

UPTOWN LANDING

MAY 18TH, 2021

UPTOWN LANDING – CANANDAIGUA, NEW YORK

SUBMITTED BY:



100 SAVANNAH STREET ROCHESTER NY,
14607 | OFFICE: 585-546-6459



90 AIRPARK DRIVE, SUITE 400
ROCHESTER, NY 14624



30 ASSEMBLY DR
#106, MENDON, NY
14506

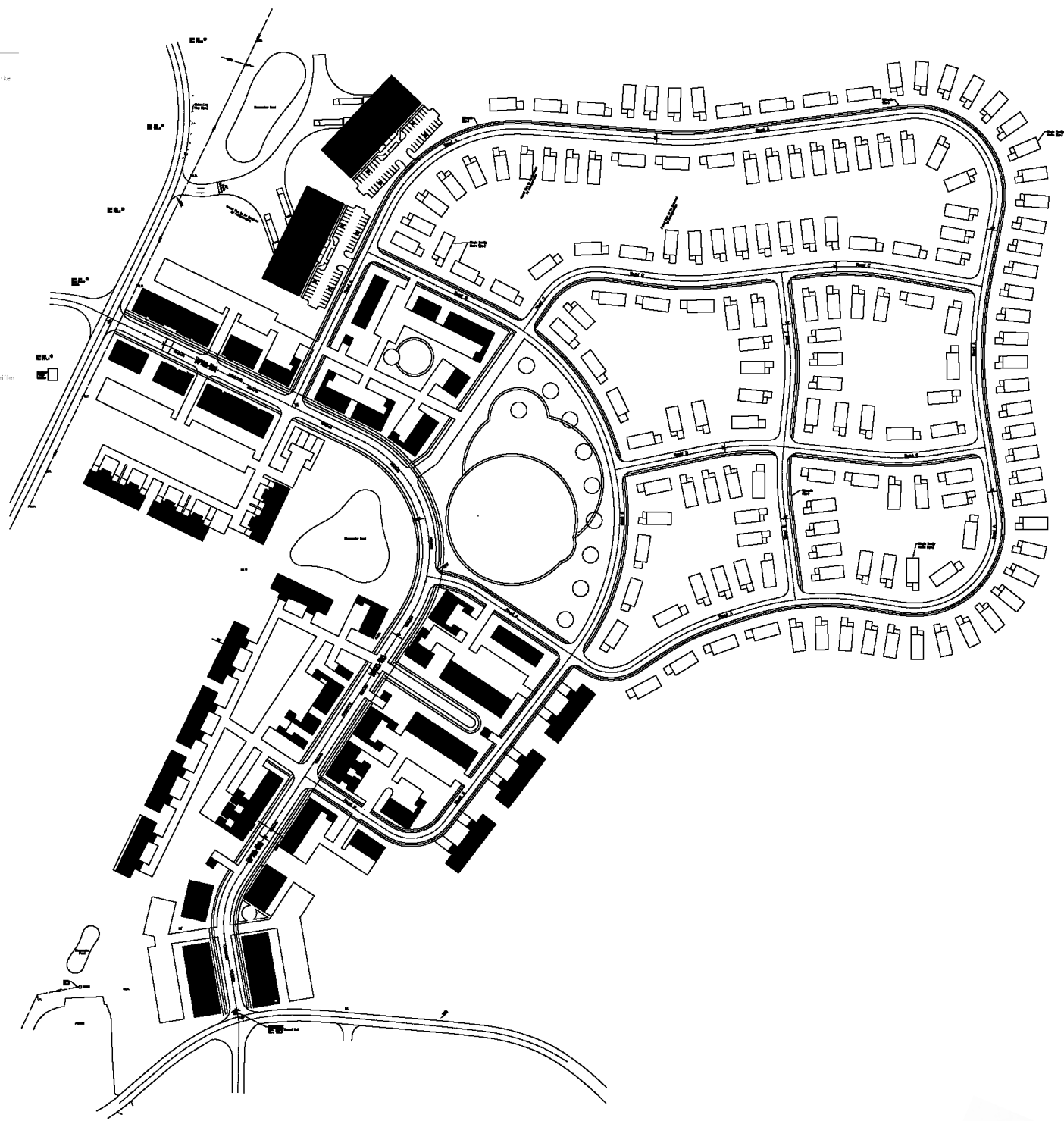


114 SOUTH UNION STREET
ROCHESTER, NY 14607
585-244-3780

755 SENECA STREET
BUFFALO, NY 14210
716-856-6448

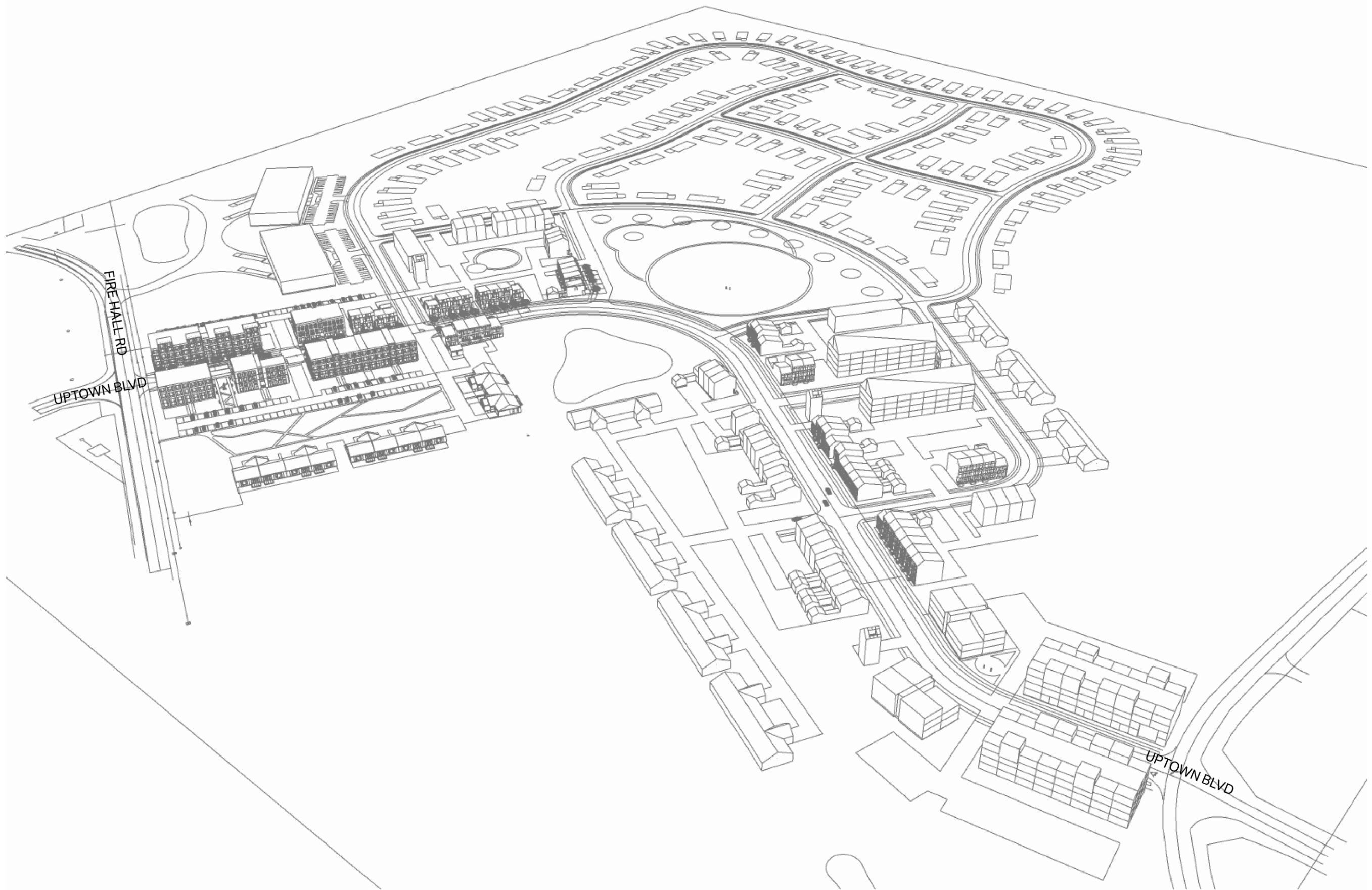


DESIGN ITERATION 1

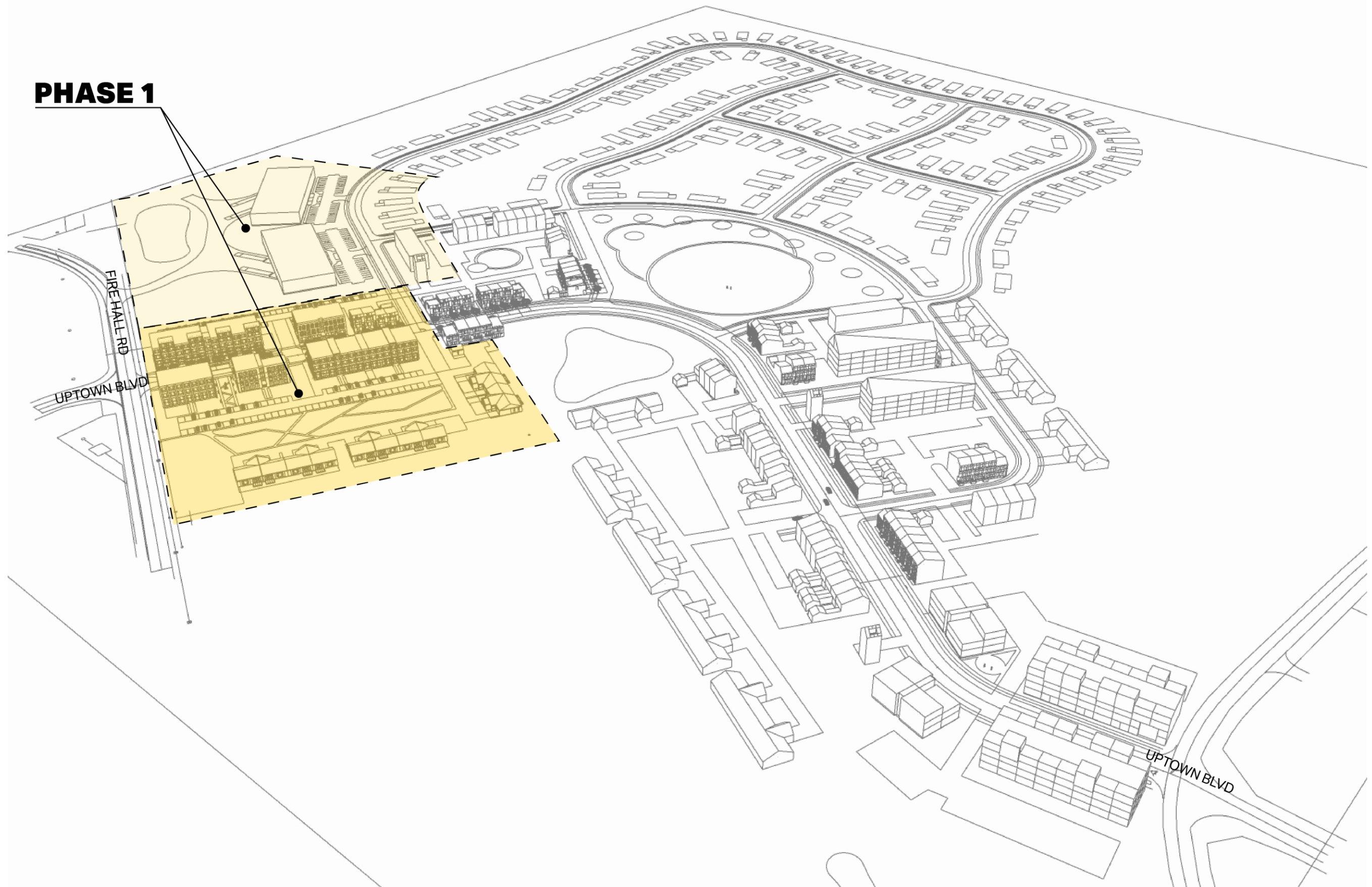


DESIGN ITERATION 2

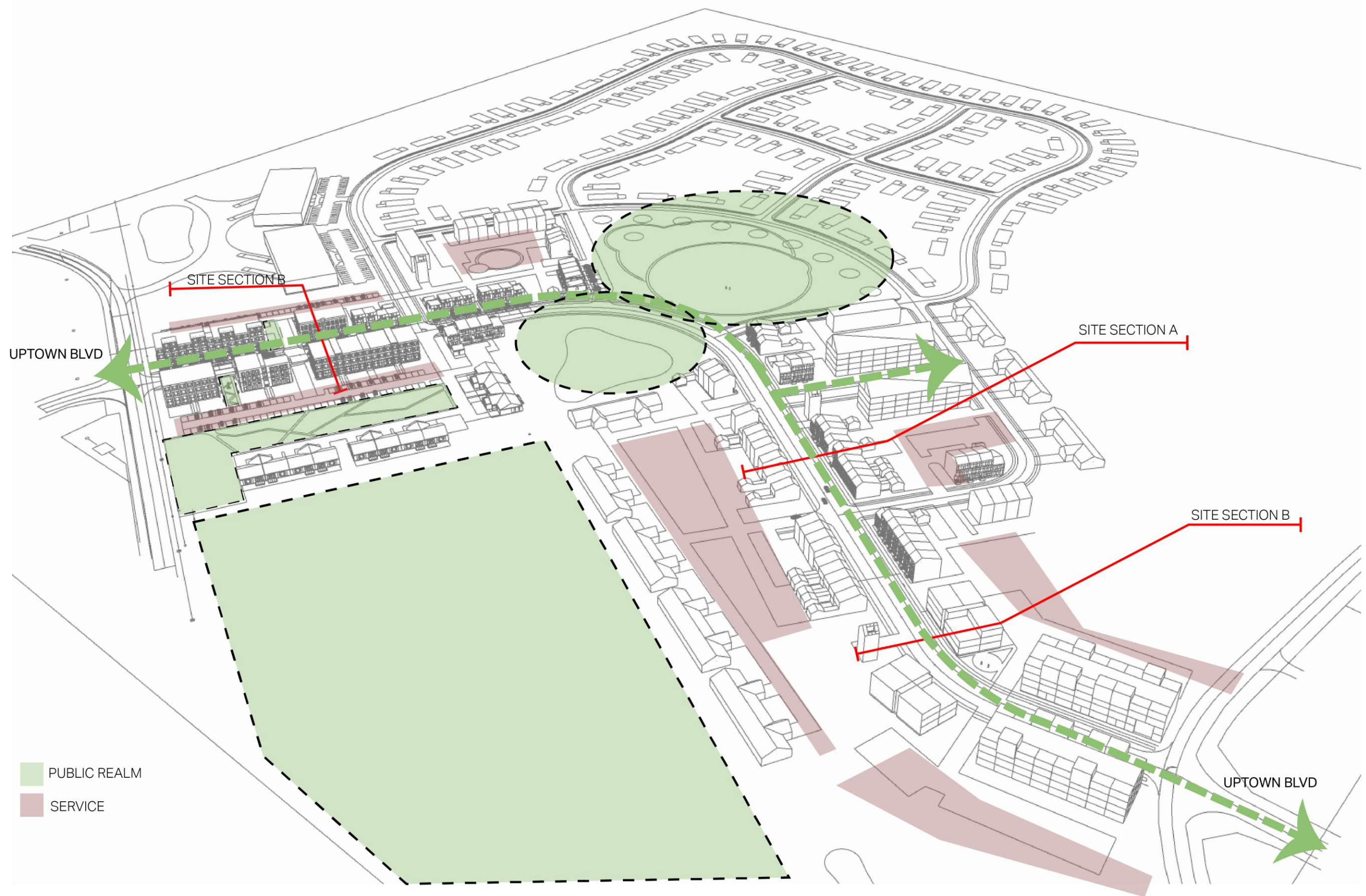
DESIGN ITERATIONS



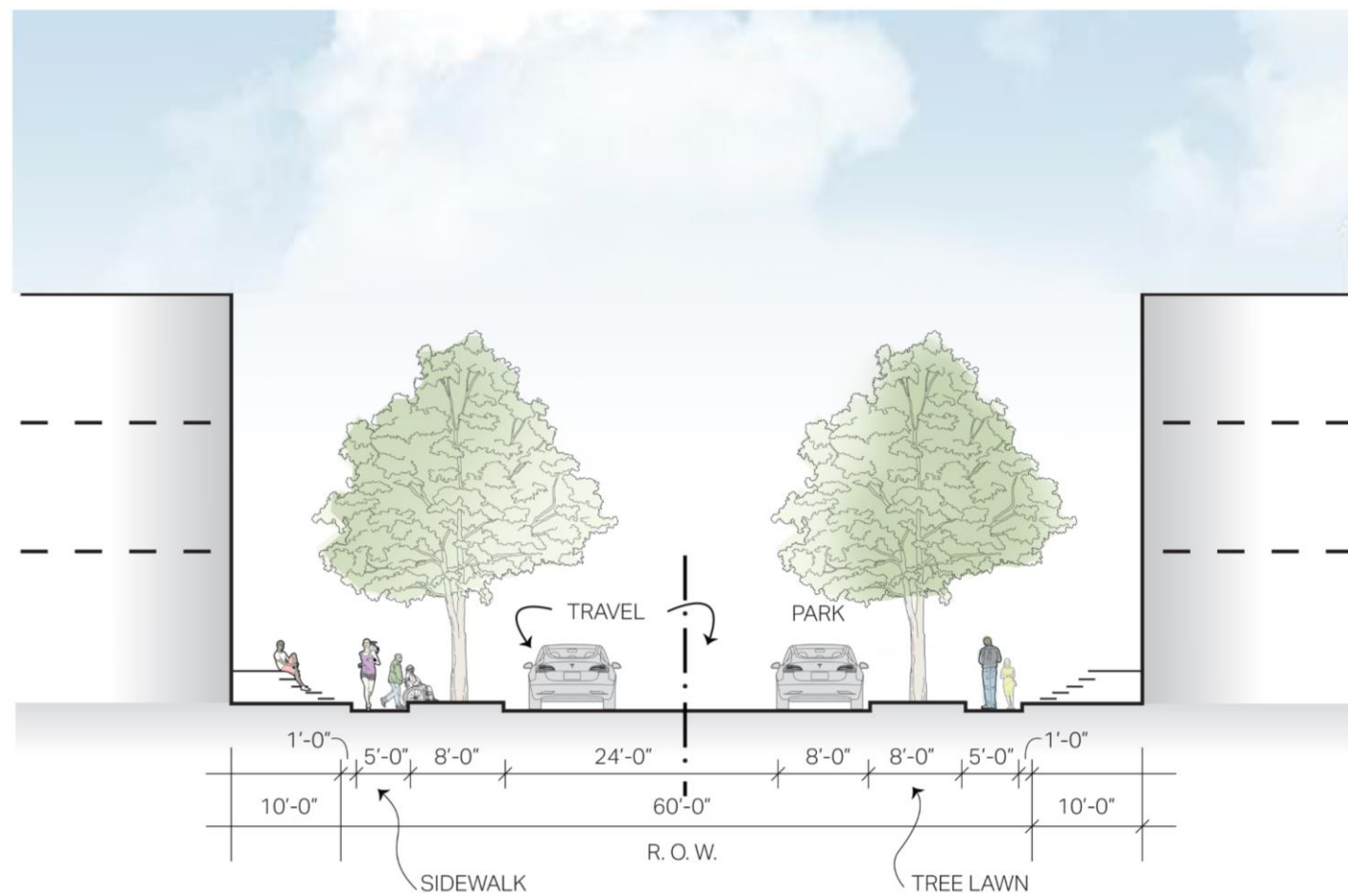
SITE AXONOMETRIC



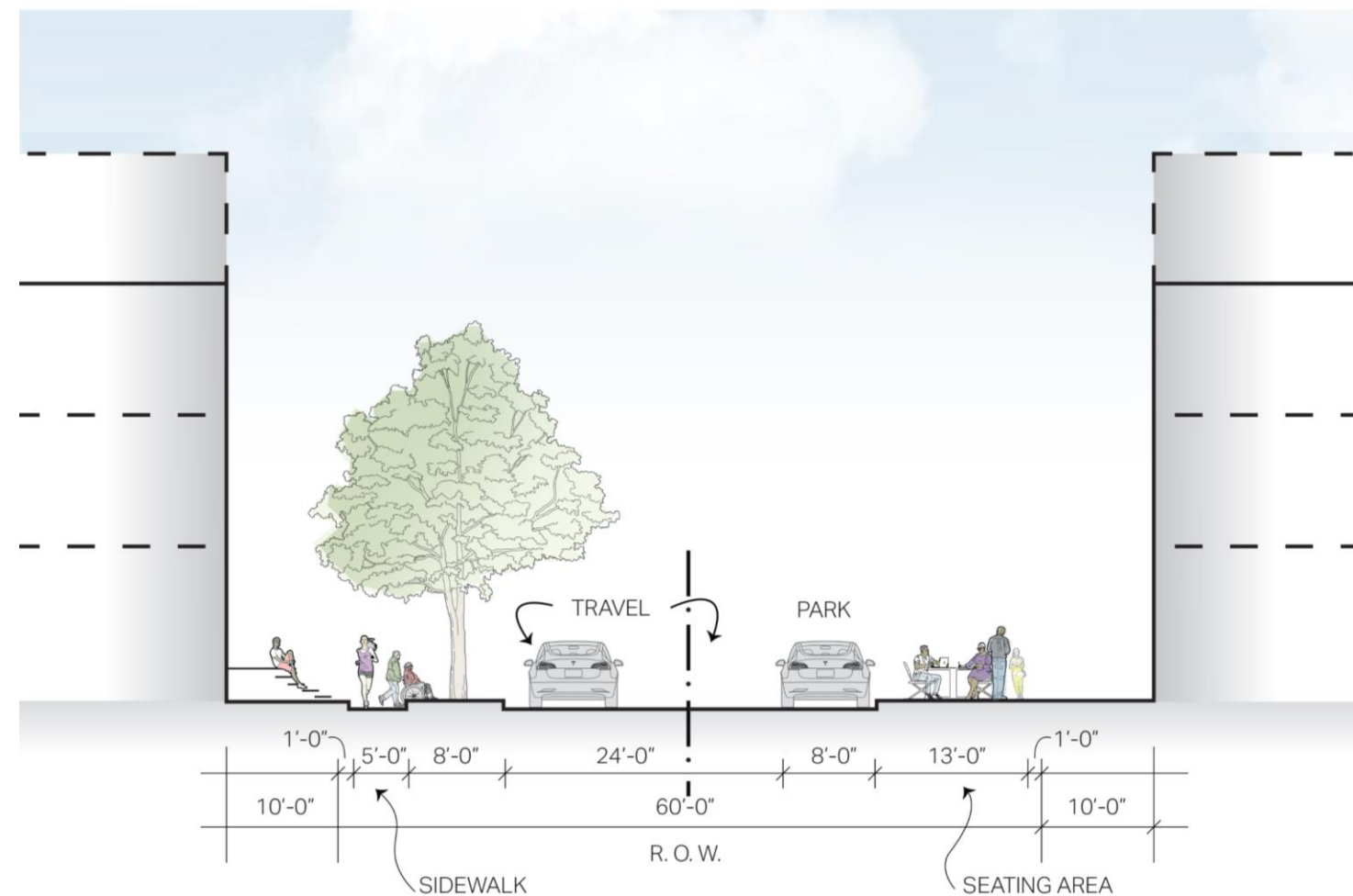
PHASE 1 SITE AXONOMETRIC



SITE AXONOMETRIC



STREET SECTION A



STREET SECTION B

STREET SECTIONS

UPTOWN CANANDAIGUA FORM BASED CODE

SEPTEMBER 2021

2. BUILDING PARAMETERS

A. Primary and Side Streets

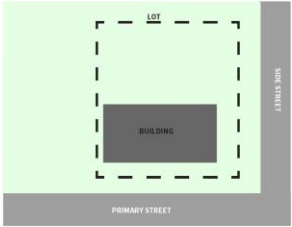
- Where only one street abuts a lot, that street is considered a primary street.
- A multiple street frontage lot must designate at least one primary street. A lot may have more than one primary street. The Zoning Officer will determine which streets are primary streets based on the following:
 - The pedestrian orientation of the street;
 - The established orientation of the block;
 - The street or streets abutting the longest face of the block;
 - The street or streets parallel to an alley within the block;
 - The street that the lot takes its address from; and
