

# VILLAGE OF CAYUGA HEIGHTS

## LOCAL LAW NO. \_\_\_\_ OF THE YEAR 2022

A LOCAL LAW TO AMEND CHAPTER 305 OF THE VILLAGE OF CAYUGA HEIGHTS CODE TO ESTABLISH A PLANNED DEVELOPMENT ZONE IN ACCORDANCE WITH ARTICLE VIII OF SAID CHAPTER FOR THE RANIC GOLF CLUB DEVELOPMENT BETWEEN PLEASANT GROVE ROAD AND WARREN ROAD

Be it enacted by the Village Trustees of the Village of Cayuga Heights as follows:

Chapter 305 of the Village of Cayuga Heights Code, Article VIII, entitled "Planned Development Zone" is amended by adding the following:

§ 306-2 Planned Development Zone 2 - In accordance with and pursuant to Local Law No. \_\_\_\_-2022 for the area referred to as "RaNic Golf Club"

### **306-2.1 Introduction**

The planned development zone (PDZ) for the area currently referred to as the RaNic Golf Club is intended to enable and guide the development of portions of the RaNic Golf Club property into a compact, walkable, mixed-use community to support the continued operation of the golf course and preserve the park like open space. This §306-2 uses a form-based zoning approach with objective yet flexible standards, to provide clarity and certainty about site planning and the resulting built environment.

Planning for RaNic Golf Club property follows traditional neighborhood development ("TND") principles. The project is intended to include a variety of housing types and building configurations, a clubhouse for neighborhood commercial uses, hospitality uses including short-term stays, and a small event center. A central driveway with pedestrian courts and an open space network linking to the Community Corners commercial area aim to weave the public realm of RaNic Golf Club into the fabric of the greater Village of Cayuga Heights community.

RaNic Golf Club is located on a 119.80 acre site in the Town of Ithaca of which +/-15.34 acres are located in the Village of Cayuga Heights and 7.19 acres will be located in the Village's PDZ-2. The golf club is located across Pleasant Grove Road from the Community Corners commercial shopping area.

## 306-2.2 Planned Development Zone

Planned Development Zone 2 defines portions of the RaNic Golf Club site that will have certain physical and functional characteristics. Figure 1 is an illustrative example of zoning location and allocation.

### A. PDZ-2: RaNic Golf Club

- (1) This zone will include attached townhome housing, a golf clubhouse, a hotel, cabins, and complementary uses, in a compact walkable, neighborhood setting.

