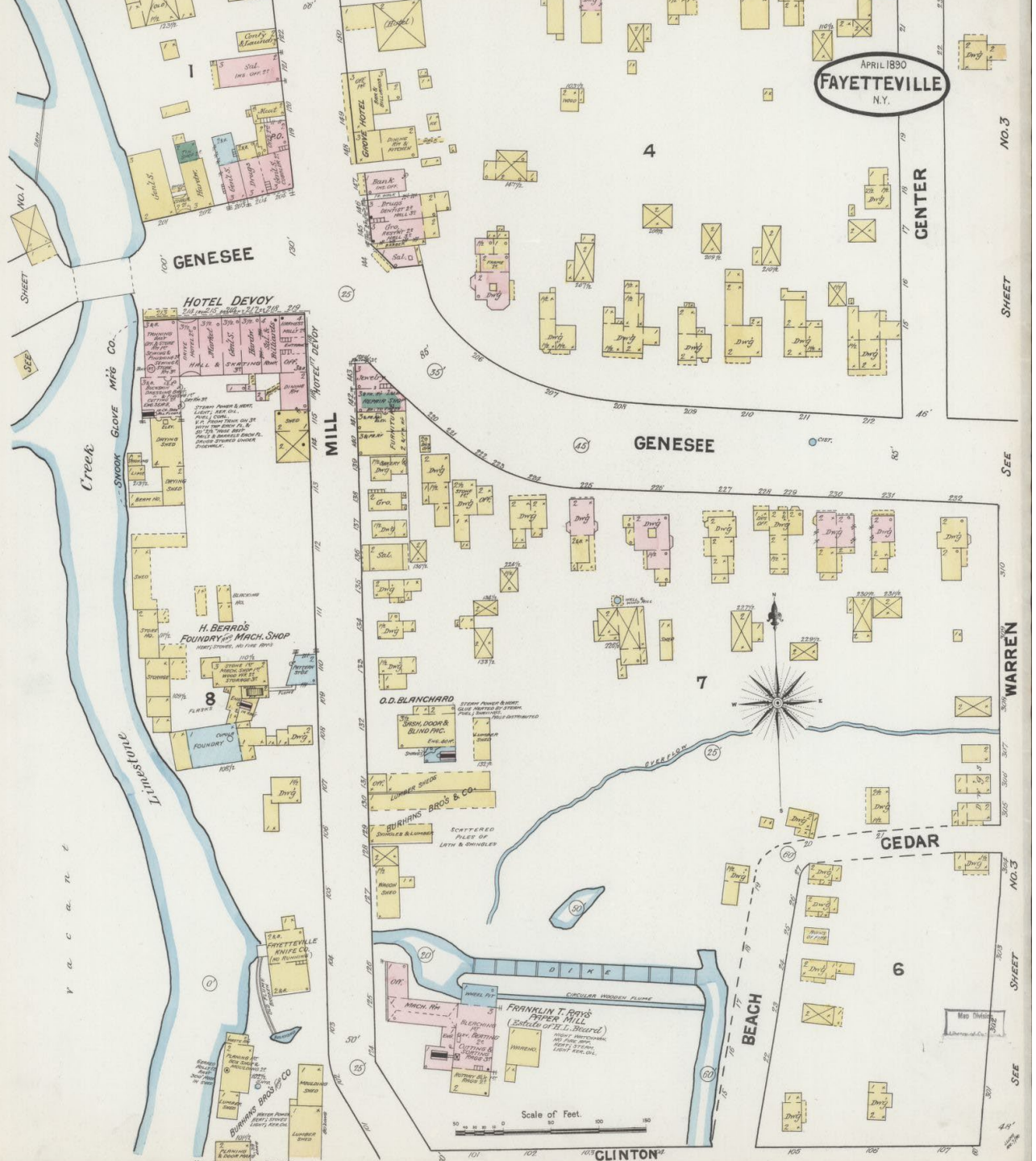
It calculates how many total housing units and commercial square feet a community could hold if every piece of unprotected, buildable land is developed to the absolute legal limit.

It helps estimate future demands on public infrastructure, schools, traffic, water supplies, and the environment.

It allows local officials to see if existing or proposed development rules match the community's long-term vision.