 - The street with the highest classification or highest traffic counts.

B. Setbacks

- Building setbacks apply to both principal and accessory buildings or structures except where it explicitly states otherwise.

C. Build-to-Zone

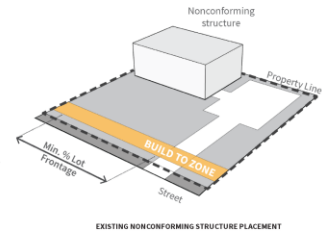
- The build-to zone is the area between the minimum and maximum front setbacks. Portions of a building must be placed within this zone along a percentage of the lot width. To determine compliance with the build-to zone requirements, the total width of the building portion located within the build-to zone is divided by the width of the lot.



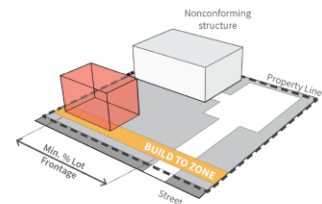
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D. Building Frontage: New Buildings

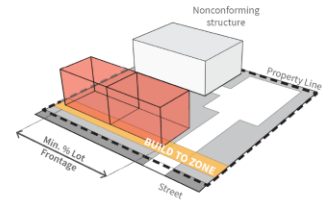
- All new buildings must be placed in the build-to-zone until the specified lot frontage for the entire site has been met.
- Once the required lot frontage has been met for the site, new buildings may be placed outside of the build-to-zone, if space permits.
- New buildings outside of the minimum and maximum setback range are not allowed until the minimum lot frontage percentage has been met.



EXISTING NONCONFORMING STRUCTURE PLACEMENT



COMPLIANT BUILDING PLACEMENT

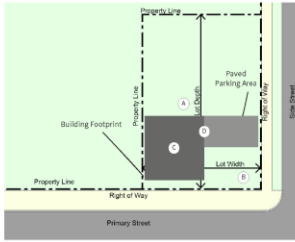


COMPLIANT BUILDING PLACEMENT WITH BUILDING ADDITION

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MIXED USE DEVELOPMENT SUBAREA

Site Requirements



Building Placement



Lot Dimensions	
(A) Lot Depth	100' min / 400' max
(B) Lot Width	100' min / 400' max