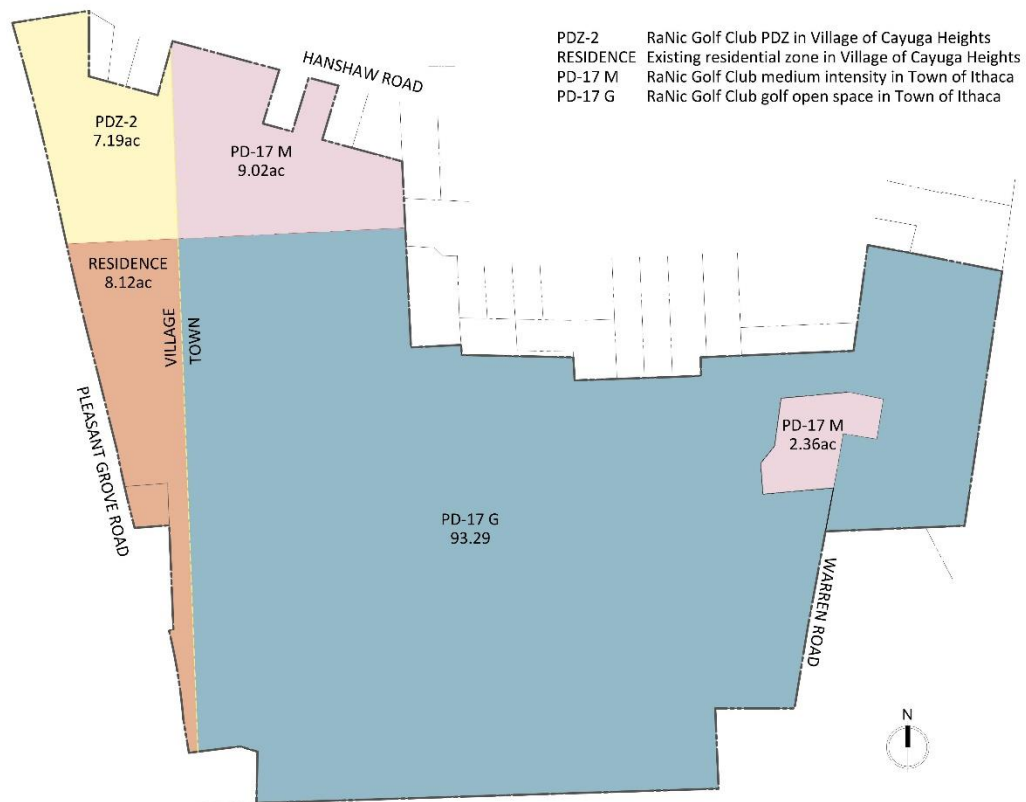


Figure 1: subzone location and allocation.

### 306-2.3 Permitted principal and accessory uses

The following table shows permitted uses in PDZ-2, with specific location limitations where applicable.

P = permitted use. • = not allowed.

Use	PDZ-2
Golf course: <i>An area of land laid out with 18 golf holes (tee, fairway, green, and roughs), and related ancillary uses, facilities, and open areas (examples: groundskeeping facilities, shelters, practice areas, driving range). This does not include a miniature golf course.</i>	P
Golf clubhouse <i>Facility associated with a golf course that includes any of these visitor or member-oriented amenities.</i> <ul style="list-style-type: none"> <li>• <i>Restaurants, bars, lounges, or concessions.</i></li> <li>• <i>Meeting rooms, banquet rooms, or ballrooms.</i></li> <li>• <i>On-site services and businesses that serve visitor and member convenience needs. (Examples: pro shop, gift shop, barber, health club, fitness center, business center, day care)</i></li> <li>• <i>Other recreational facilities that are typically part of a country club or golf resort. (Examples: pool, tennis or racquetball courts, fitness center, card room, locker rooms)</i></li> <li>• <i>Related administrative offices.</i></li> </ul>	P
<b>Residential uses</b>	
Dwelling unit <i>Definition and applicable rules in § 305 apply.</i>	P
<b>Lodging uses</b>	
Hotel <i>Definition and applicable rules in § 306 apply.</i>	P
Short term rental <i>Definition and applicable rules in § 305 apply.</i>	P
Health club/Fitness center	P
Golf club maker/repair	P
Food truck <i>Definition and applicable rules in § 306 apply.</i>	P

### 306-2.4 Neighborhood design

#### A. Dwelling units

- (1) Number of dwelling units is ≤ 8 units

#### B. Hotel rooms

- (1) Number of hotel rooms is ≤56 rooms of which no more than 4 rooms shall be constructed as detached cabins

C. Clubhouse

- (1) Total gross building area of clubhouse within the Village shall be limited to 15,000 sf

D. Utilities

- (1) Permanent utilities (water, sewer, natural gas [if any], district heating/cooling, electricity, communications, and the like) must be underground. Short-term utility service for construction activities may be above ground.
- (2) A utility easement must be in a location where maintenance or repair work will cause the least disruption. Utility easement location must not prevent or undermine street tree planting.

**306-2.5 Site and building design**

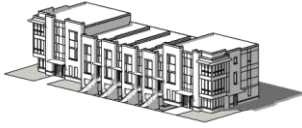
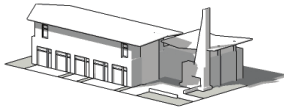
A. Site envelope configuration

Site envelopes define building setback lines for building sites.

Site envelope characteristics	PDZ-2
Width at front (sidewalk or ROW edge)	14' - 170'
Building coverage in site envelope	≤60%

B. Building types and disposition

Principal building types include the following.

Building type ► ▼ Disposition	Townhouse	Detached housing	Clubhouse/hotel building
Illustrative example			
Definition	Principal building (built individually or as a connected row), with dwelling units separated vertically by an interior party wall or exterior firewall.	Freestanding principal building for 1 principal dwelling unit.	Principal building built specifically for a golf clubhouse or hotel use.
<b>Siting</b>			
Setback	35' to property line	See Residence Zone	35' to property line

Front façade and main entrance orientation	Must face street or common court / green area	Must face street	n/a
<b>Bulk/ massing</b>			
Height	2 stories and 35'	2 stories and 35'	3 stories and 45'
Gross floor area (GFA)	n/a	n/a	60,000 ft <sup>2</sup> -75,000 ft <sup>2</sup>
<b>Occupancy</b>			
Dwelling units in building	<ul style="list-style-type: none"> <li>• 1 between vertical party walls (or structurally independent equivalent)</li> <li>• 2-5 for full townhouse row</li> </ul>	1-2	n/a

C. Other buildings

- (1) An accessory building may be located in a rear yard but not in a front or side yard.

