

An architectural model of a city block is shown on a table. The model consists of numerous blue, three-dimensional building blocks of various shapes and sizes, arranged on a light-colored surface that has a blue map or plan overlaid on it. The buildings are arranged in a grid-like pattern, with some taller buildings and some shorter ones. The background shows more of the model and some brown cardboard boxes.

Westside Form-Based Code

Community Presentation

June 3, 2024

City of Pittsfield



Innes
Associates Ltd



Agenda

- ▶ Welcome!
- ▶ Progress Update
- ▶ Draft Street Types
- ▶ Draft Uses
- ▶ Draft Buildings Types
- ▶ Draft Other Changes
- ▶ Wrap-up and Next steps

Welcome and Introductions

BERKSHIRE HABITAT FOR HUMANITY

Carolyn Valli
Erin O' Brien

CITY OF PITTSFIELD

Jacinta Williams
Nate Joyner
Amber Spring

STEERING COMMITTEE

Libby Herland
Matthew Herzberg
CJ Hoss
Sheila Irvin
Ricardo Morales
Erin O' Brien
Dubois Thomas
Carolyn Valli

INNES ASSOCIATES

Emily Keys Innes, AICP, LEED AP ND
Ewan Innes
Paula Ramos Martinez
Gina Bukas

OVER UNDER

Rami el Samahy, AICP
Foteini Bouliari

Process



Kick-off

September - October



Community Engagement
Discussions and tests

November - April



Draft Ordinance
and Map
Citizen Guides

April-May



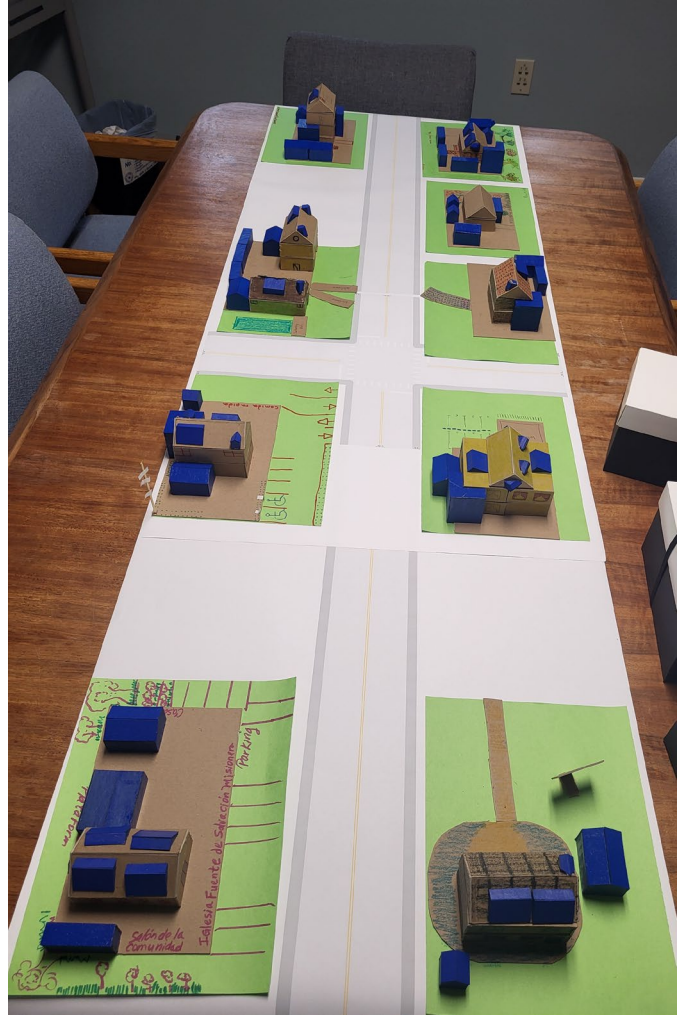
Final Ordinance and
Map

May-June

Blackshires - May 3



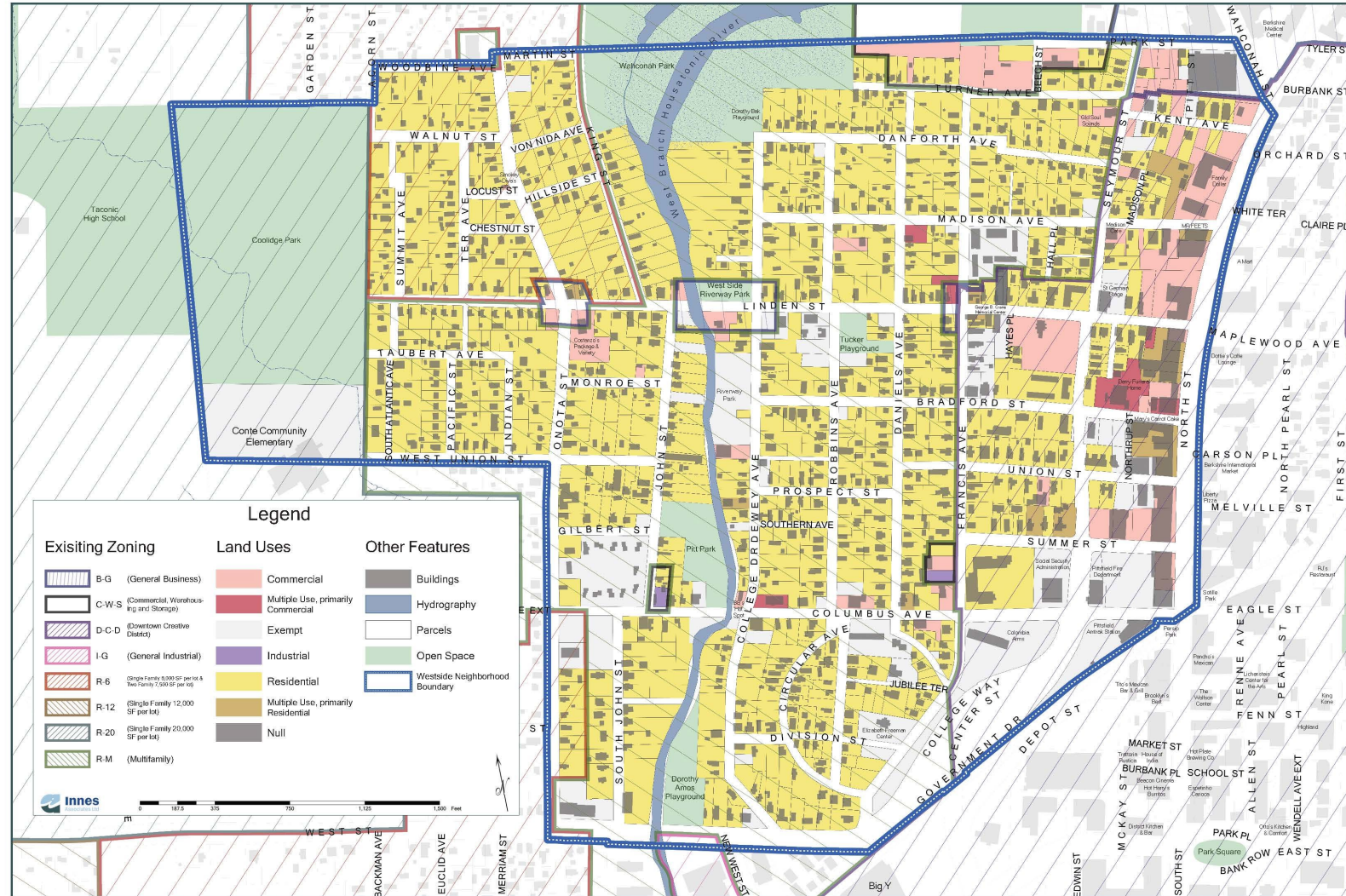
Spanish-speaking - May 22



Current Zoning

Zoning

- ▶ General Business (B-G)
- ▶ Commercial, Warehousing and Storage (C-W-S)
- ▶ Downtown Creative District (D-C-C)
- ▶ General Industrial (I-G)
- ▶ Residential
 - ▶ R-6
 - ▶ R-12
 - ▶ R-20
 - ▶ Multifamily (R-M)