SEQR: TAKING A HARD LOOK

- SEQR compliance
- The Village Board, as SEQR lead agency is obligated to take a close look at the action and avoid, mitigate, or minimize negative impacts
- Helps the Village plan for potential additional demand on community services



BUILDOUT ANALYSIS

METHOD

EDR

KEY QUESTIONS

1. What is the potential buildout under the **current zoning**?

2. What is the potential buildout under the **proposed zoning** ?

3. What is the difference between the two?

4. How do the potential buildouts compare to today's **existing** buildout?

UNITS OF MEASURE

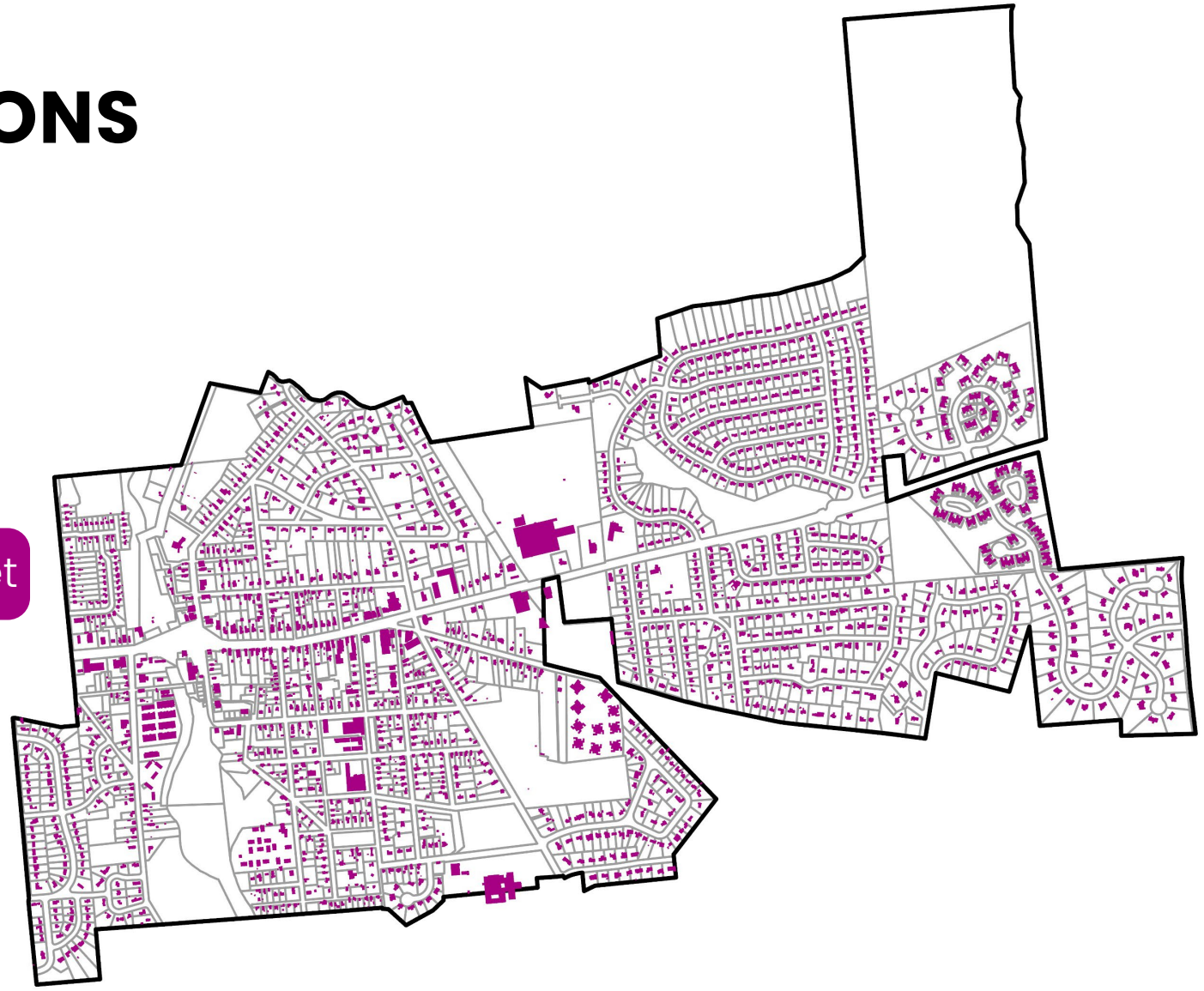
- Total Housing Units
- Total Commercial Square Feet

The buildout analysis measures how many housing units and how much commercial square footage would be allowed under both the current and proposed zoning.

