TITLE OF LL:

An act to revise and enhance the Neighborhood Commercial District.

PURPOSE OR GENERAL IDEA OF BILL:

The purpose of this local law is to amend Town Code Chapter 220-22 to allow commercial spaces that support surrounding residences and promote investment in Cheshire as a hamlet.

SUMMARY OF SPECIFIC PROVISIONS:

See redline draft of local law.

JUSTIFICATION:

Regarding multiple uses on one lot, if a property owner has the means and ability, we are reducing potential restrictions on development. This is currently available on CC properties but not NC.

Regarding new uses, there are existing permitted uses within other zoning districts that would contribute to accomplishing the purpose of the neighborhood commercial district. Those light retail or small office uses were added to potentially bring light traffic into the area.

Sizes reduced to conform to existing Neighborhood Commercial district and surrounding areas (Cheshire). If our goal is to create areas that blend with historic buildings, we should allow make it legal to do so.

Of Towns in NY with a population between 10000 and 25000 within 50 miles of 14424, none had a zoning district specifically for hamlets. In Ontario County, only 4 communities have a hamlet or neighborhood commercial zoning district.

We know that many of the residences in Cheshire are income distressed. Allowing Commercial spaces that cater to nearby residences and in a design that promotes walkability can decrease the cost of living and promote community health. Walkability is also a key design element of Elder Friendly Development.

During the Town’s consideration of Sewer in Cheshire, one concern for residents was cost. By potentially allowing a greater number and variety of commercial spaces, the cost to existing residences may be reduced.

PLAN REFERENCE: Relevant Items Bold and Underline

2014 Comprehensive Plan Goals/Action Steps

**Preserve the history of the Town of Canandaigua and support the protection of significant historic properties**.

**Promote the expansion of sewer and water services to those areas of the Town where increased growth and development is most appropriate**.

**Promote development of a diverse and sustainable tax base.**

**conduct analysis of current NC zoning**

**review existing zoning re: hamlets**

**enhance gateway regions**

1. [Comprehensive Plan 2011 Update](http://www.townofcanandaigua.org/documents/files/2011%20Comp%20Plan%20Update%20Adopted%208_29_11%20with%20final%20edits%2011_4_11.pdf)

**Promote the purchase of local produce and other local agricultural products.**

**Promote development of a diverse and sustainable tax base.**

**Maximize opportunities for large and small scale commercial development within the Town without compromising the Town’s natural, scenic, cultural and historic resources.**

**Focus on contributing to and strengthening the local and regional tourism industry.**

**Structure land use regulations, design standards and zoning code to improve and protect the character of the Town’s hamlets and gateways.**

**Encourage residential development patterns that are elder-friendly.**

**Support future residential growth that makes Canandaigua livable for people of all ages and income levels.**

1. [2016 Agricultural Enhancement Plan](http://www.townofcanandaigua.org/documents/files/Town%20of%20Canandaigua%20Ag%20Enhancement%20Plan%20with%20Appendices_Dec-6-2016.pdf)

Improve the economic viability of farms in the Town of Canandaigua.

**Expand markets for and increase sales of local farm products.**

1. [2003 Comprehensive Plan](http://www.townofcanandaigua.org/documents/files/Adopted%20Plan%20-%20April%202003-REV-11-21-05-optomized.pdf)

Zoning and Subdivision Revisions to reflect the comprehensive plan’s recommendations, including the following:

**establish a new Cheshire Hamlet Zoning District with design guidelines for hamlet infill and expansion.**

1. [Hamlet of Cheshire Master Plan](http://www.townofcanandaigua.org/documents/files/Cheshire-FinalAdoptedMasterPlan_05-04-optimized.pdf)

Commercial Area Redevelopment

**It is recommended that infill opportunities be examined.**

**It is recommended that small business opportunities be investigated.**

Residential Growth Alternatives

**It is recommended that future residential growth follow a Traditional Neighborhood Design (TND). A Traditional Neighborhood Design is typically compact and walkable.**

**It is recommended that a diversity of housing types, such as townhomes, patio homes and senior apartments be allowed when considering future residential development.**

Zoning Revisions

**A new Cheshire Hamlet Zoning District should be considered along with the development of hamlet design guidelines.**

**Revising zoning to allow for mixed-use development, such as residential mixed with office uses, would assist in revitalizing the commercial area within the hamlet.**