Westside Map Viewer



Nonconforming Parcels in Pittsfield's Westside

Nonconforming by Frontage

33%

349 / 1,060 Lots

Nonconforming by Lot Size

29%

309 / 1,060 Lots

Nonconforming by Setback

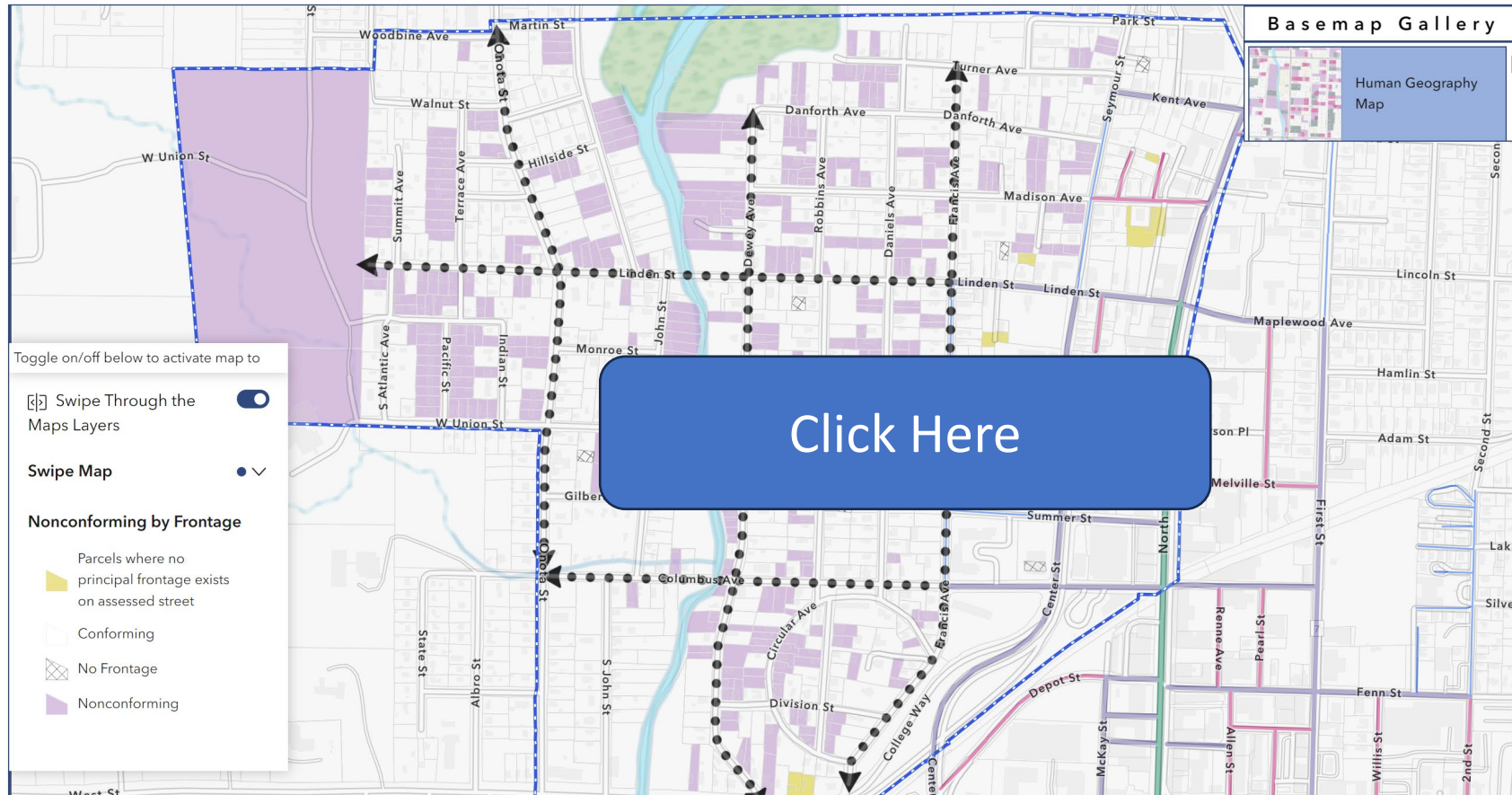
36%

388 / 1,060 Lots

Nonconforming by Frontage, Lot Size, and Setback

1%

82 / 1,060 Lots



Station at meeting?

- Proposed Neighborhood Corridor
- Nonconforming Parcels
- Land Use
- Vacant Lots
- Existing DCD Streets
- Zoning Districts
- FEMA Q3 Flood Zones from Paper FIRMs where NFHL Data Unavailable

Legend

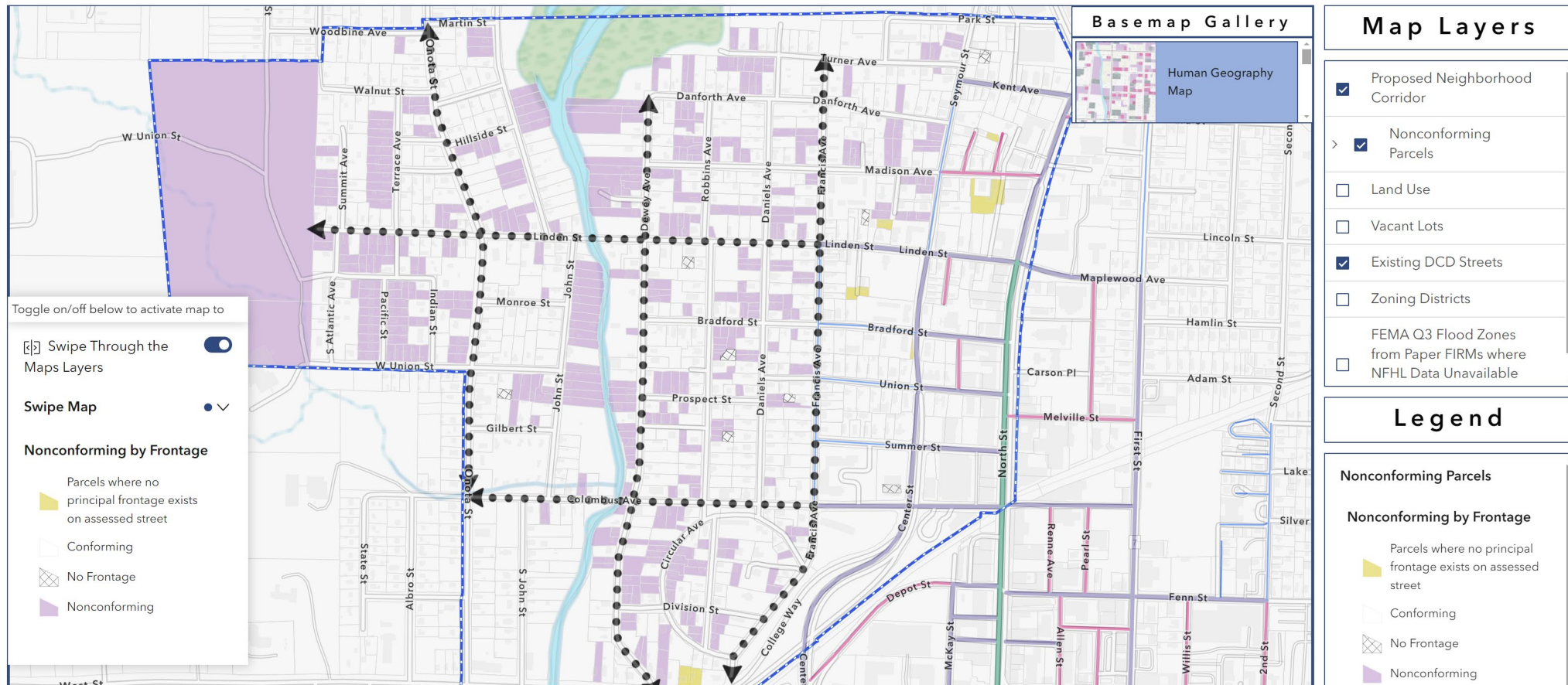
Nonconforming Parcels

- Nonconforming by Frontage**
 - Parcels where no principal frontage exists on assessed street
 - Conforming
 - No Frontage
 - Nonconforming

Purpose (Draft)

This district is established to continue the modernization of the city's zoning by focusing on building form and placement. The purpose of this district is to encourage an **appropriate mix of housing types and commercial opportunities**, promoting a **walkable neighborhood, wealth-building activities for residents** by allowing for multiple income streams, **active and safe streets**, and **economically viable uses of vacant buildings and lots** where the City has existing infrastructure.

Neighborhood Corridor



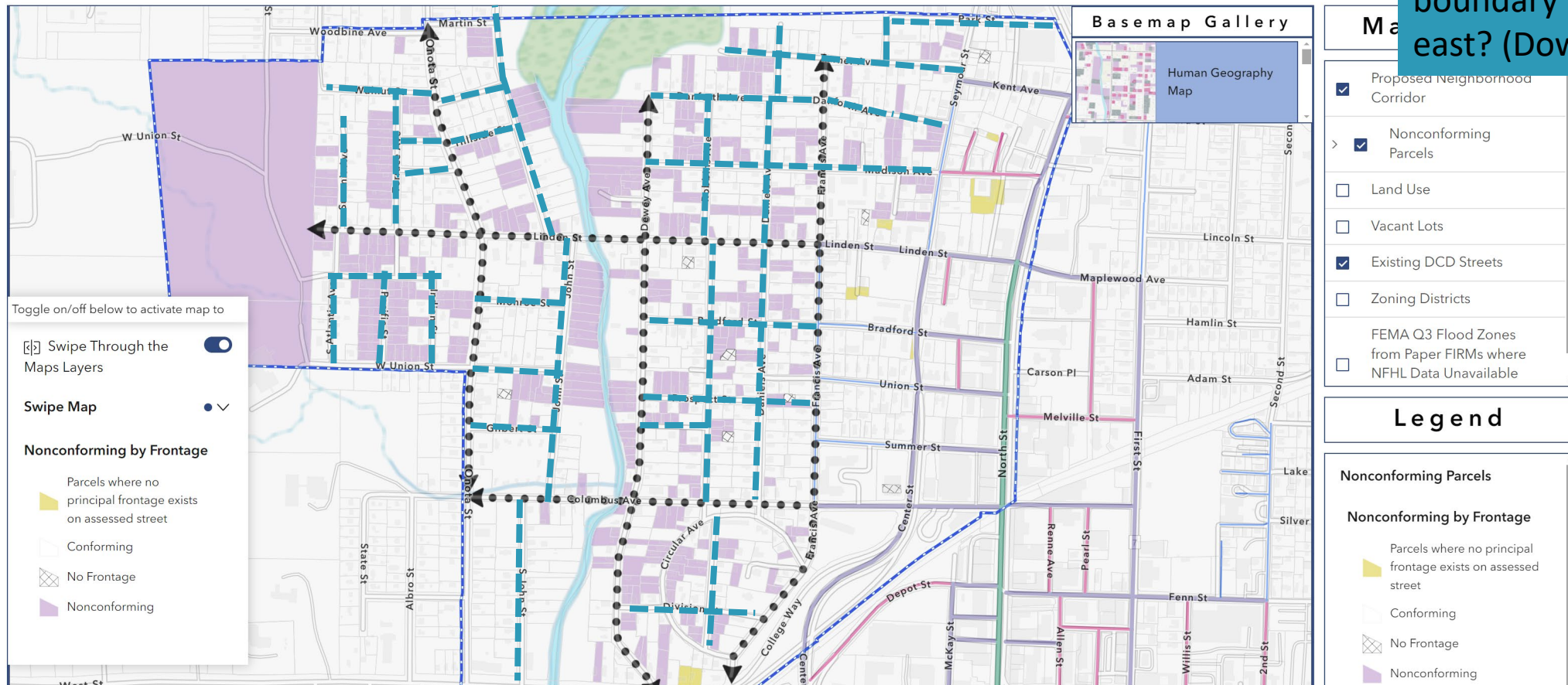
Neighborhood Corridor

Why this Street Type?

- ▶ This replaces the Secondary Street in the Downtown Arts District.
- ▶ Uses are a mix of commercial, mixed-use, and residential.
- ▶ Residential uses include Accessory Dwelling Unit and Accessory Commercial Unit.