(C) Building Coverage	70% max
(D) Lot Coverage	80% max

Building Setbacks	
(A) Primary Street	5' min / 20' max
(B) Side Street	5' min / 20' max
(C) Side Interior	5' min / 20' max
(D) Rear	5' min / 20' max

Required Facade within Build-to Zone	
Primary Street	75% min
Side Street	50% min

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Building Height



Building Height	
(A) Max	60'
(B) Min	15'

Permitted Height Encroachments (max)	
Chimney, flue, vent stack	5'
Elevator/stairway access to roof	12'
Parapet Wall	4'
Mechanical Equipment	6'
Outdoor Dining	

Allowable Building Elements	
Awning	
Balcony	

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Facade Requirements

Commercial and Mixed-Use Buildings



Transparency along Primary and Side Streets (min)	
(A) Ground Story	75%
(B) Upper Story	60%

Pedestrian Access	
(C) Entrance facing primary street	Required
Entrance from parking area (if not along the primary street)	Required

Residential and Buildings



Transparency along Primary and Side Streets (min)	
(A) Ground Story	50%
(B) Upper Story	40%

Allowable Building Materials	
Brick and tile masonry	
Cementitious siding	
EIFS siding	
Vinyl siding*	
Glass curtain wall	
Native and faux/synthetic stone	
Wood clapboard or shingles	

*Vinyl siding can not account for more than 40% of the primary building facade. The remaining facade must be comprised of natural materials.

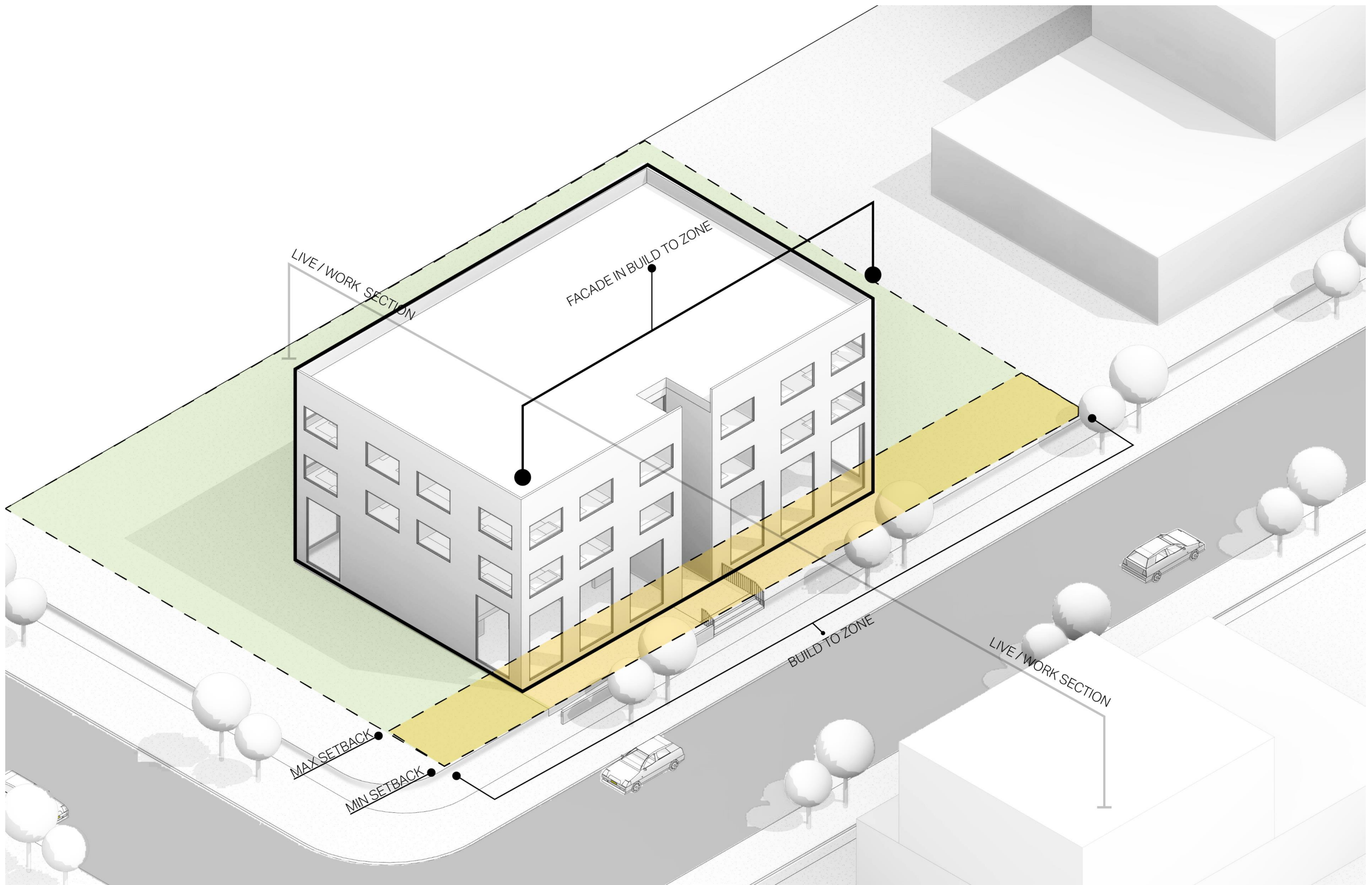
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UPTOWN CANADAIGUA FORM BASED CODE

