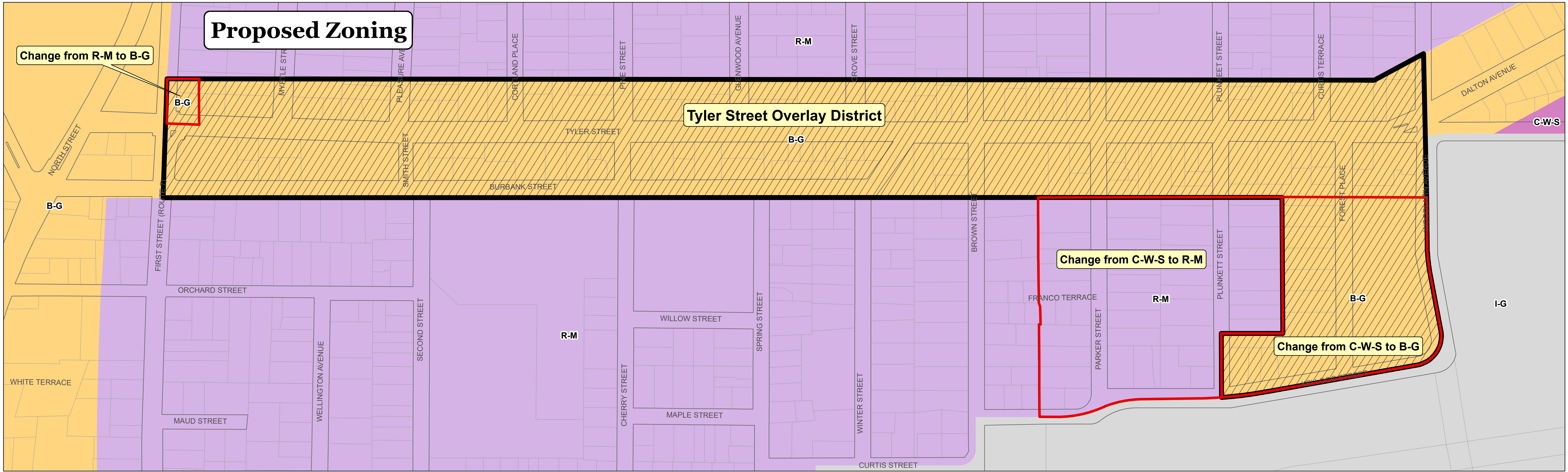


 Proposed Zoning Changes  Tyler Street Overlay District



**AMENDING THE CODE OF THE CITY OF PITTSFIELD  
CHAPTER 23, “ZONING ORDINANCE”**

*Be it ordained by the City Council of the City of Pittsfield, as follows:*

**SECTION I**

*That the Code of the City of Pittsfield, Chapter 23, Article 23-4 District Regulations, shall be amended by creating Section 4.322 “Tyler Street Overlay District (or TS Overlay District):*

- A. **PURPOSE.** The purpose of the Tyler Street Overlay District is to provide greater opportunities for neighborhood and economic revitalization. This will be accomplished through flexibility of allowable land uses and parking requirements while encouraging best practices for design and form of new construction that complement the neighborhood’s historic land use pattern and built environment. This overlay will:
- Establish a mix of complementary uses in the TS Overlay District.
  - Reduce urban sprawl and make more economical and more efficient use of energy and resources, utilities, streets, and municipal services.
  - Help stimulate and revitalize the Tyler Street area with increased on-street activity for greater portions of the day.
- B. **DISTRICT DELINEATION AND APPLICATION.** The TS Overlay District shall be considered as overlying other districts as shown on the Zoning Map of the City of Pittsfield. The boundaries are as shown on the TS Overlay District Zoning Map hereby adopted and attached to the Official Zoning Map. All regulations of the underlying zoning districts shall apply except as modified by the regulations of the TS Overlay District.
- C. **PERMITTED USES**
1. Mixed-use development, especially the mixture of residential and commercial units in one structure with residential located above the first floor. For the purposes of this Section of the Zoning Ordinance, mixed-use development is defined as pedestrian friendly development that blends two or more residential, commercial, cultural, institutional, and/or light, neighborhood scale industrial uses.
  2. Creative industries, including, but not limited to: co-work spaces (whether as office or creative work spaces); stage and screen theaters (excluding adult entertainment); shops selling locally created goods; art centers (community educational arts-related activities); art galleries; studio space (including dance, photography, filmmaking, music, writing, painting, sculpturing, or printmaking); arts services; performing arts spaces; cabarets; musician rehearsal space; dinner theaters; museums; television and radio broadcast studios; and specialty food and beverage manufacturing, such as cheesemaking, baking, fermenting, brewing, and distilling..
  3. Manufacturing, processing and production of products conducive to a mixed-use urban neighborhood, including, but not limited to: textiles, plastics, and uses not

included previously in this section. Uses falling in this category will be made allowable via a special permit through the Community Development Board to ensure the adequate evaluation of impacts to residential and commercial neighbors.

4. Residential development, both as stand-alone development as two-family, three-family, or multi-family residential development, or in conjunction with other permitted uses, including artist or other combined live/work space. Two and three family residences are permitting by-right and exempt from the special permit requirements outlined in Section D.

For the purposes of this section, multi-family residential development is defined as greater than three residential dwelling units (whether as a standalone or mixed-use development). Multi-family residential development in the TS Overlay District is exempt from the requirements of Section 7.715. This use category is subject to a special permit through the Community Development Board to ensure the adequate evaluation of impacts to the neighborhood. Evaluation of the special permit shall include the following:

- a. Height and siting of buildings;
- b. Screening buffers, planting strips, fences, or walks;
- c. Off-street parking and loading;
- d. Open space and common areas; and
- e. Design of the building in the context of the surrounding neighborhood.