Neighborhood Street

Create static and online map.
Where does the boundary end to the east? (Downtown?)



Neighborhood Street

Why this Street Type?

- ▶ This replaces the Residential Street Type in the Downtown Arts District.
- ▶ Uses are residential, including Accessory Dwelling Unit and Accessory Commercial Unit.

Draft Zoning

Main zoning tools to allow more opportunities for economic growth and improve social health

- ▶ Accessory Dwelling Unit, ADU
- ▶ Building components
- ▶ Accessory Commercial Unit, ACU
- ▶ Multi-Dwelling Unit



ADU built in Southeast Portland,
Source: Neil Kelly Company

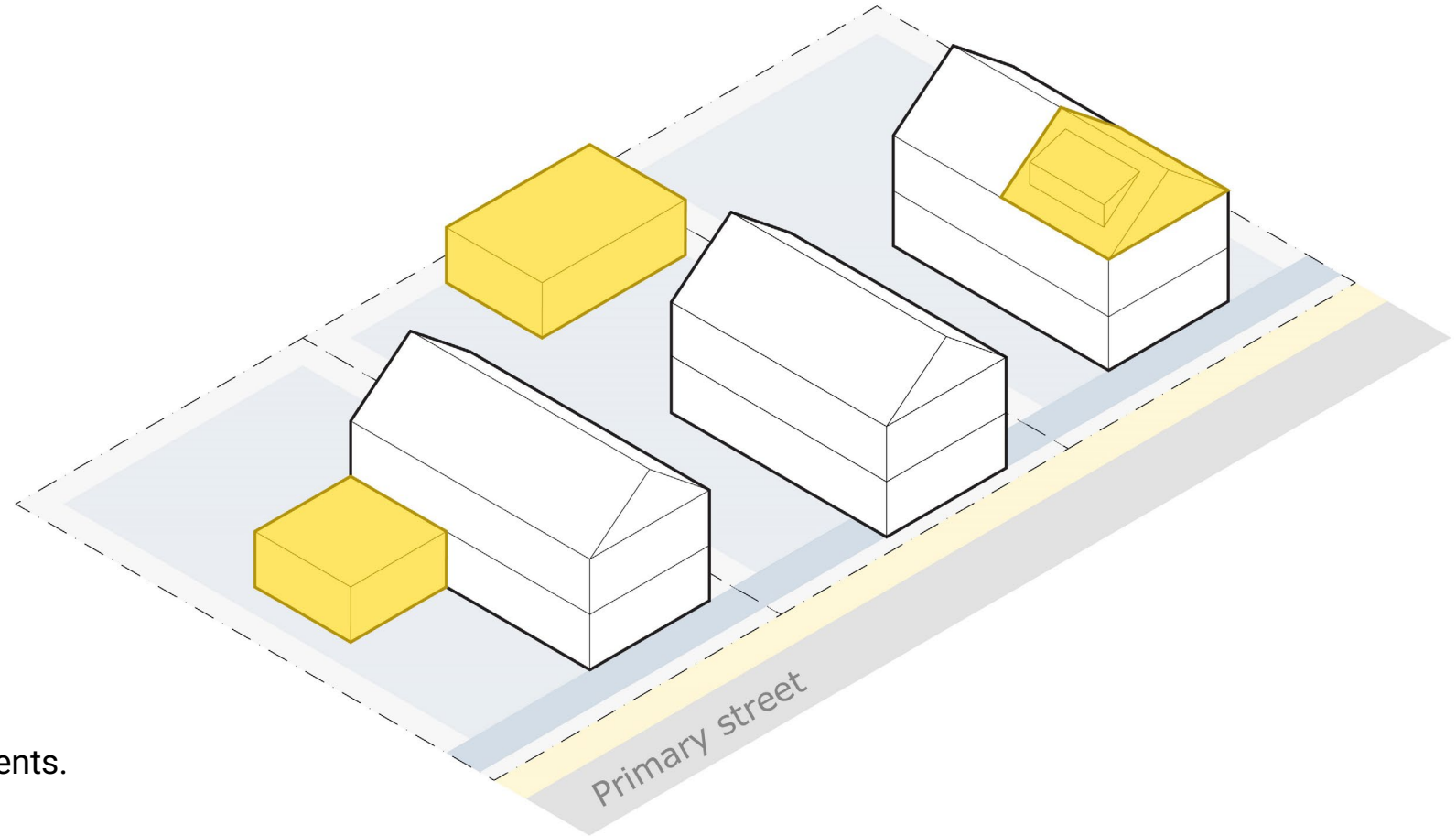


ACU, Devitt House in Ontario
Source: Strongtowns.org

Accessory Dwelling Unit, ADU

Typologies:

- ▶ New
 - ▶ Attached
 - ▶ Detached
- ▶ Repurposed existing:^{*1}
 - ▶ Attic
 - ▶ Basement
 - ▶ Garage

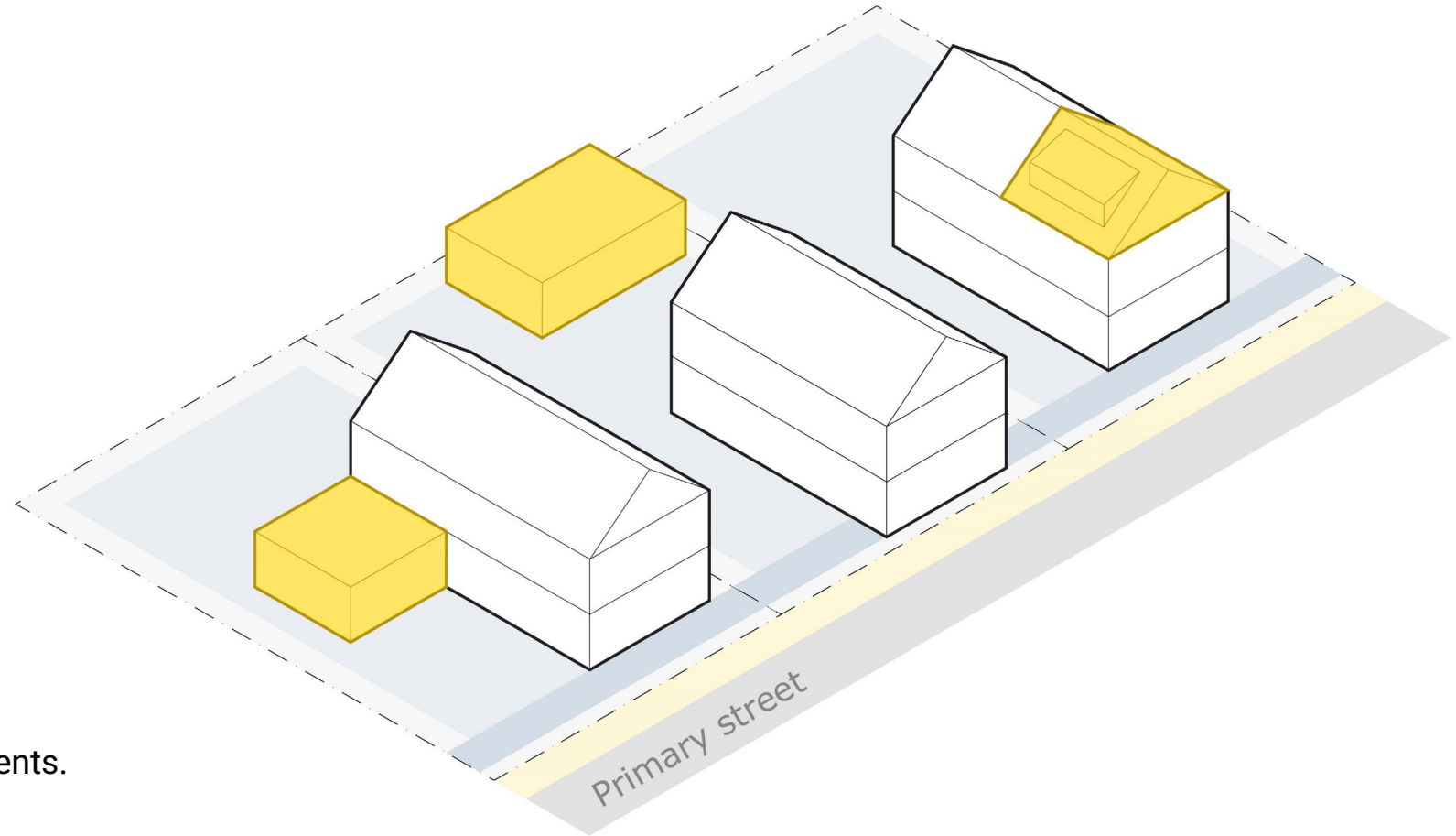


^{*1} Following building code requirements.