UPTOWN LANDING
CANANDAIGUA, NY

2022.05.18

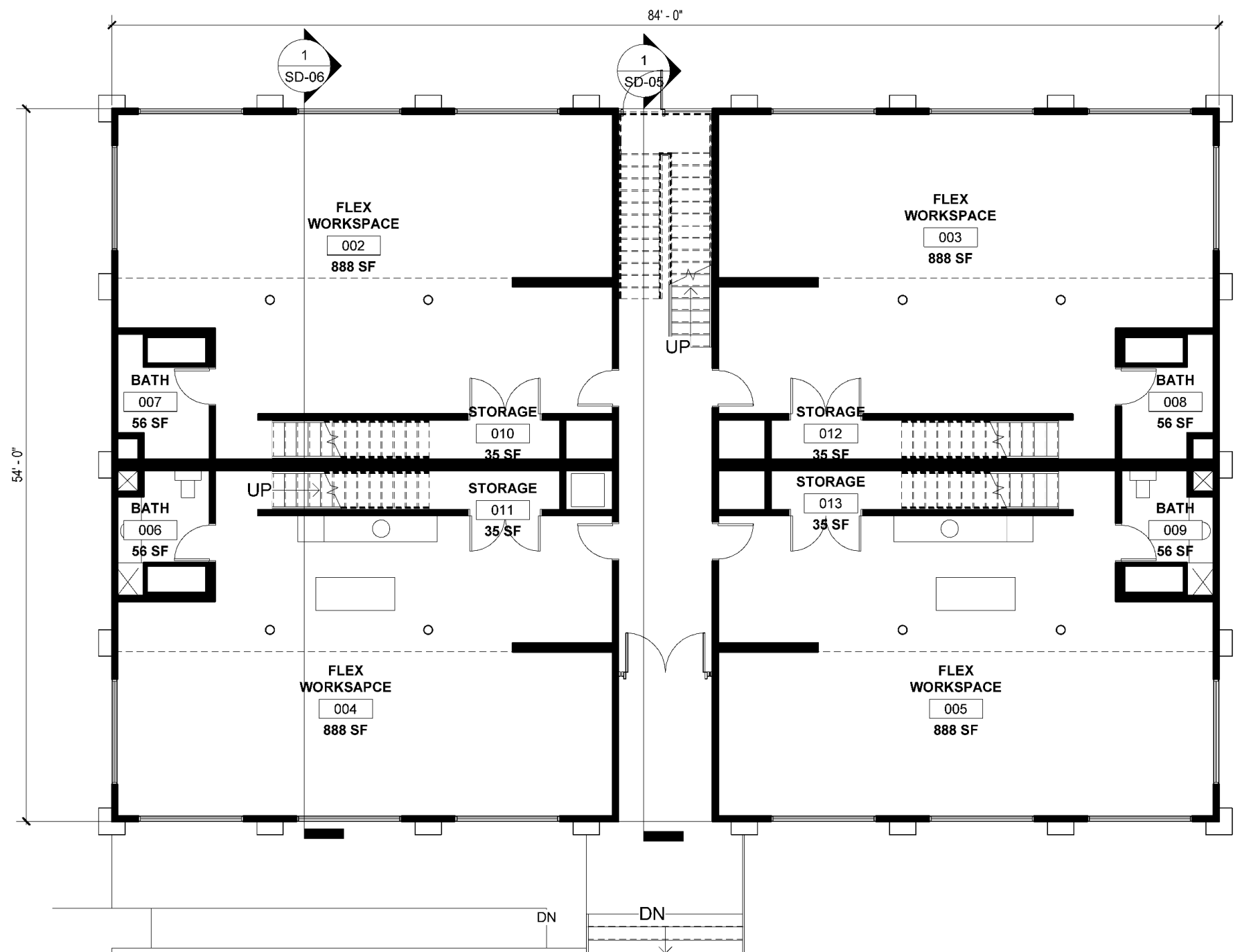




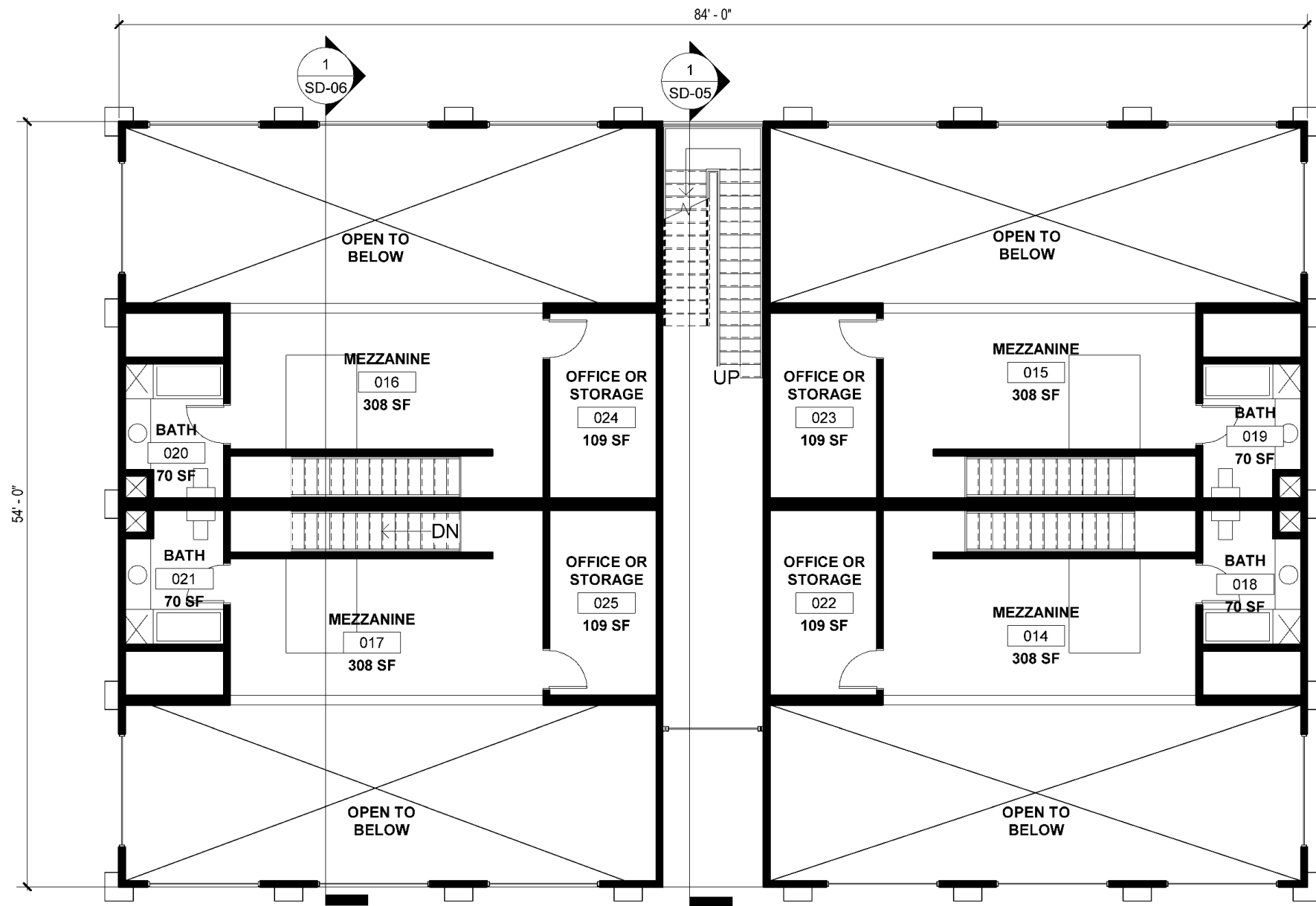
BUILD TO ZONE COMPLIANCE



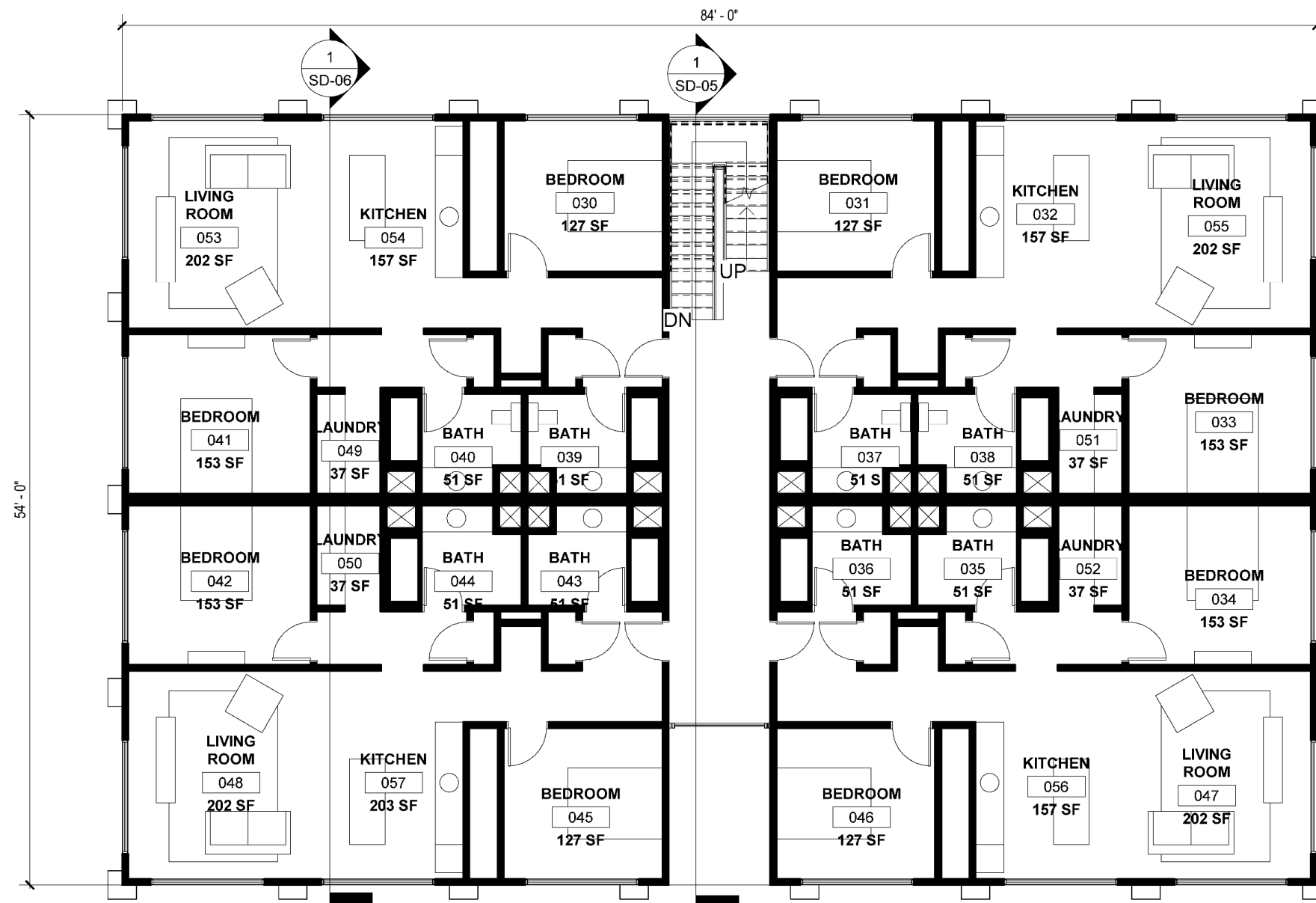
LIVE / WORK SECTION



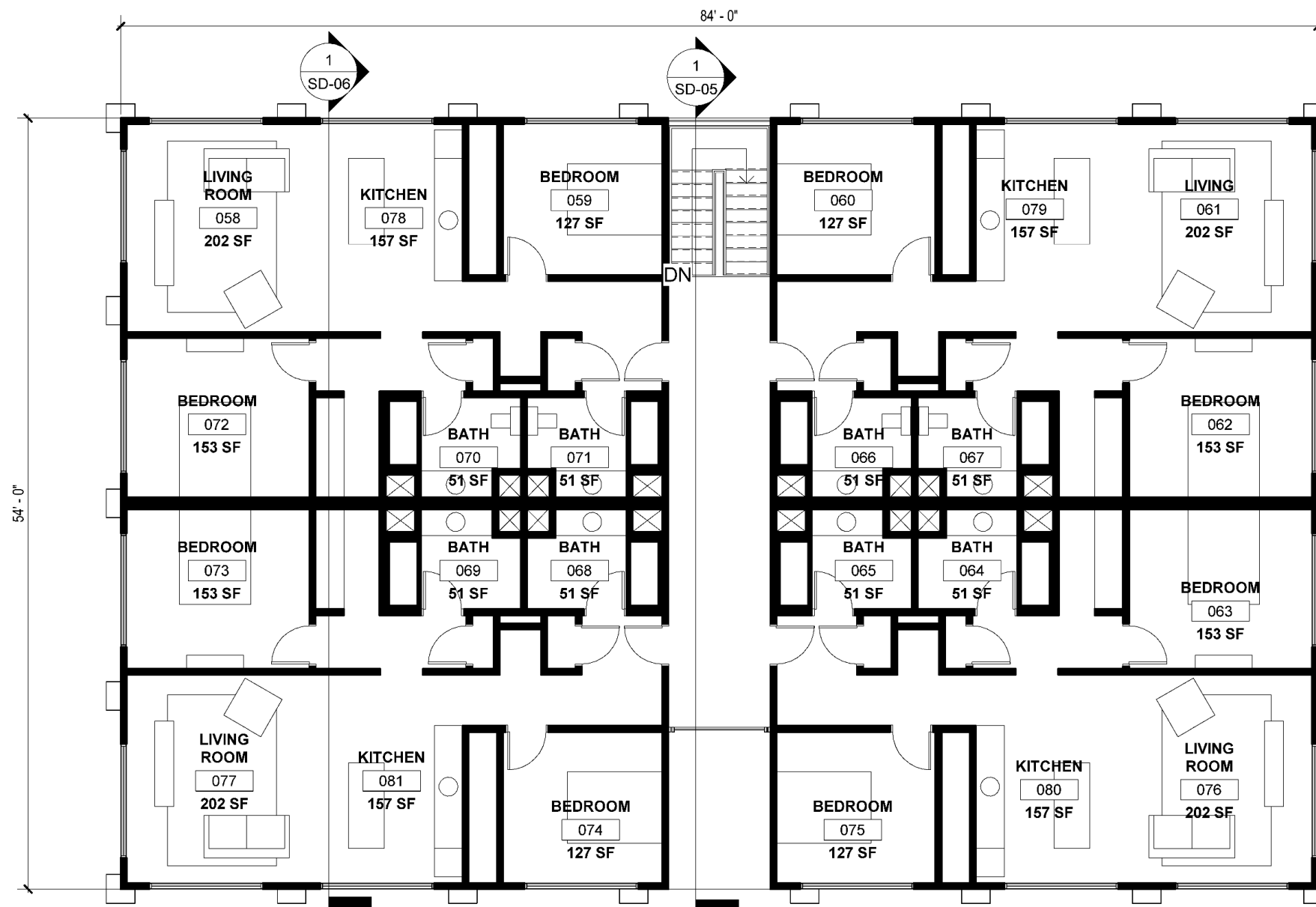
MIXED USE - PROPOSED FIRST FLOOR PLAN