#### D. DEVELOPMENT AND REDEVELOPMENT STANDARDS

1. All standards and regulations in the underlying zoning district are valid in the TS Overlay District, except as modified in this article.
2. The minimum requirements for multi-family development as cited in Section 7.715 of this Ordinance do not apply.
3. Town house development in the TS Overlay District has no minimum lot size. For the purposes of this section, this town house style development is considered two family, three family, or multi-family depending on the number of proposed attached units.
4. Off-Street parking
  - a. The parking requirement for residential development is one (1) space per dwelling unit.
  - b. Retail, Consumer Service Establishments, or Eating Establishments of five thousand (3,000) square feet or less in size, to be located in existing buildings in the TS Overlay District, are not required to provide parking.
  - c. Off street parking as required by Section 10.1 of this Ordinance or as otherwise provided for in this section may be provided through one (1) or a combination of the following:

- i. On-site, but not located between Tyler Street, Kellogg Street, or Woodlawn Avenue and the front of the building. Where there is no building present, parking may not be constructed within the first 15 feet from the three aforementioned streets;
- ii. Off-site, in public or private off-street parking facilities, located within an eight hundred (800) foot walking distance as measured from the nearest property line of the proposed development to the closest property line of the parking facility.
- iii. Those seeking relief from these parking requirements and those of Section 10.1 of this Ordinance may do so as part of the parking waiver special permit through the Community Development Board as provided in Section 10.110, F. of this Ordinance

F. **APPLICATION REQUIREMENTS.**

The following types of projects shall require a special permit and site plan approval from the Community Development Board, in accordance with Section 7.802 of this Ordinance:

1. The development or redevelopment of land equal to or in excess of 5,000 square feet;
2. The development of new construction equal to or in excess of 1,500 square feet; or
3. Any change of use, repair, reconstruction, improvement or expansion of an existing structure or portion thereof equal to or in excess of 3,000 square feet within a five (5) year period.

Any intended future phases of the development must be designated on the site plan. All applications for new construction shall be accompanied by elevations or architectural renderings that illustrate the exterior design of the building.

**SECTION II**

This ordinance shall become effective upon enactment.

**AMENDING THE CODE OF THE CITY OF PITTSFIELD  
CHAPTER 23, “ZONING ORDINANCE”**

*Be it ordained by the City Council of the City of Pittsfield, as follows:*

**SECTION I**

That the Code of the City of Pittsfield, Chapter 23, Article 23-2, Definitions, Section 2.2 Glossary, Dwelling Types shall be amended by creating C, Three Family (with the following definitions appropriately renumbered):

**C. Three-Family**

A detached residential building containing three dwelling units designed for occupancy by not more than three families.

**SECTION II**

That the Code of the City of Pittsfield Chapter 23, Zoning, Article 23-4, District Regulations, Section 4.202, Table of Principal Permitted Uses, shall be amended by adding the following Principal Permitted Use located between “Two-Family” and “Multi-Family” under a. RESIDENCE USES:

| PRINCIPAL PERMITTED USES   | USE GROUP | R-43 | R-20 | R-12 | R-6 | R-G | R-M | B-C | B-G | B-D | C-W-S | I-L | I-G | L-D-I | B-N |
|----------------------------|-----------|------|------|------|-----|-----|-----|-----|-----|-----|-------|-----|-----|-------|-----|
| <i>a. RESIDENCE USES</i>   |           |      |      |      |     |     |     |     |     |     |       |     |     |       |     |
| Dwellings:<br>Three-Family | BR        |      |      |      |     | X   | X   |     |     |     |       |     |     |       | X   |

**SECTION III**

That the Code of the City of Pittsfield Chapter 23, Zoning, Article 23-4, District Regulations, Section 4.203, Schedule of Intensity Regulations, shall be amended by reducing the minimum yards and increasing the maximum coverage by all buildings in the R-M High Density Multi-Family Residential District:

**Existing:**

| DISTRICT | Min. Lot area in sq. ft. | Minimum Lot Width in feet | Minimum Yards In Feet front/side/rear | Maximum coverage by all bldgs. | Maximum height of bldgs. feet |
|----------|--------------------------|---------------------------|---------------------------------------|--------------------------------|-------------------------------|
| R-M      | 6,000                    | 60                        | 15 / 10 / 20                          | 50%                            | 60                            |

**Proposed:**

| <b>DISTRICT</b> | <b>Min. Lot area in sq. ft.</b> | <b>Minimum Lot Width in feet</b> | <b>Minimum Yards In Feet front/side/rear</b> | <b>Maximum coverage by all bldgs.</b> | <b>Maximum height of bldgs. feet</b> |
|-----------------|---------------------------------|----------------------------------|--|---------------------------------------|--------------------------------------|
| R-M             | 6,000                           | 60                               | <i>10 / 5 / 10</i>                           | <i>70%</i>                            | 60                                   |

**SECTION IV**

That the Code of the City of Pittsfield Chapter 23, Zoning, Article 23-10, Off Street Parking and Loading, Section 10.111, Table of Off-Street Parking Requirements, shall be amended by inserting the following between “Dwellings-Two Family” and “Dwellings-Multi-Family”:

| <b>USE</b>             | <b>MINIMUM OFF-STREET PARKING REQUIREMENTS</b> |
|------------------------|--|
| Dwellings-Three Family | One space for each dwelling unit.              |

**SECTION V**

This ordinance shall become effective upon enactment.