Accessory Dwelling Unit, ADU

Typologies:

- ▶ New
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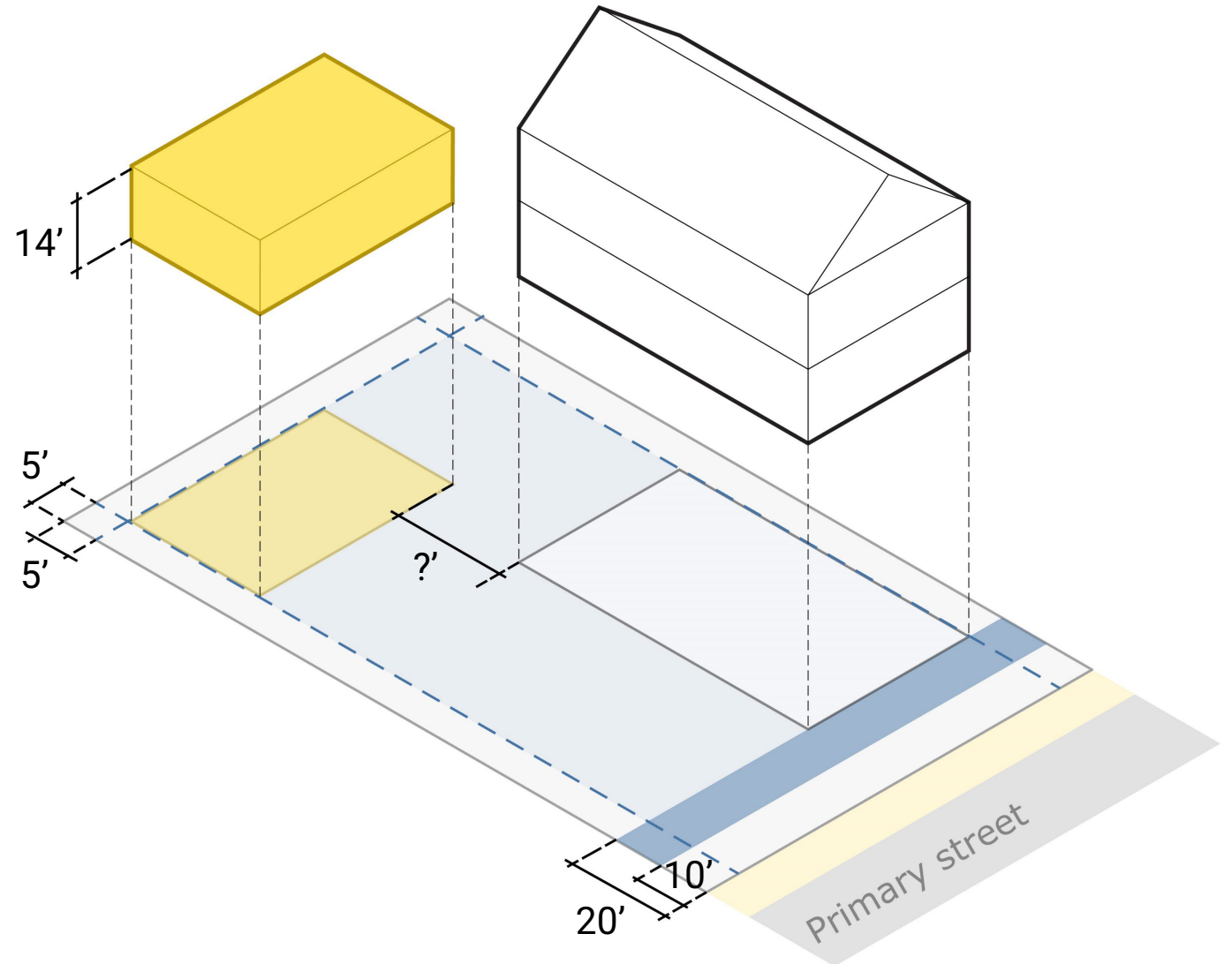


^{*1} Following building code requirements.

Accessory Dwelling Unit, ADU

Main Characteristics:

- ▶ Max. units per lot: 3
- ▶ ADU sf:
 - ▶ Min: 250sf
 - ▶ Max: 1000sf / 40% principal building, whichever smaller.
- ▶ Lot coverage: 60-70%
- ▶ Height / stories: 14ft / 1 story
- ▶ Location, setbacks, and distance from principal building.
- ▶ Parking requirements: 1 Parking place per unit
- ▶ Driveway: min:10ft; max:12ft



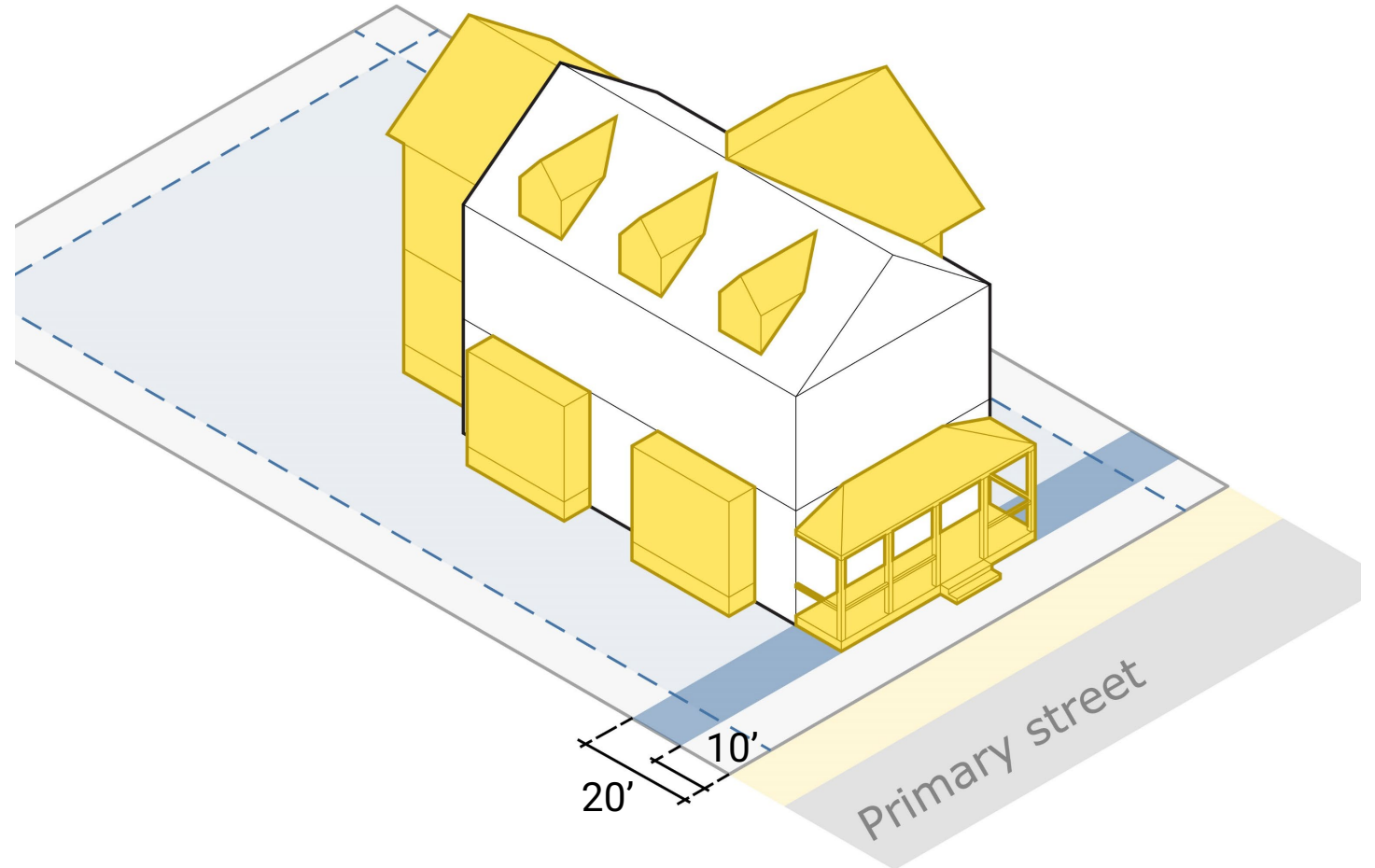
Building Components.

Typologies:

- ▶ Porch
- ▶ Dormer
- ▶ Bay Window
- ▶ Side and rear additions

This additions could allow:

- ▶ Increase residential footage.
- ▶ Home occupation.



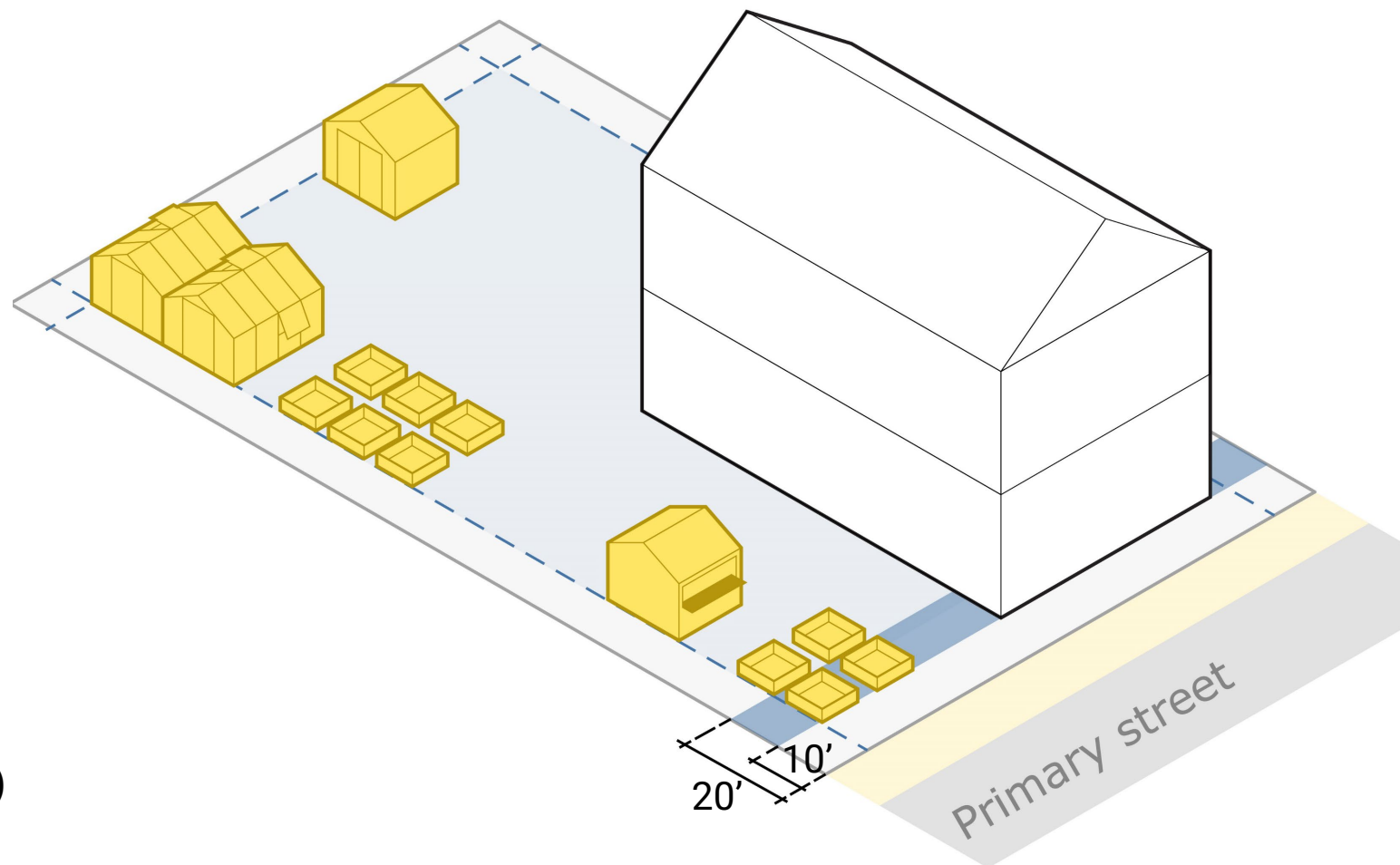
Site Components.