D. Building form and design

- (1) Four-sided design

A building must have consistent material treatment, architectural details, proportions, and colors on all of the building's exterior walls.

- (2) Accessory structures

A permanent accessory building must have material treatment, architectural details, proportions, and colors that are consistent or complementary with the principal building.

(3) Exterior materials

- (a) Vinyl siding and prefabricated and pre-engineered metal buildings are not permitted. This does not apply to temporary buildings for construction field offices, temporary storage sheds or similar temporary uses.
- (b) Cladding material on an outside wall may only change at:
  - i. an inside corner;
  - ii. a return  $\geq 2'$  from an outside corner;
  - iii. a horizontal plane; or
  - iv. where a projecting feature like a pilaster vertically divides a facade, and separates the different cladding areas.
- (c) A sill or cap must define horizontal material change from masonry or cement-based materials to another material.
- (d) Outside walls with siding must have the following trim.
  - i. Doors and windows: surround  $\geq 3.5''$  wide on all windows and doors.
  - ii. Outside corners: ① corner board  $\geq 3.5''$  wide on all outside corners, or ② mitered edges that align materials on each wall.
  - iii. Roof overhangs and eaves: frieze  $\geq 3.5''$  wide.

(4) Window and door area

- (a) Elevations of principal buildings must have the following window and door area (building elevation area (not counting a roof or non-walkout basement) occupied by windows and entry doors (not including garage doors)).
  - i. Front, street facing side, rear: 15% - 40% on each story.
  - ii. Interior side: 5% - 40% on each story.

(5) Attached garages

- (a) On the front façade of a housing unit, any wall plane with a garage door or carport entry must be:
  - i. even with or set behind other wall planes of the front façade; and

ii. ≤ 50% of the total front elevation width for the housing unit.

(6) Utility and service areas

- (a) Rooftop or ground-mounted mechanical equipment, utility areas, and trash enclosure or storage areas must have concealment or screening to hide them from view beyond the site envelope. Form of concealment or screening must be architecturally consistent or integral with the host structure. This does not apply to solar panels.
- (b) Wall mounted utility and mechanical equipment, ducts, or related accessories that are visible from must have opaque screening that is integral with the building's form, to conceal them from ① parts of the site that casual visitors can access (example: parking lots, internal driveways, pedestrian passageways), and ② the public realm.

E. Parking

- (1) Required parking spaces should be as defined in Article XII Off-Street Parking of this code except as follows.
  - (a) Hotels shall require one parking space per hotel room.

F. Landscaping

(1) Tree classes

- (a) *Street tree* refers to trees in a tree lawn or tree well alongside a street, or traffic island.
- (b) *Canopy tree* and *short tree* refers to trees in yards, courts, landscaping areas, open space areas, and similar areas.

(2) Thoroughfare tree lawns

- (a) A tree lawn area on a street or internal drive must have  $\geq 1$  street tree every 20' to 40' along its length, with average spacing of  $\leq 30'$  along the block length.
- (b) A maximum of 25% of street trees on the PD site may be from a single tree species.

(3) Off-street parking areas

- (a) Off-street surface parking areas must have tree planting, with a combined canopy that will shade  $\geq 50\%$  of the parking area (parking spaces and drive aisles) at maturity. Solar carport coverage area may substitute for tree canopy area.
- (b) A parking lot landscape island must have  $\geq 1$  canopy tree for every 160 ft<sup>2</sup> of landscape island area.

(4) Other landscape areas

- (a) Site envelope areas for residential buildings, and the clubhouse A green, court, or garden (§305-XX.4 B 2) must have  $\geq 1$  canopy tree for every  $\leq 2000$  ft<sup>2</sup> of contiguous open area.
- (b) There must be a landscape and visual buffer area following the length of Hanshaw Rd / Pleasant Grove Rd and along any boundary adjacent to existing residential properties along the PD site. The landscape area must include:
  - i.  $\geq 1$  canopy tree every 20' to 40' along its length, with average spacing of 30'.
  - ii.  $\geq 1$  short tree for every 60' of landscape area length. Planting may be alone or in groups.



iii. A variety of shrubs and perennial plants that will form a continuous screen of  $\geq 3'$  at maturity along  $\geq 50\%$  of the landscape area length.