MIXED USE - PROPOSED MEZZANINE PLAN



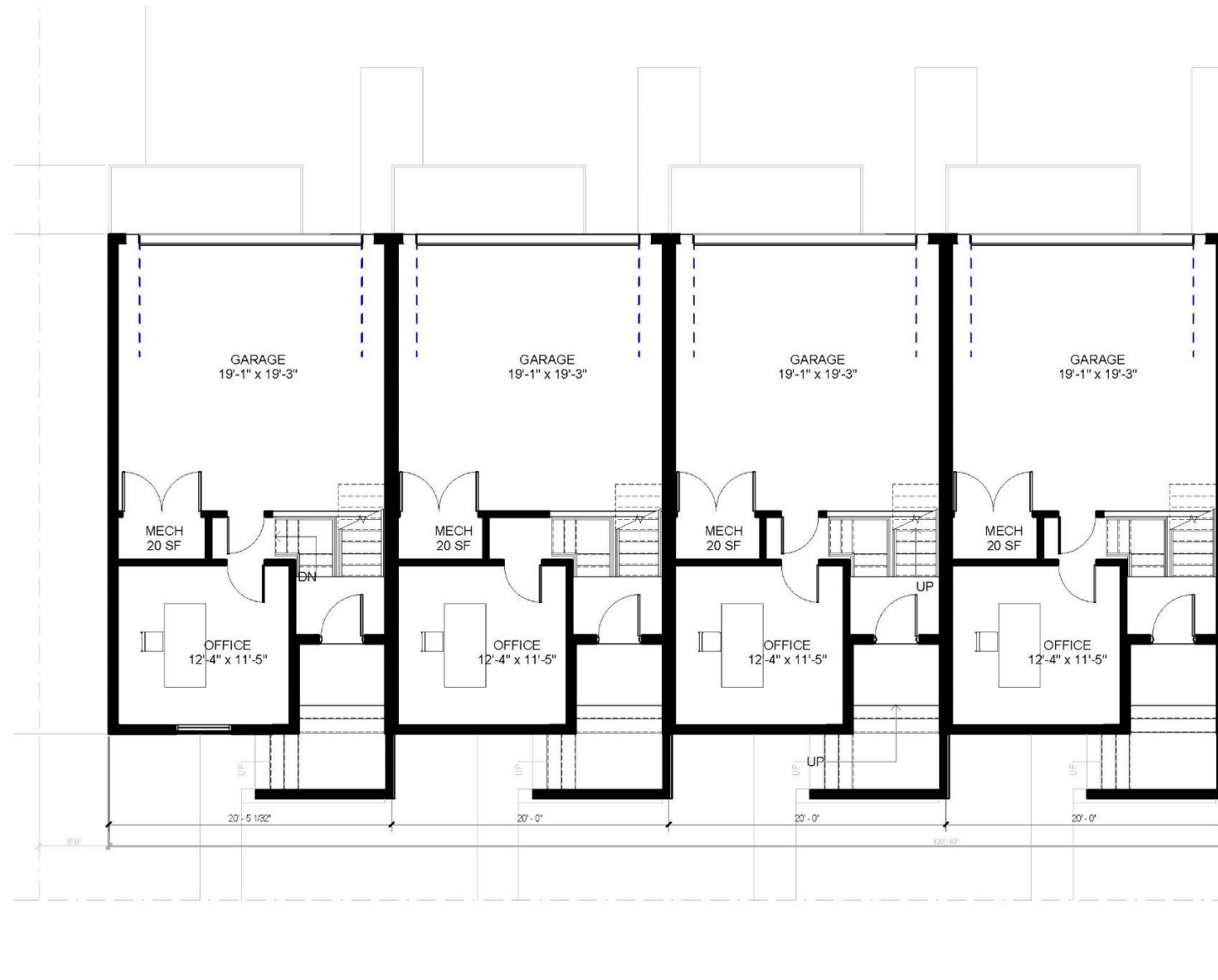
MIXED USE - PROPOSED SECOND FLOOR PLAN



MIXED USE - PROPOSED THIRD FLOOR PLAN



MIXED USE - BUILDING SECTION 2



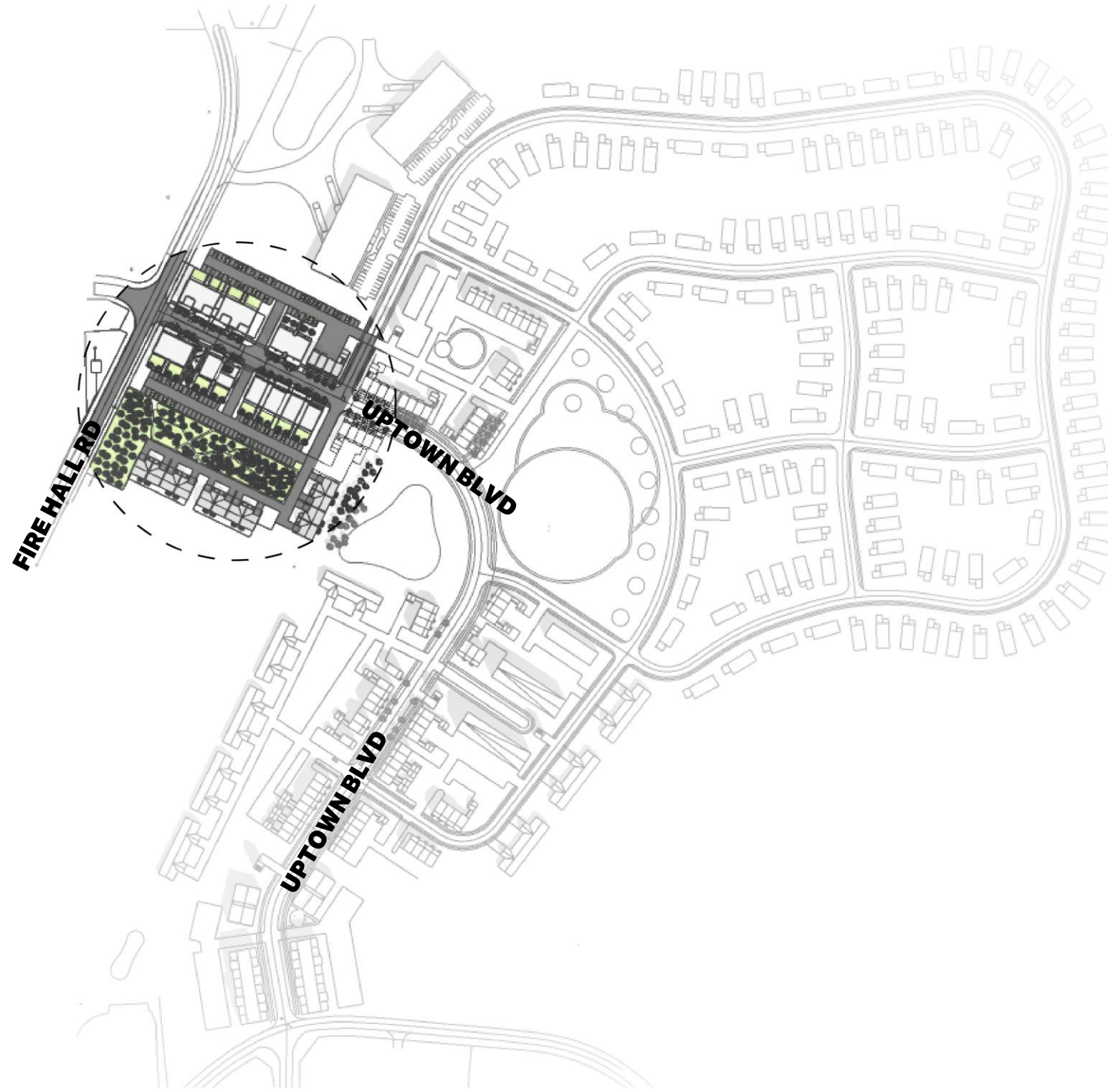
TOWN HOUSE – PROPOSED FIRST FLOOR PLAN