Typologies:

- ▶ Green House
- ▶ Shed
- ▶ Kiosk
- ▶ Raised Beds

This additions could allow:

- ▶ Food production.
- ▶ Plant and flower production.
- ▶ Storage
- ▶ Workspace (home occupation)



Commercial Incubator Process

Source: Raleigh TC-12-21 Accessory Commercial Units

Step 1



Source: instamojo.com

Home occupation Live/Work

- ▶ Home-based business
- ▶ Fully contained within residential structure
- ▶ Maximum size of 25% of building

Step 2



Source: Instagram @Khunvee589

Accessory Commercial Unit:

- ▶ More intense than home-based business
- ▶ Small scale and local commercial program
- ▶ Maximum size of 40% of building
- ▶ Employees and customers are allowed

Step 3



Source: scandinaviastandards.com

Commercial building in Neighborhood Corridor.

Step 4



Source: silverkris.com

Commercial building in Downtown.

Home Occupation or Live/Work

Source: Raleigh TC-12-21 Accessory Commercial Units

- ▶ Fully contained within residential structure.
- ▶ Maximum size 25% of building.
- ▶ Almost no outward appearance of a business allowed.
- ▶ No employees or customers allowed.
- ▶ Allowed uses expressly stated.
- ▶ No outdoor storage.
- ▶ No special use permit required?.

Day Care, Home:

- ▶ Resident must operate
- ▶ No employees other than resident's family
- ▶ Maximum of 8 children
- ▶ No play equipment in front yard
- ▶ No special use permit required

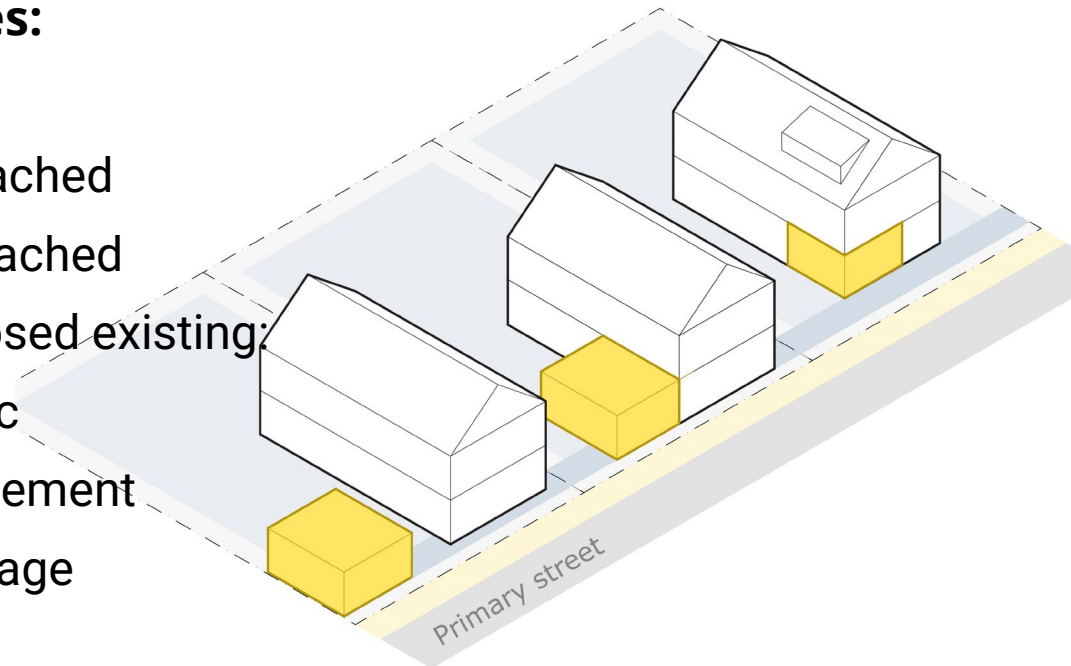
Accessory Commercial Unit, ACU

Source: Raleigh TC-12-21 Accessory Commercial Units

- **More intense than home-based business.**
- **Small scale and local commercial program.**
- **Improves walkability and social safety.**

Typologies:

- ▶ New
 - ▶ Attached
 - ▶ Detached
- ▶ Repurposed existing:
 - ▶ Attic
 - ▶ Basement
 - ▶ Garage



Allowed Uses:

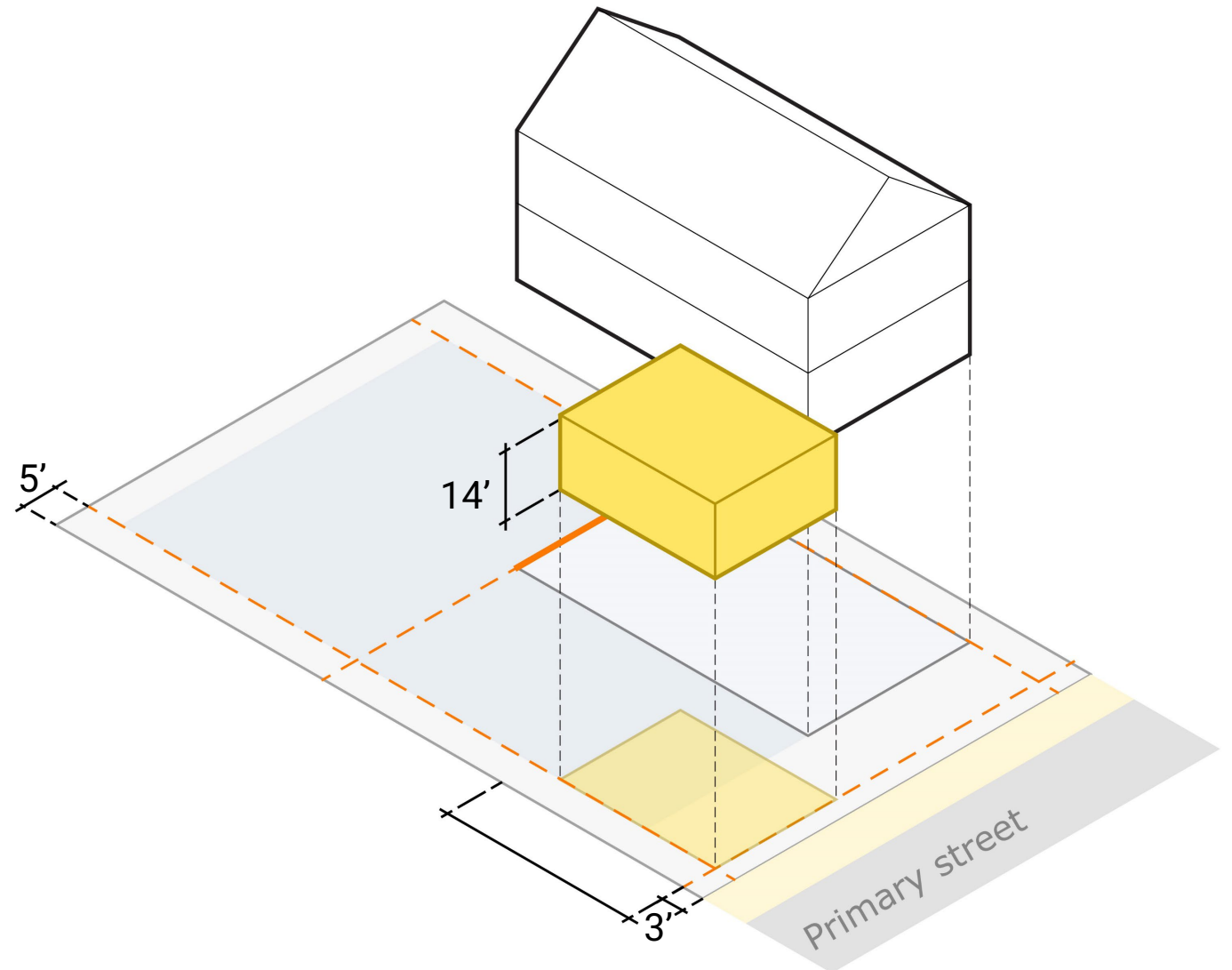
- ▶ Office
- ▶ Indoor recreation: ex. Dance academy
- ▶ Personal Service: ex. Hair salon
- ▶ Retail
- ▶ Eating Establishment:
- ▶ Light Manufacturing Uses: ex. Clothing manuf or jewelry workshop.