EXISTING CONDITIONS

2,386 Housing Units

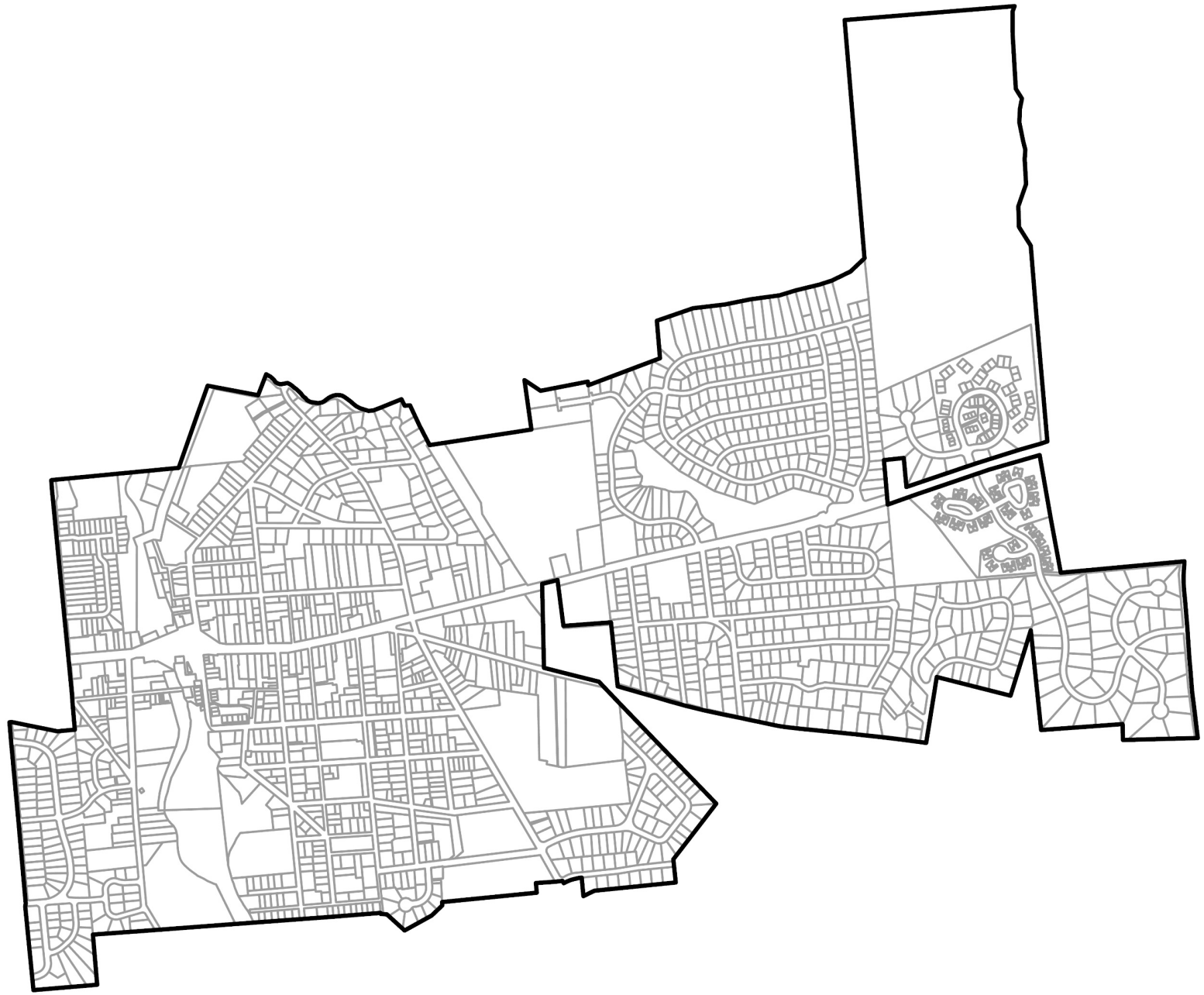
508,094 Commercial Square Feet



EDR

METHOD

For both current and proposed zoning, the analysis assumes a blank slate.



