

R-7 List of Recommended Zoning Amendments

Code Section	R-7 Requirement	Average or typical from similar developments reviewed. See attached sheet.	Recommended Amendment: <div style="background-color: yellow; border: 1px solid black; padding: 2px;">DEVELOPER RECOMMENDATIONS Per RFP</div>
§ 235-148	Lot and Bulk Requirements		
A.(1)	Minimum lot area: five acres net buildable area as determined from Planning Board review of site capacity worksheet	Ranges 3.5-acres up to 10.3 acres of gross not net lot area.	Delete from code as the lot size should not restrict the Senior Housing from being built. Other sections of the lot and bulk requirements restrict the size and density of the development.
A.(2)	Minimum front and rear yard: 75-feet	Ranges from 50-100 feet front yard 50-75 feet rear yard	Revise to 50-foot minimum front and rear yard, or match the existing front setbacks on adjacent properties which ever is less.
A.(3)	Minimum side yard: 50-feet or the building height which ever is greater.	Ranges from 10-60 feet side yard	OK as is
A.(4)	Maximum density: to be based on a minimum net buildable lot area of 3,000 square feet per dwelling unit	Ranges from 1,683 sq. ft. of gross lot area per dwelling unit to 3,747 sq. ft. per unit. Average is 2,470 sq. ft. for the group surveyed. The average for similar developments 5-acres or less is: 2,005 sq. ft.	Revise to 2,000 sq. ft. per unit based on survey of typical developments under 5-acres. Irondequoit has few if any large lots available for R-7 zoning.
B.	Building height. The maximum height of structures shall be 30-feet	Typical for a 2-story building is: 26 to 28-feet. Typical for a 3 story building is: 35 to 37-feet.	Revise to 37- feet being the maximum height. A 3-story structure is most beneficial for this type of development. Most have a commons area for dining and other services at the core, and the senior living apartments in wings off of the core. A 3- story structure reduces the distance one has to walk in the structure to the commons area.

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Code Section	R-7 Requirement	Average or typical from similar developments reviewed. See attached sheet As provided on plans	Recommended Amendment:
E.	The maximum total building area including all accessory use areas and structures shall be limited to 1,000 square feet per dwelling unit, including any habitable space in the basement	Ranges from 979 sq. ft. of building area per dwelling unit to 1,776 sq. ft. per dwelling unit. Average is 1,223 sq. ft. for the group surveyed. The average for similar developments 5-acres or less is: 1,129 sq. ft.	Delete from code as the building size should not be restricted. Other sections of the lot and bulk requirements restrict the size and density of the development. Therefore restricting the size of the building. Today seniors are requiring more and more services be provided within the buildings. To meet this demand the building size should not be specifically restricted
§ 235-149	Parking		
A.	One parking space for each employee on the premises at the maximum shift; plus	The parking provided for the similar developments analyzed range from 0.42 spaces per unit to 1.56 spaces per unit including all resident, guest, employee, and project related vehicles. The average is 1.0 space per unit. The average for similar developments 5-acres or less is: 0.87 spaces per unit	Revise to 0.8 spaces per unit gross minimum parking required. Also allow the applicant to land bank parking if the applicant can demonstrate a portion of the required parking is not needed.
B.	One parking space each for any vehicles used in the project; plus		
D.	One parking space for every one independent congregate living units; plus		
F.	Visitor parking at the rate of one parking space for every 10 living units, including service and delivery vehicles		