(c) For  $\leq 50\%$  of all required canopy trees in other landscape areas, 2 short trees may substitute for 1 canopy tree.

(5) Tree species for required planting

(a) Tree species for required plantings must have these traits.

- i. Native or adapted to upstate New York (USDA hardiness zone 5a, 5b, 6a).
- ii. Not invasive (according to the most recent Tompkins County *Regional Invasive Species* and *Worst Invasive Species* lists), or species with known parasites or pathogens including ash and hemlock.

(b) Follow requirements for allowed or prohibited tree species in Village zoning regulations, if applicable. Street tree species must also have these traits:

- i. Mature height of  $\geq 40'$ .
- ii. A crown that can grow to shade a sidewalk and street.
- iii. Downward-oriented root system.
- iv. Salt tolerant.
- v. Not brittle, or prone to dropping heavy fruit.

(c) Canopy tree species must have a mature height of  $\geq 40'$ .

(d) Short tree species must have a mature height of  $\geq 20'$ .

(e) A street tree or canopy tree planting must have a diameter at breast height (DBH) of  $\geq 2''$ . A short tree planting must have a DBH of  $\geq 1.5''$ .

(6) Other landscaping requirements

(a) Exposed ground surfaces must have groundcover planting or mulch to cover otherwise exposed soil.

G. Utility and service areas

(1) Service area screening

(a) A dumpster, outdoor compactor, common waste collection or recycling area, or outdoor storage area must be have screening that conceals it. Screening height must be 6' - 8'.

(b) Screening materials must be:

- i. brick or stone (real or simulated/precast);
- ii. split face block; or
- iii. vinyl (co-extruded,  $\geq 0.150$ " thick).

(c) If the service area is next to or structurally integrated into a building, screening materials may match the building's cladding.

(d) Gate materials must be metal; wood or composite material in a full steel frame.

(e) Screening and gates  $\geq 0.5'$  above the ground must be 100% opaque.

(2) Ground mounted mechanical equipment

(a) Landscape planting, screening or wing walls, or inconspicuous siting must conceal ground mounted mechanical equipment as much as possible.

(b) Screening and gate materials and opacity requirements are the same as for service areas.

H. Signs

(1) Signs must conform to standards for the Commercial (or successor) zone

I. Outdoor lighting

(1) Refer to Article XI Exterior Lighting Standards

J. Administration

(1) Site plan

(a) A final site plan approved by the Planning Board pursuant to Chapter 305 / Article XVII Site Plan Review, is required for development in this PDZ.

K. Village Code Applicability

- (1) Except as otherwise specified in this section, all provisions of the Village of Cayuga Heights Code shall apply to all development, structures and uses in Planned Development Zone 2 .

### **306-2.6 PDZ area**

Area rezoned. The area encompassed and rezoned in accordance with this section to be Planned Development Zone No. 1 is described below. The Official Zoning Map of the Cayuga Heights is hereby amended by adding such district at the location described.

#### **Description of Area Rezoned to Planned Development Zone 2**

All that tract or parcels of land situate in the Village of Cayuga Heights, County of Tompkins, State of New York, bounded and described as follows:

- A. Meets and bounds
- B. In the event that any portion of this law is declared invalid by a court of competent jurisdiction, the validity of the remaining portions shall not be affected by such declaration of invalidity.
- C. This local law shall take effect immediately upon its filing with the New York Secretary of State.

### **306-2.7 Definitions**

These words or terms have a special meaning in §306-2 for this PDZ.

**Court:** open space for civic purposes, passive or active recreation, or connectivity within or through the site. Buildings may define and front on a court.

**Food Truck** A vehicle from which food for human consumption is sold or dispensed. Such vehicle may be self-propelled or towed by another vehicle.

**Gross floor area (GFA)** the sum of the gross horizontal areas of the floors of a building, measured from the exterior faces of exterior walls or from the center line of walls separating two buildings.

**Hotel** A building containing rooms designed and originally planned to be rented or hired out for living or sleeping accommodations for transient occupancy.