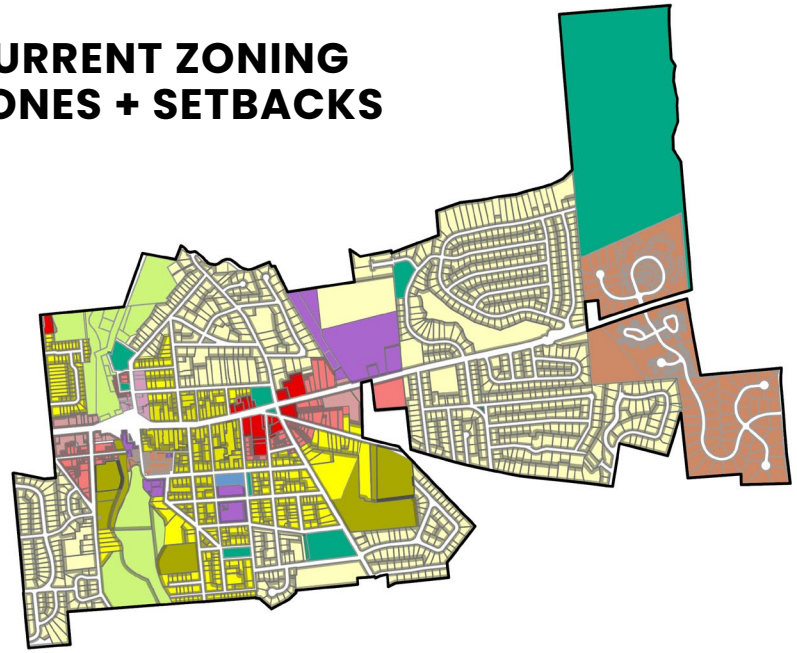
EDR

METHOD

For both current and proposed zoning, the analysis calculates **buildable lot space** by accounting for:

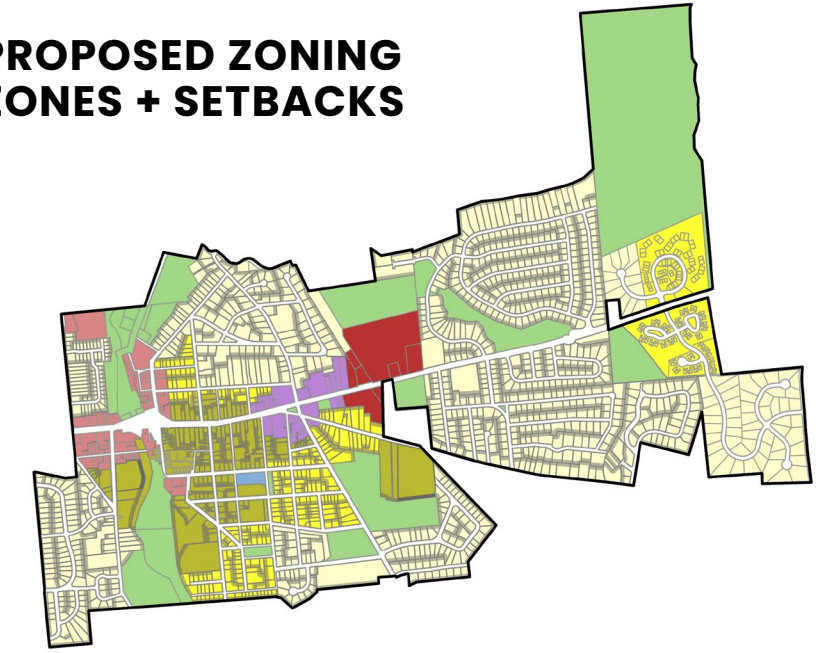
- Setbacks
- Lot coverage
- Parking requirements

CURRENT ZONING ZONES + SETBACKS



- Setback for Current Zoning
- R1
- R2
- R3
- R4
- Residential-Business
- Limestone Plaza
- Traditional Business
- Contemporary Business
- Industrial
- Open Land
- Public or Municipal Land
- Planned Residential Development
- Planned Unit Development

PROPOSED ZONING ZONES + SETBACKS



- Setback for Proposed Zoning
- Residential
- Neighborhood Residential
- Village Residential
- Village Center
- Limestone Business District
- Upper Business District
- Parkland and Open Space
- Planned Development District

EDR

METHOD

For both current and proposed zoning the analysis applies the **reasonable worst-case** use to the buildable lot space.

CURRENT ZONING – REASONABLE WORST-CASE USE

Use	Zone
Single Unit	R1
Single Unit	R2
Single Unit*	R3
Multi Unit	R4
Mixed Use	Residential-Business
Mixed Use	Limestone Plaza
Mixed Use	Traditional Business
Mixed Use	Contemporary Business
Commercial*	Industrial
None	Open Land
None	Public or Municipal Land
As-is	Planned Residential Development
As-is	Planned Unit Development

PROPOSED ZONING – REASONABLE WORST-CASE USE

Use	Zone
Single Unit + ADU*	Residential
Single Unit + ADU*	Neighborhood Residential
Multi Unit*	Village Residential
Mixed Use	Village Center
Mixed Use	Limestone Business District
Mixed Use	Upper Business District
None	Parkland and Open Space
As-is	Planned Development District

ASSUMPTIONS

EXISTING CONDITIONS

- **2025 parcel data** used to derive bedrooms and gross floor area
- **Apartment buildings** were converted to bedrooms by assuming that 30% of the gross floor area consists of bedrooms and dividing that number by an average of 2.5 bedrooms to determine total units