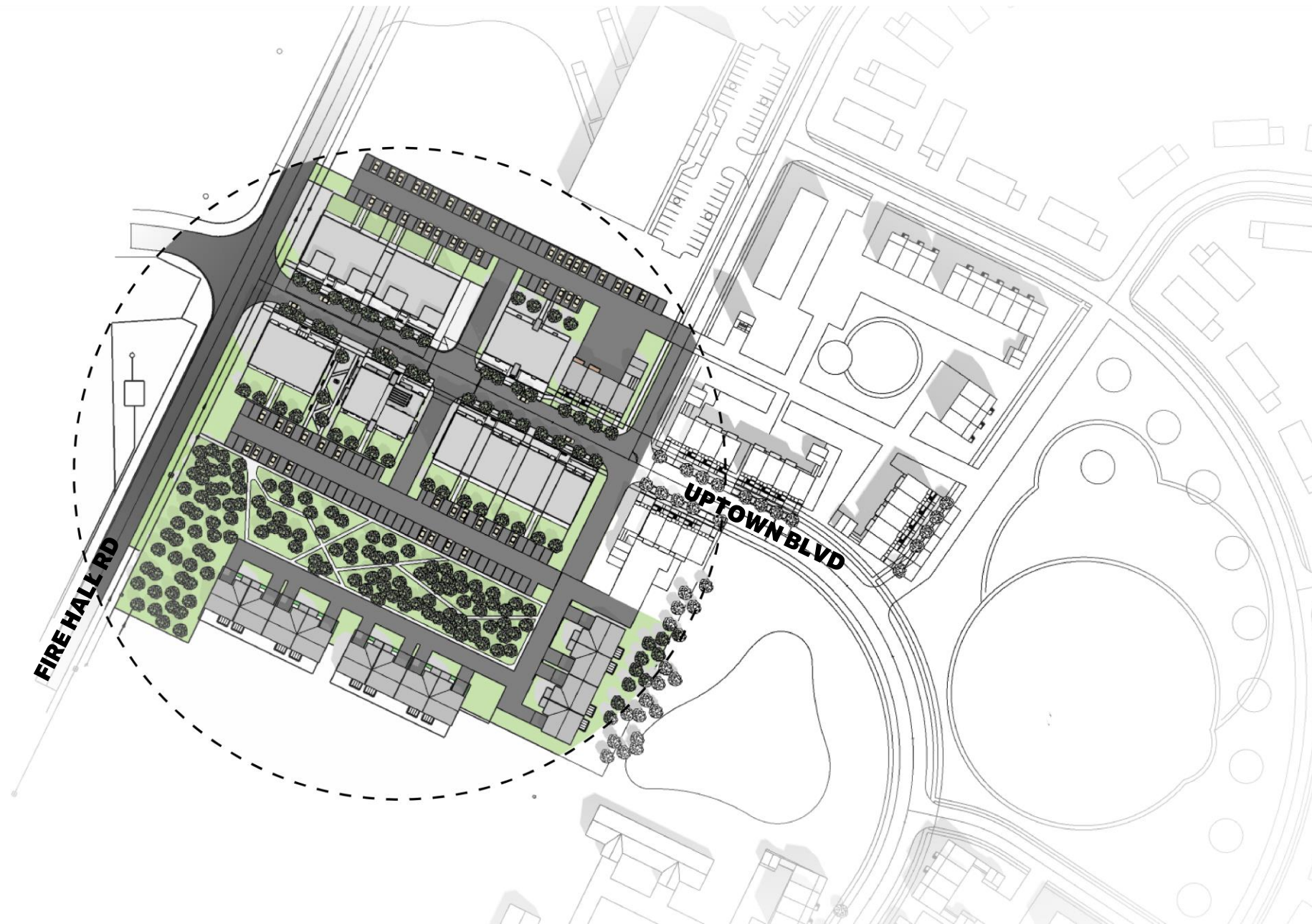
TOWN HOUSE - PROPOSED SECOND FLOOR PLAN



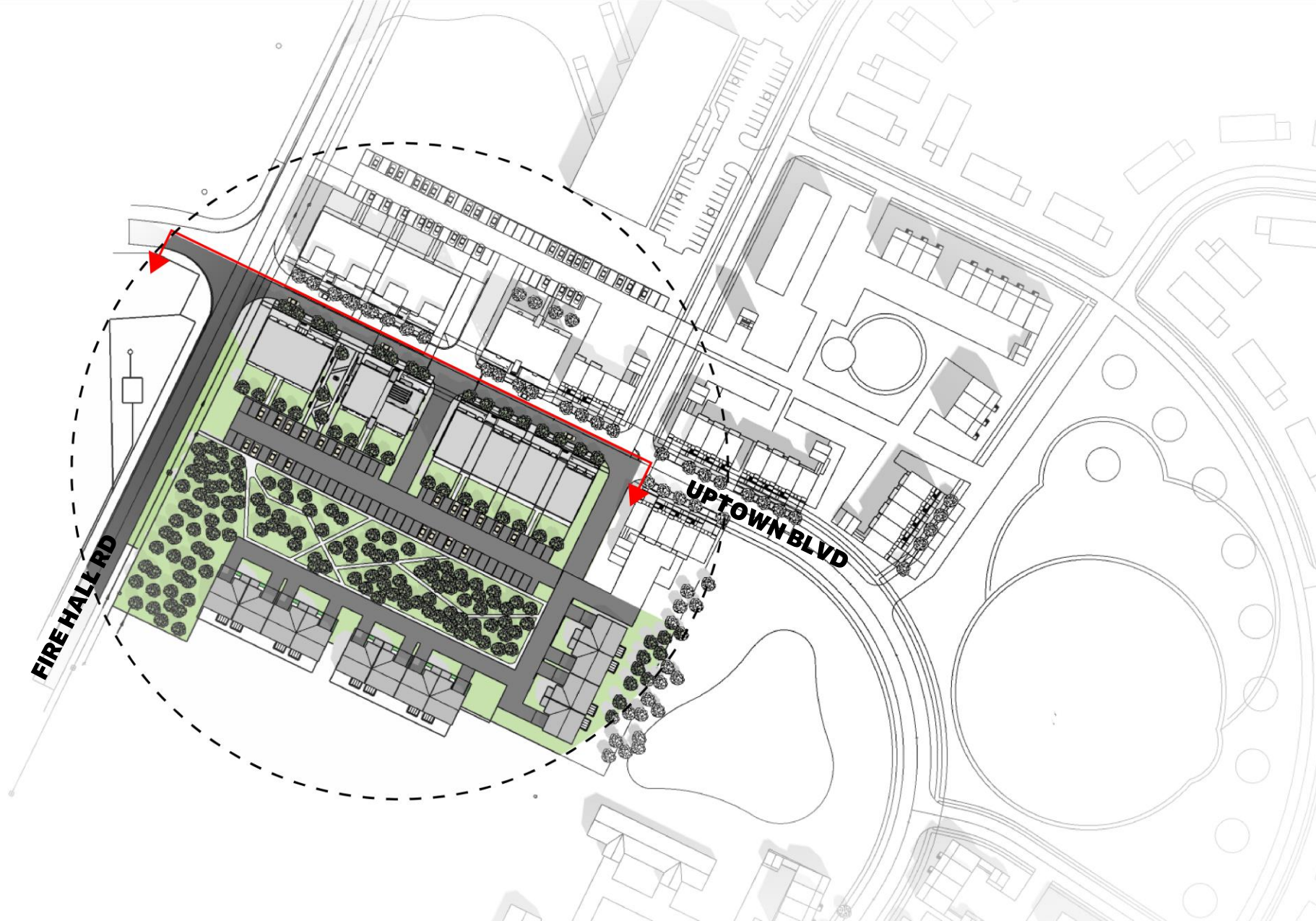
TOWN HOUSE – PROPOSED THIRD FLOOR PLAN



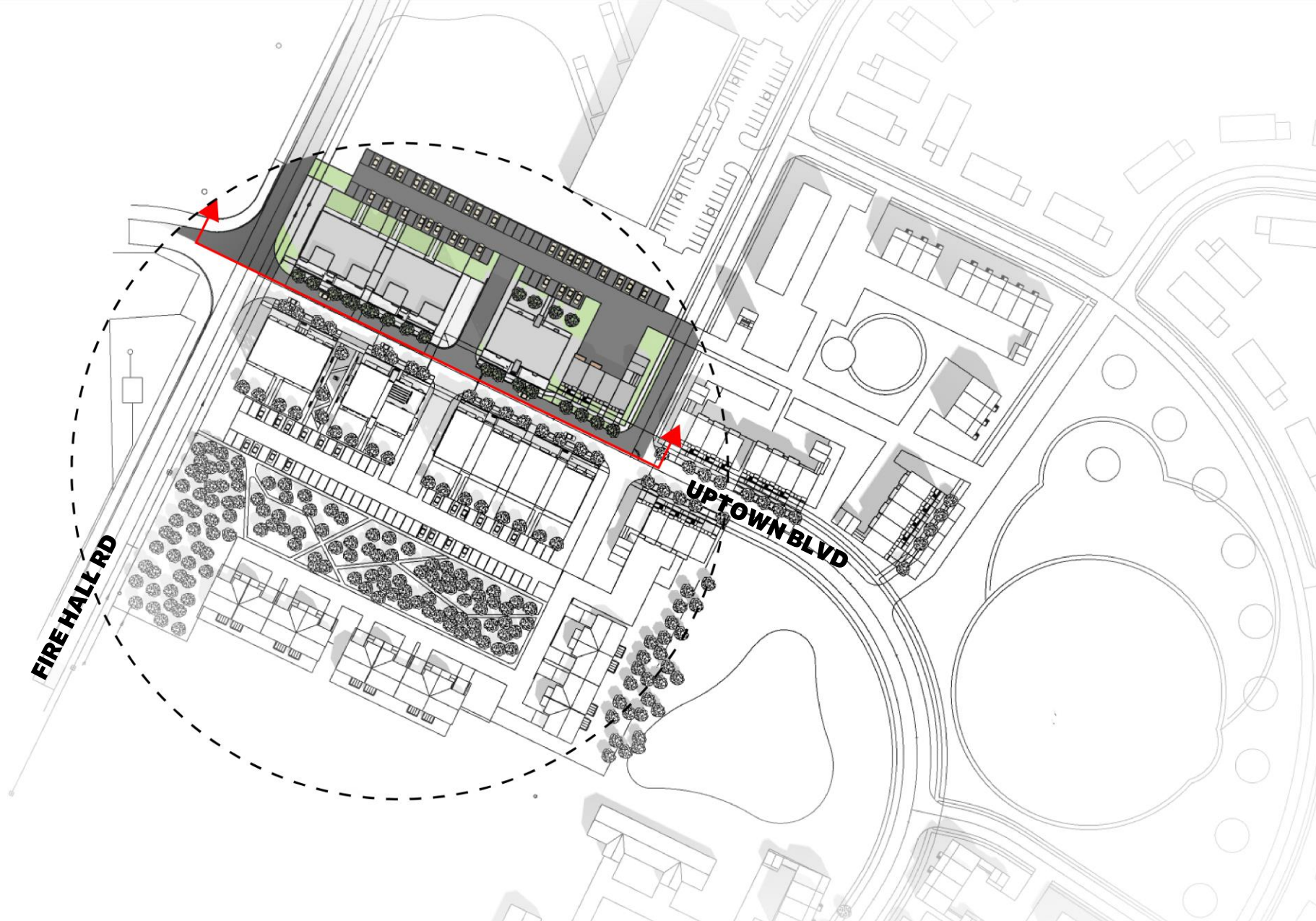
PHASE 1 OVERALL SITE PLAN



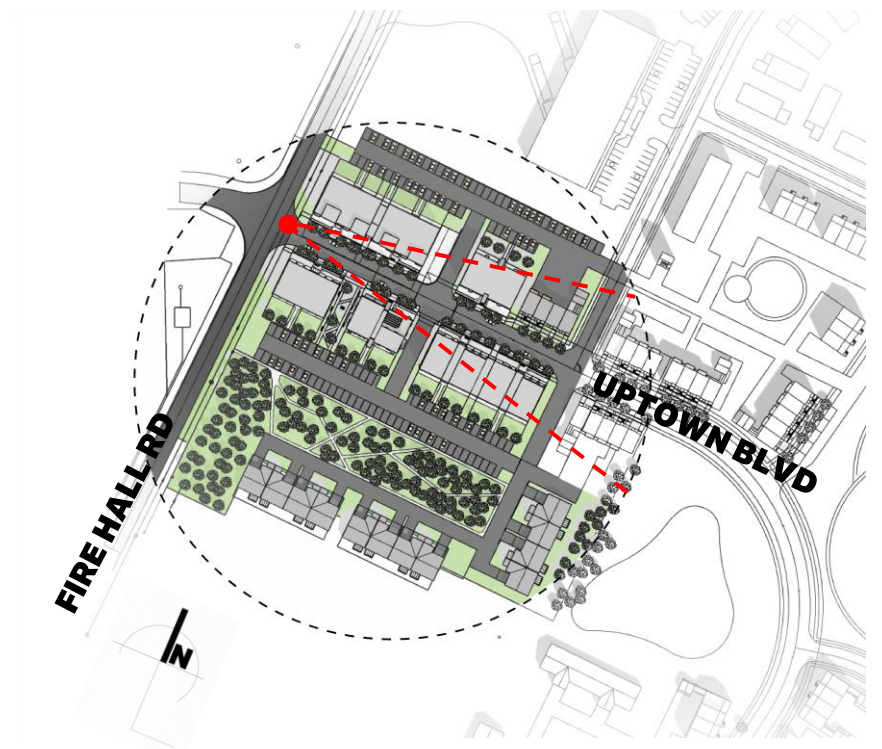
PHASE 1 SITE PLAN