Accessory Commercial Unit, ACU

Source: Raleigh TC-12-21 Accessory Commercial Units

Main Characteristics:

- ▶ One ACU per lot.
- ▶ Size: Min: 150 sf. Max: 1000sf or 40% of building, whichever smaller.
- ▶ Front setback: 3 ft. If outdoor seating or product display can be extended. For outdoor seating max 20 ft.
- ▶ Rear Setback: Rear wall of the main building
- ▶ Side setbacks: 5 ft.
- ▶ Parking setback: 20 ft
- ▶ Parking: one per customer or employee (max 5) Parking can be provided:
 - ▶ On the same lot. Min driveway:10 ft
 - ▶ On street, if currently it is available. Max 1 parking place.
 - ▶ On neighborhood parking, if there is one within walking distance. (10 min)

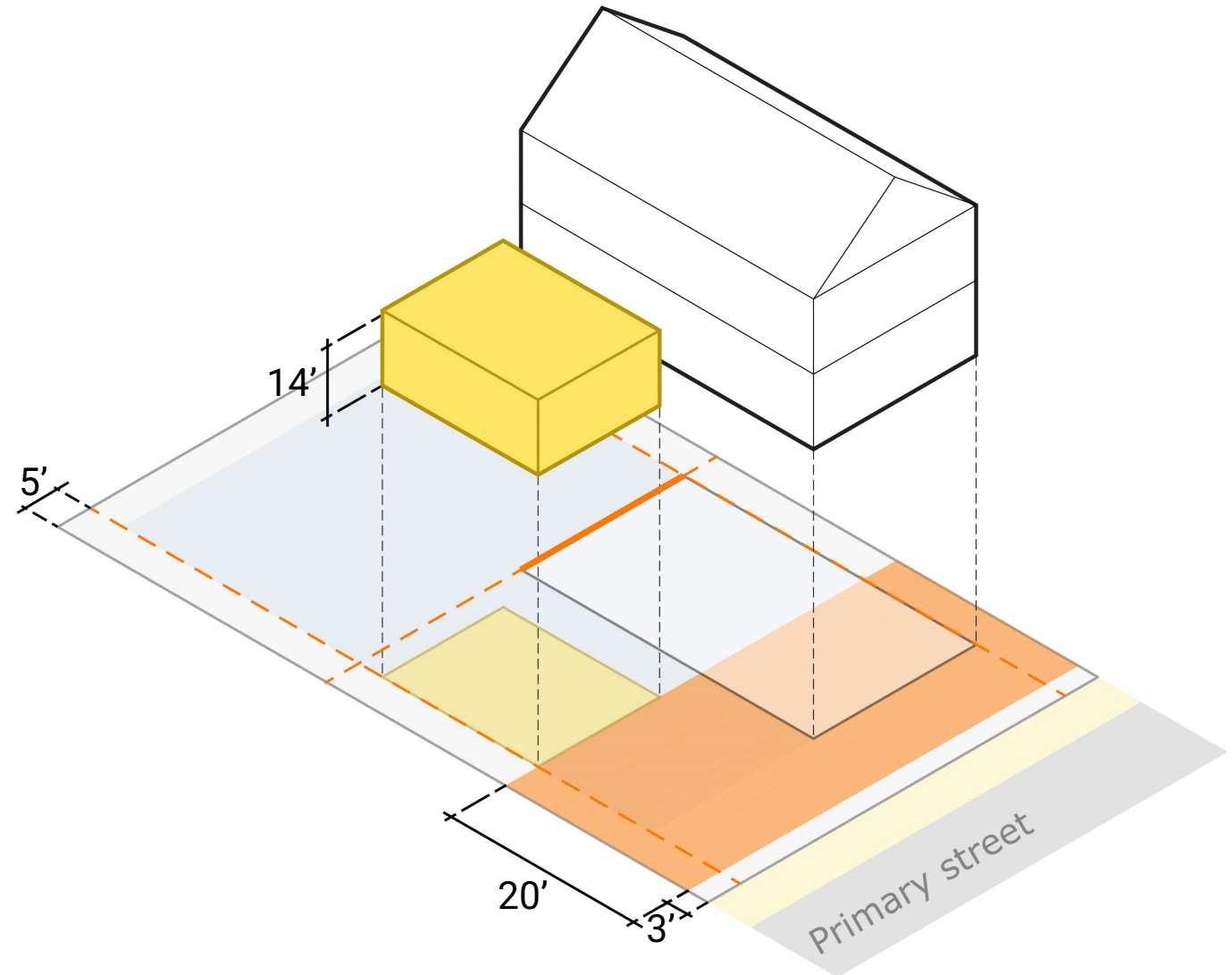


Accessory Commercial Unit, ACU

Source: Raleigh TC-12-21 Accessory Commercial Units

Standards

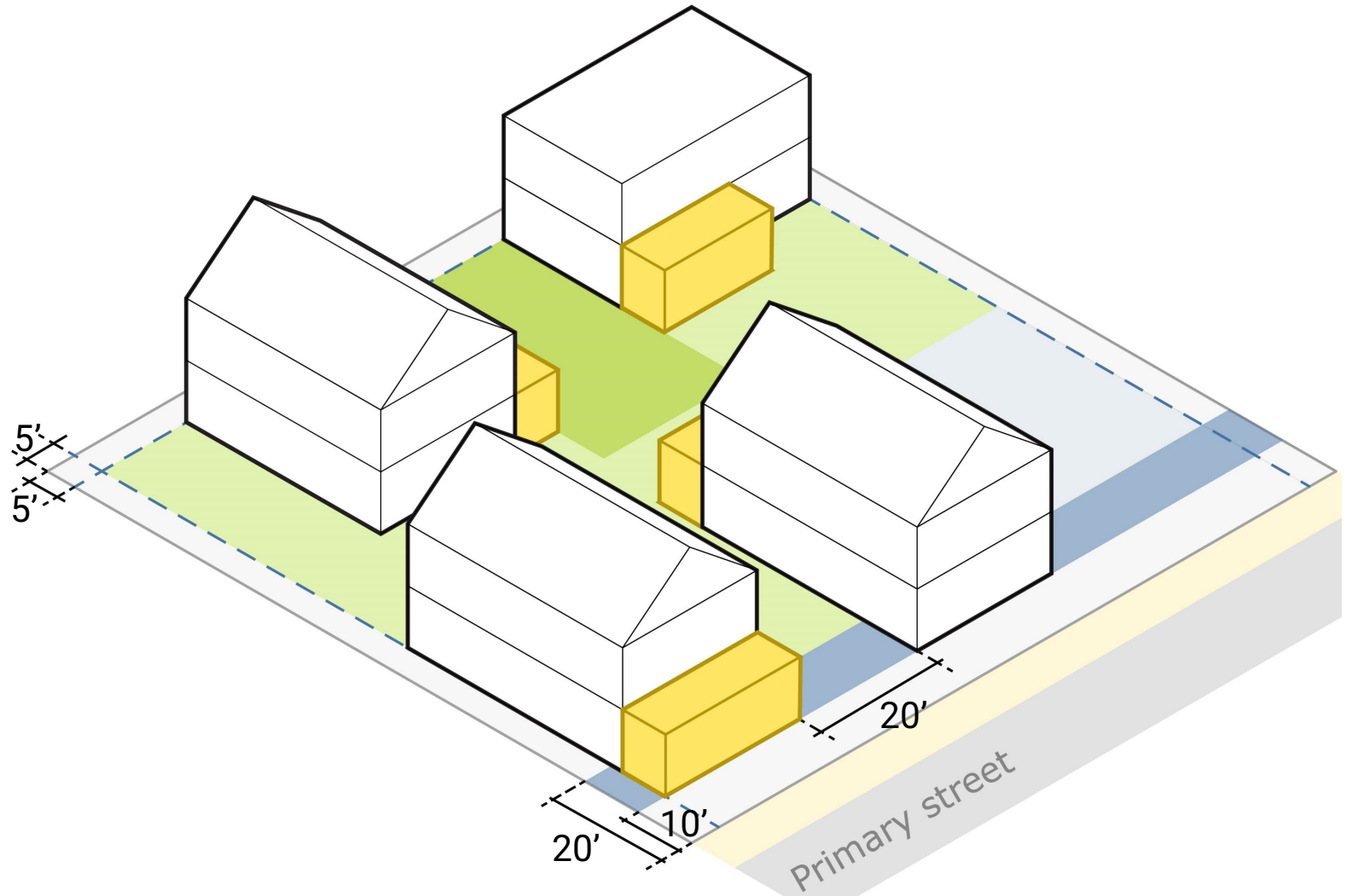
- ▶ Principal residential use must be occupied.
- ▶ Customers and employees: max 5 if parking provided.
- ▶ Operation hours: 7am-7pm
- ▶ Direct pedestrian access required.
- ▶ No outside storage
- ▶ Outdoor seating, respecting the min and max setbacks
- ▶ Outdoor display of products only in front of business. Max 25 sf. Only daytime
- ▶ Signage 1 per lot.



Multi-Dwelling Unit

Typologies and Requirements:

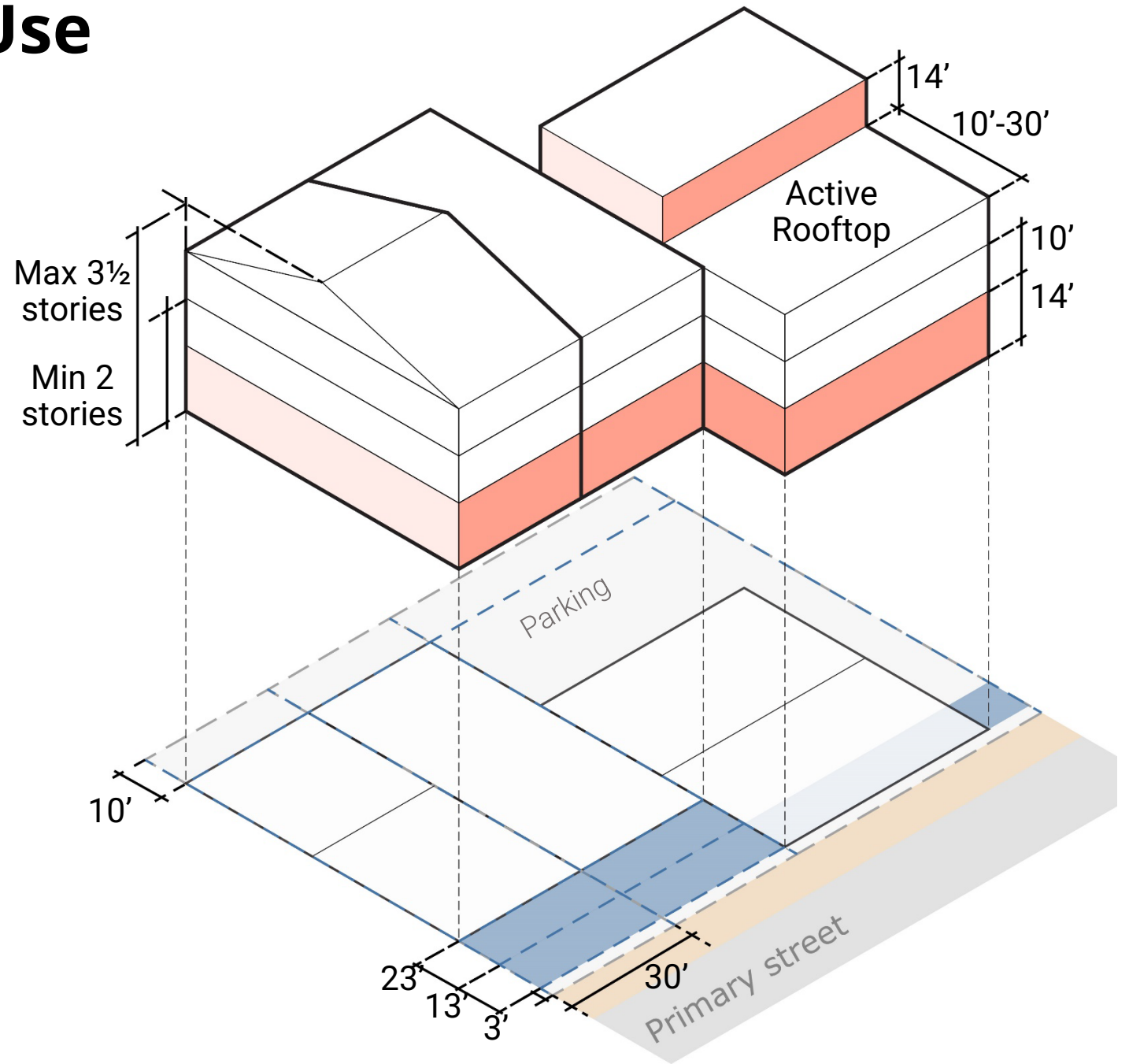
- ▶ Min lot size: 120' * 120'
- ▶ Units: 4-8 units
- ▶ Setbacks: Same as single dwelling units.
- ▶ Separation between buildings: 20ft
- ▶ Max stories: 2 ½
- ▶ Parking: To be provided in the lot
1 parking place per unit.
- ▶ Possible to buy and built on abutting non-conforming lot.