CURRENT AND PROPOSED

- **Exclusions:** lots owned by village/town/state, cemeteries, lots not meeting minimum lot size or width, lots without road frontage
- **Buildable area** was calculated for each parcel based on the lesser of max allowed coverage OR parcel outside of setbacks
- A portion of the buildable area was set aside for **parking** based on the following approximations
  - Single-unit residential: 35%
  - Multi-unit residential: 50%
  - Current zones R-B, L, TB, CB: 70%
  - Current zone I: 70%
  - Proposed Zone L: 70%
  - Proposed Zones UB and VC: 60%
- The remaining buildable area became the maximum building size, which was used to calculate **commercial space and/or number of bedrooms based** on the following approximations
  - Single-unit residential lots assumed to be 2 stories, comprising of 30% living space at 150 sf per bedroom
  - Multi-unit residential lots assumed to be 2 stories, comprising of 30% living space at 120 sf per bedroom
  - Mixed-use lots were assumed to be first-floor commercial space and upper floors, 30% bedrooms at 120 sf per bedroom
  - Commercial lots were assumed to have 2 floors of commercial space
  - Building size caps were applied for current zoning as appropriate
- **PRD/PUD** parcels were assigned the same current & proposed buildout



BUILDOUT ANALYSIS

RESULTS

RESULTS

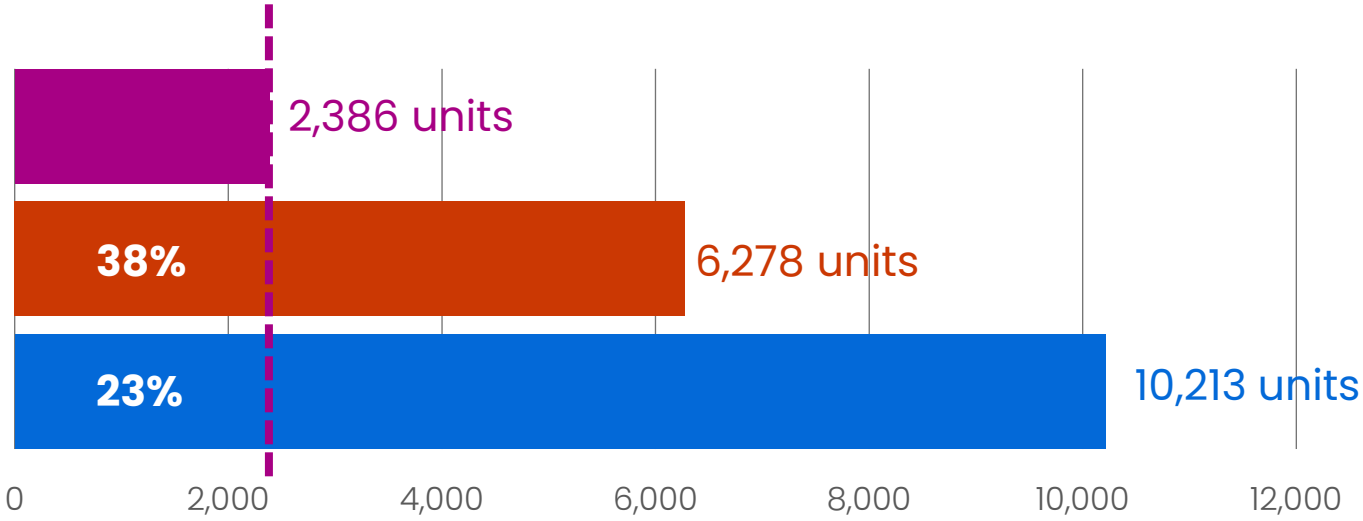
	EXISTING BUILDOUT	CURRENT ZONING BUILDOUT	PROPOSED ZONING BUILDOUT
Housing Units	2,386 units	6,278 units	10,213 units
Commercial Space	508,094 sf	285,136 sf	712,205 sf

RESULTS – HOUSING UNITS

	EXISTING BUILDOUT	CURRENT ZONING BUILDOUT	PROPOSED ZONING BUILDOUT
Housing Units	2,386 units	6,278 units	10,213 units

The Village is built out to **38%** of what is possible under the **current zoning**

The Village is built out to **23%** of what is possible under the **proposed zoning**