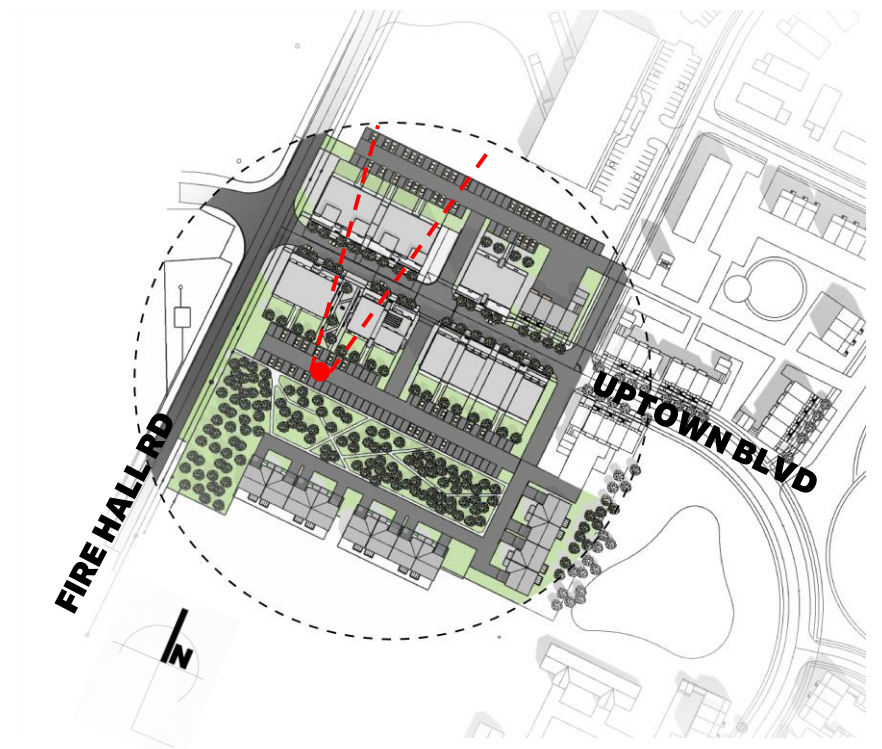
PHASE 1 NORTH ELEVATION



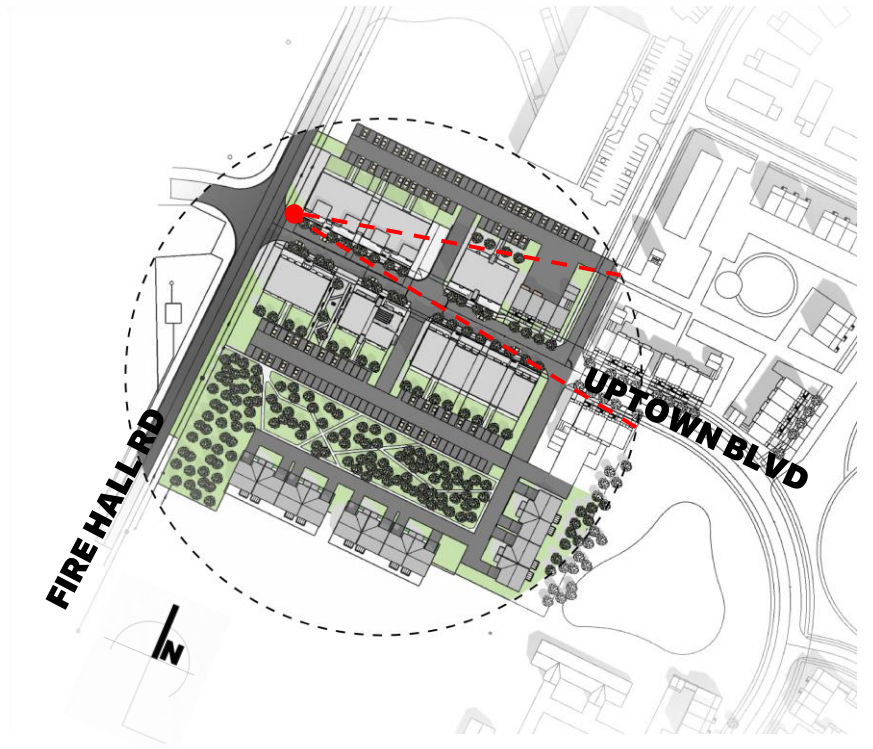
PHASE 1 SOUTH ELEVATION



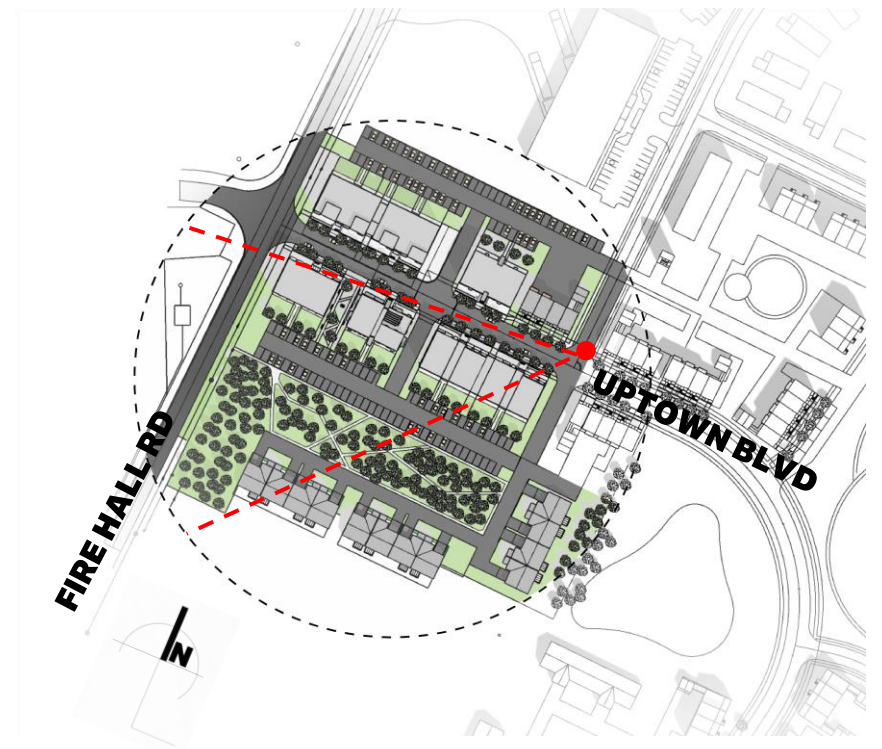
CENTRAL STREET VIEWSHED



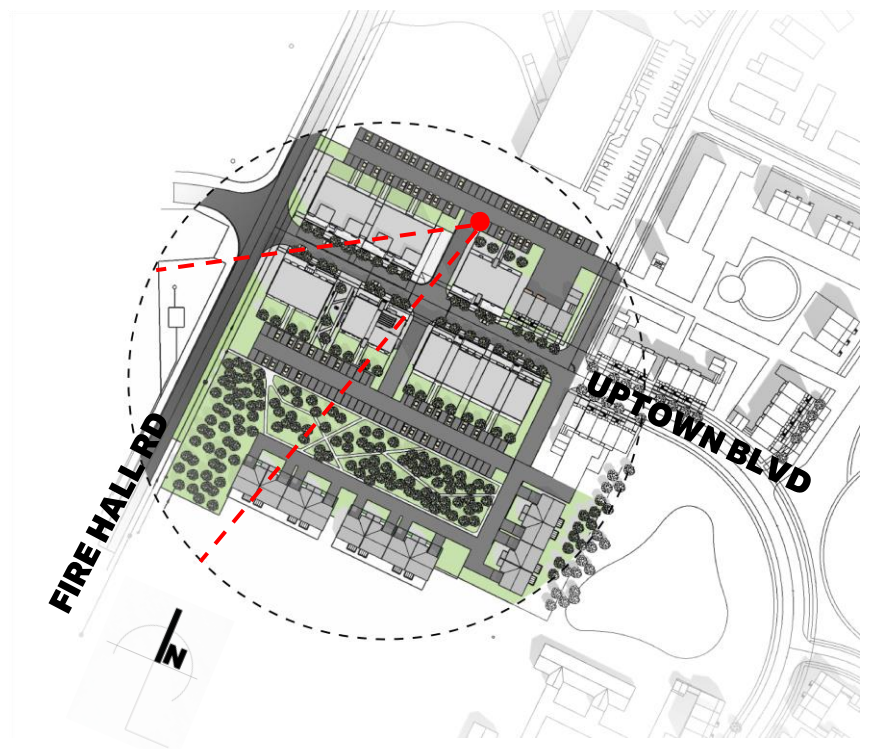
POCKET PARK



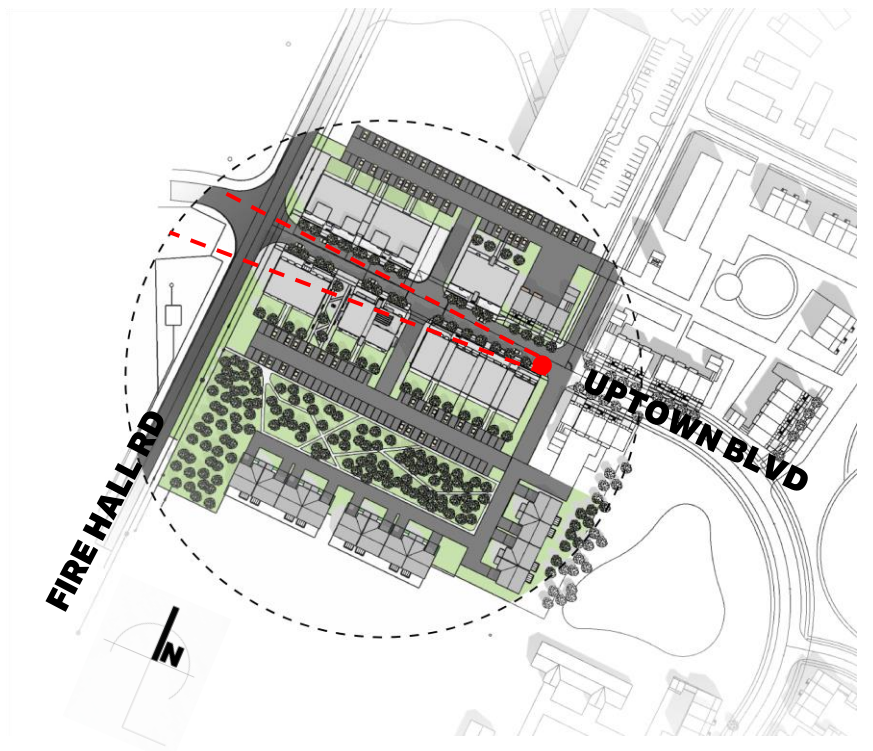