Commercial/Mixed-Use

Typologies and Requirements:

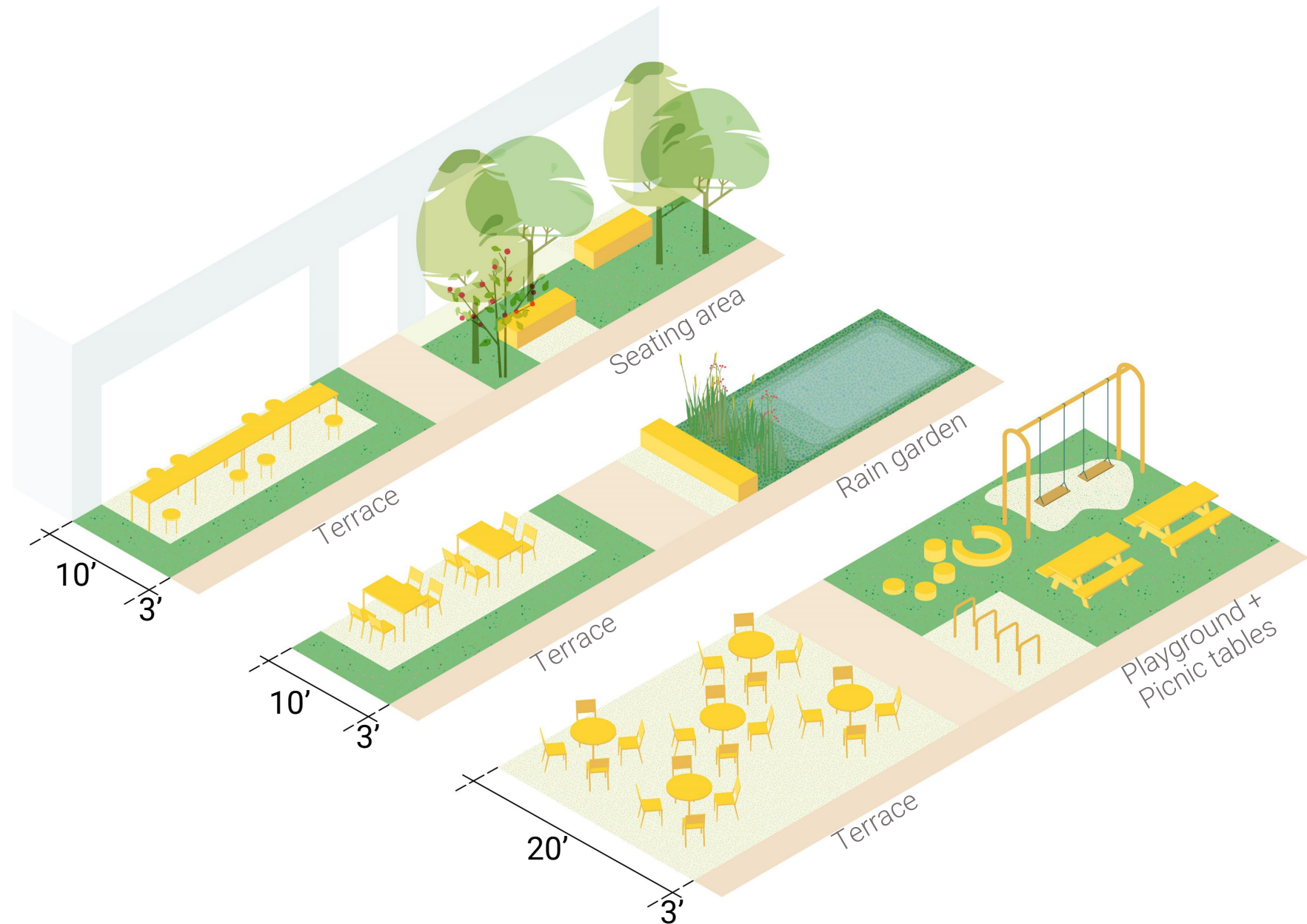
- ▶ Min lot width: 30'
- ▶ Max lot coverage: 100%
- ▶ Setbacks:
 - ▶ Front: Three options. Min 3', 13' or max 23'
 - ▶ Side: 0, party line
 - ▶ Rear: 10'
- ▶ Max stories: 3 ½
 - ▶ 4th floor is possible if it is dedicated to an active rooftop. This floor must have a min stepback of 10' and max 30'. Max height: 14'
- ▶ Parking: Shared-Parking at the back of the lot.



Frontages

Typologies and Requirements:

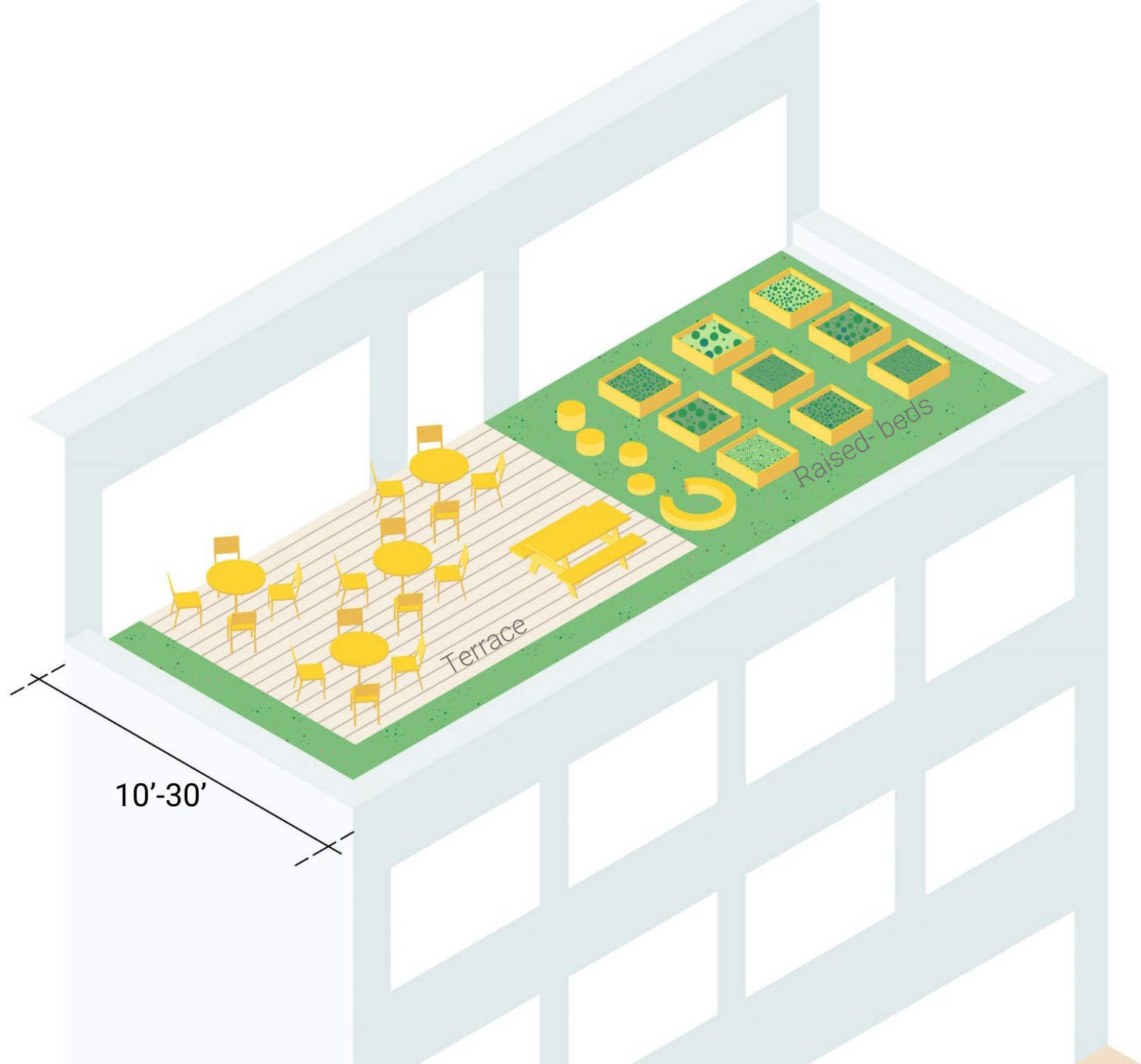
- ▶ Three possible setbacks:
 - ▶ Min: 3', 13', and Max: 23'
- ▶ The first 3' should be treated as the walkway.
- ▶ The frontage must be active and provide a service to the community. No parking.
- ▶ Elements on the frontage:
 - ▶ Terrace
 - ▶ Seating in shade
 - ▶ Rain garden
 - ▶ Small scale playgrounds
 - ▶ Bike parking.