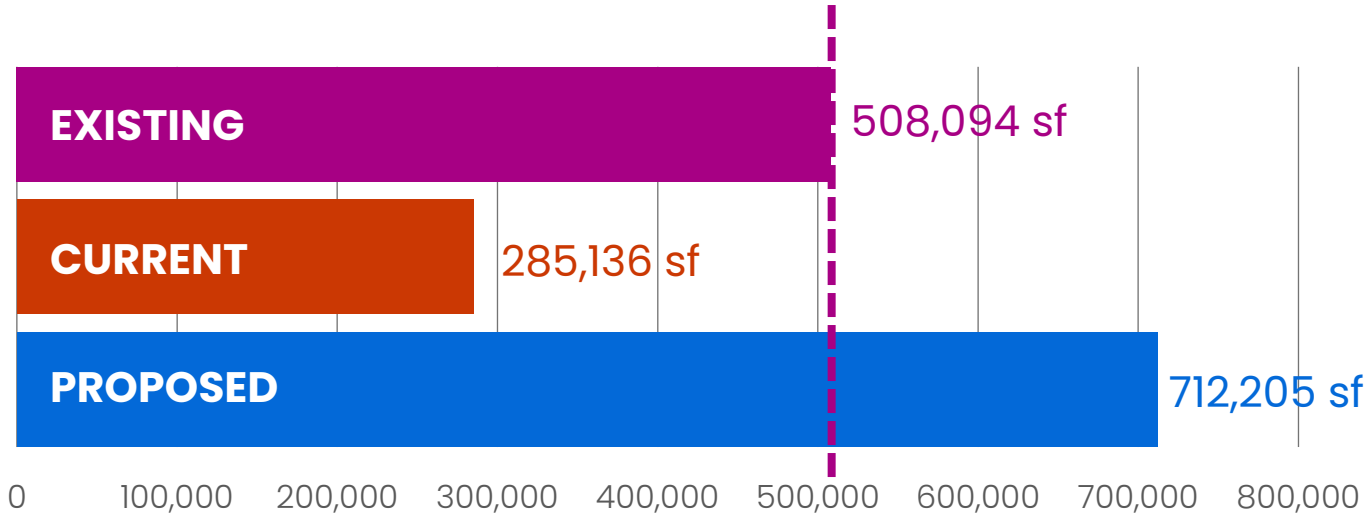
EDR

RESULTS – COMMERCIAL SPACE

	EXISTING CONDITION	CURRENT ZONING	PROPOSED ZONING
Commercial Space	508,094 sf	285,136 sf	712,205 sf

The Village is built out to **178%** of what is possible under the **current zoning**

The Village is built out to **71%** of what is possible under the **proposed zoning**