SIDEWALK VIEWSHED



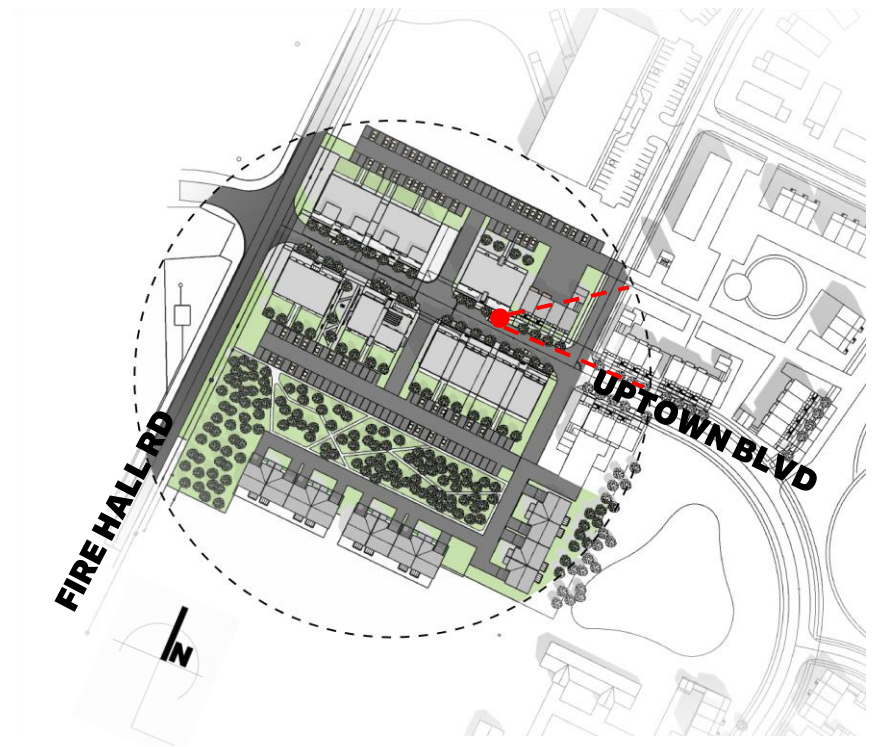
ACROSS STREET VIEWSHED



ACTIVE CORNER SPACE



FRONT PORCH VIEWSHED



TOWN HOUSE SIDEWALK VIEWSHED



AERIAL VIEW LOOKING SOUTH



AERIAL VIEW LOOKING WEST



POCKET PARK VIGNETTE



ACTIVE CORNER VIGNETTE



ACTIVE CORNER VIGNETTE