EDR



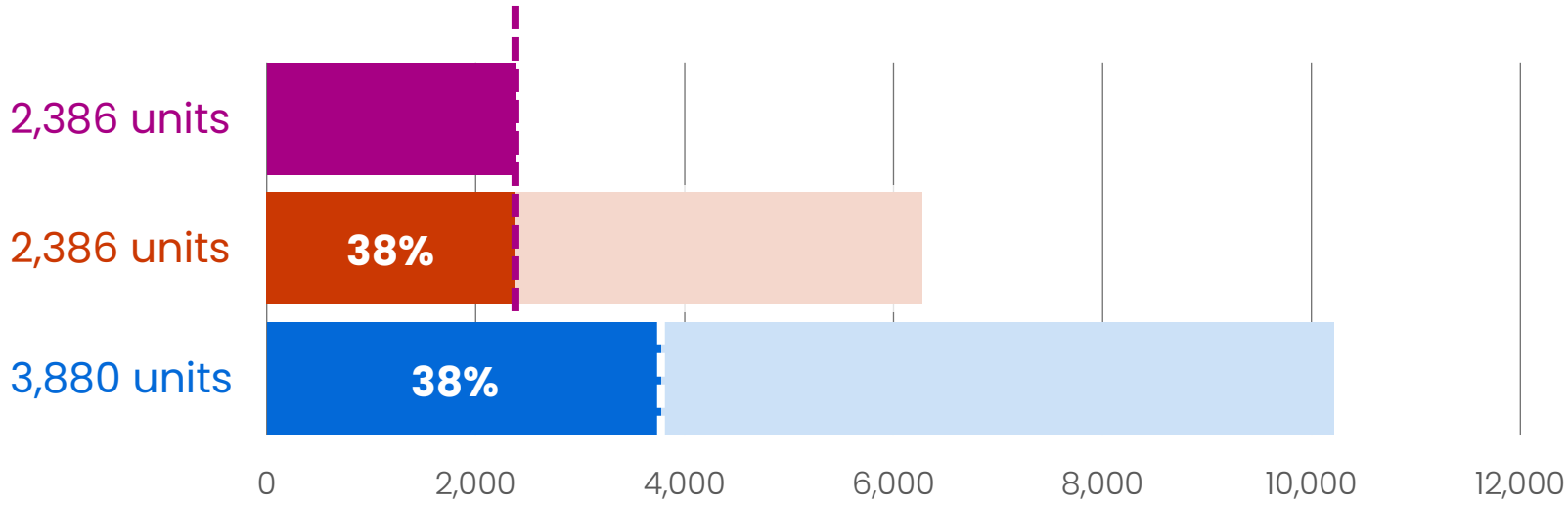
BUILDOUT ANALYSIS

KEY TAKEAWAYS

KEY TAKEAWAYS

	EXISTING BUILDOUT	CURRENT ZONING BUILDOUT	PROPOSED ZONING BUILDOUT
Housing Units	2,386 units	6,278 units	10,213 units

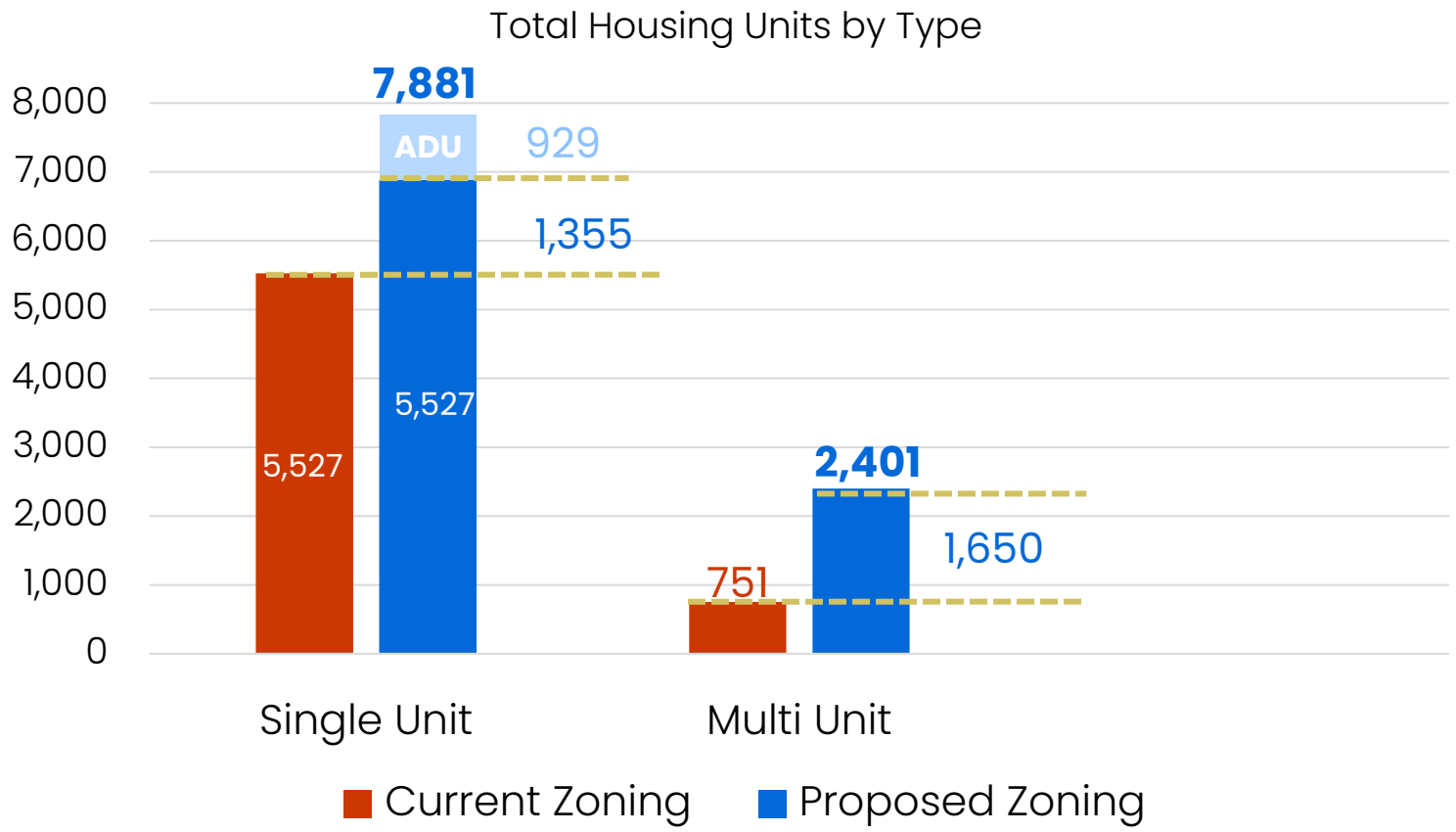
If the village had **38%** of the housing units that the proposed zoning allows, it would have **1,494 more houing units** than it has today.



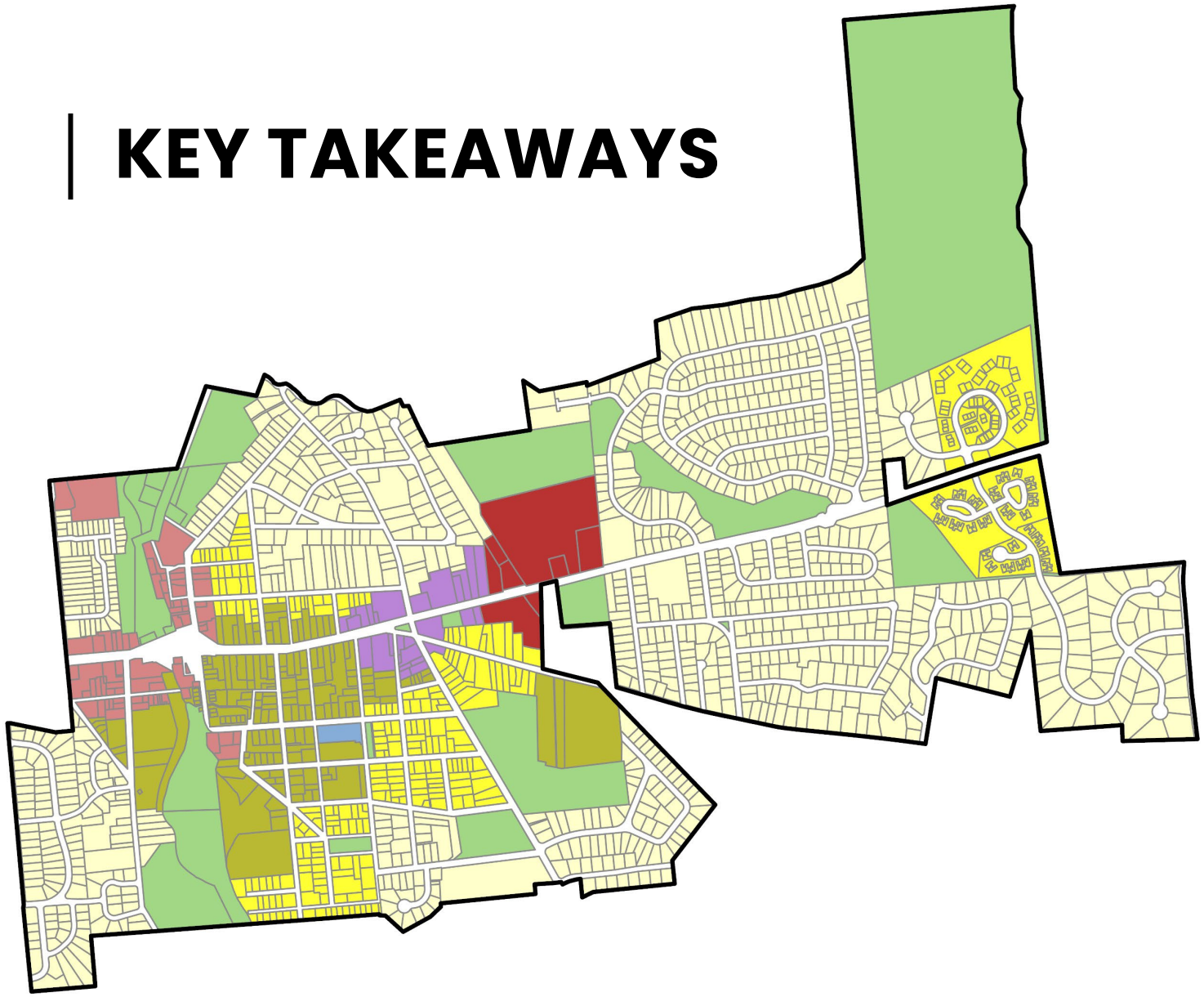
KEY TAKEAWAYS

DOES THE PROPOSED ZONING SUPPORT THE FUTURE LAND USE VISION IN THE COMPREHENSIVE PLAN?

- Allows more housing in the Village
- Allows a greater diversity of housing types in the village



KEY TAKEAWAYS



New development is most likely to occur on a small handful of vacant and abandoned lots, then slowly over time in the more dynamic parts of the Village

WHAT HAPPENS NEXT

- What is the impact on community services?
- Use this buildout analysis to reach out to providers and see if they can accommodate the increased demands.



THANK YOU

Presented by EDR