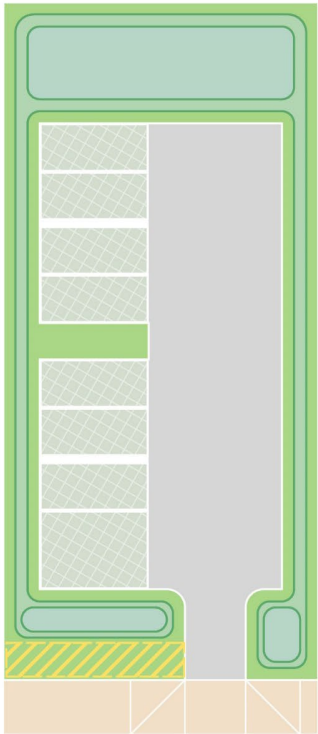
Rooftop

Typologies and Requirements:

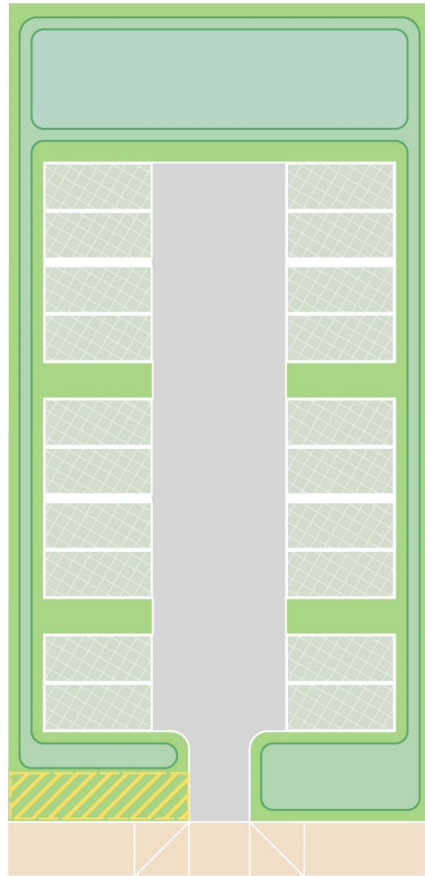
- ▶ Stepback: min 10' and max 30'
- ▶ Active rooftop.
- ▶ Elements on rooftop:
 - ▶ Terrace
 - ▶ Informal seating
 - ▶ Raised-beds



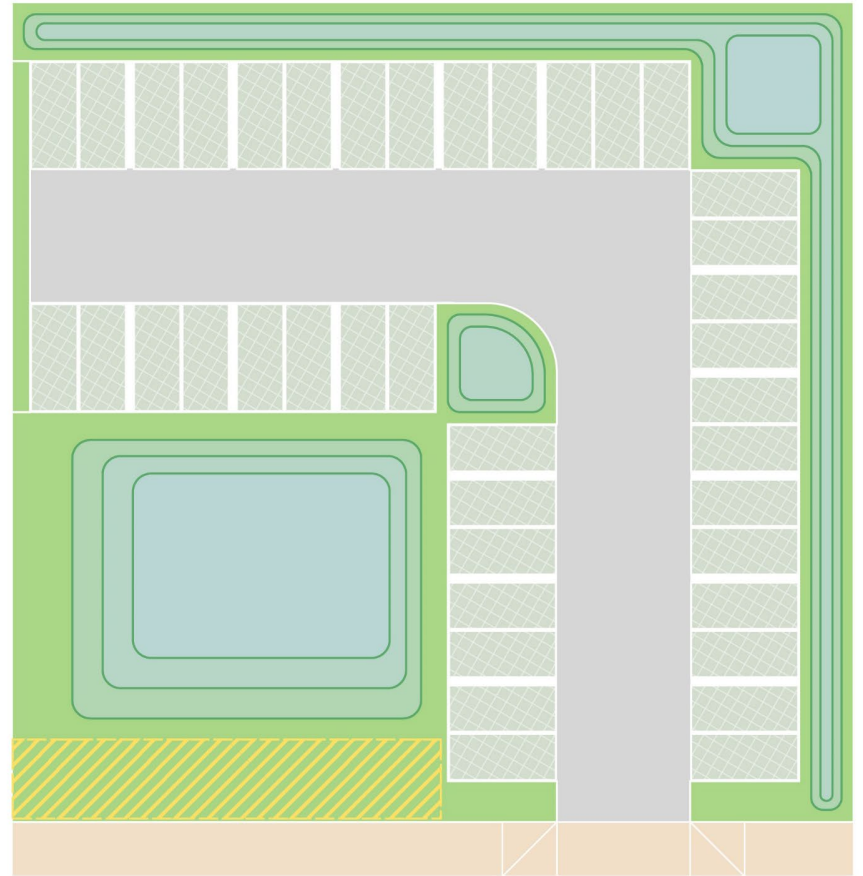
Neighborhood Parking



- ▶ 52' W, 112' L.
- ▶ 8 PP
- ▶ Vol. stormwater

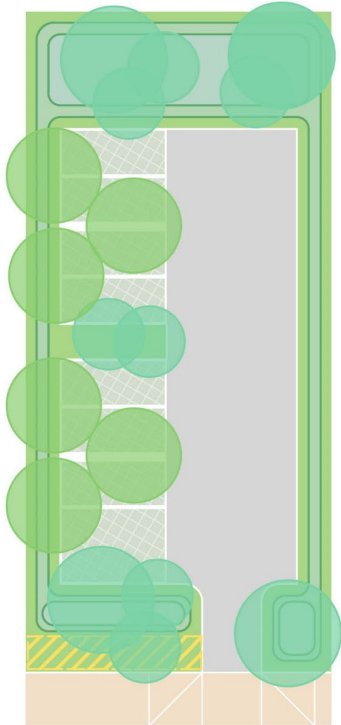


- ▶ 70' W, 140 L
- ▶ 24 PP
- ▶ Vol. stormwater

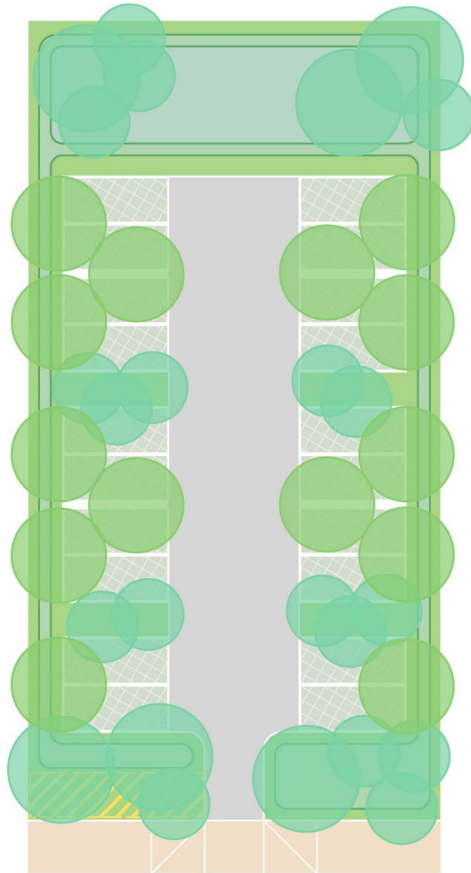


- ▶ 140' W, 140 ' L.
- ▶ 40 PP
- ▶ Vol. stormwater

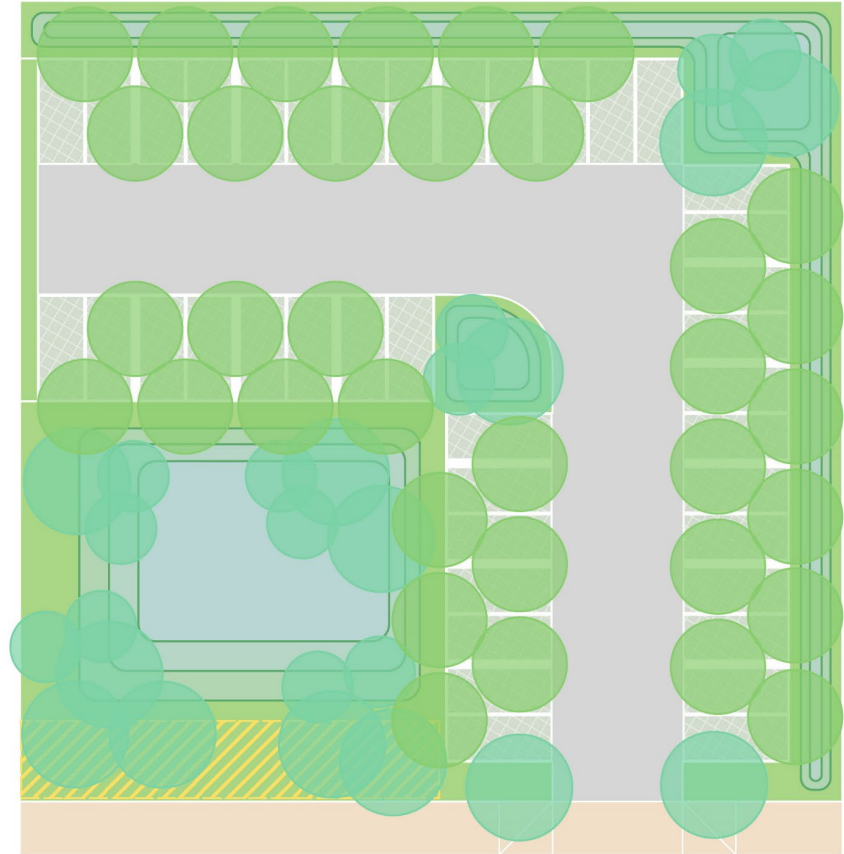
Neighborhood Parking



▶ Trees: 17

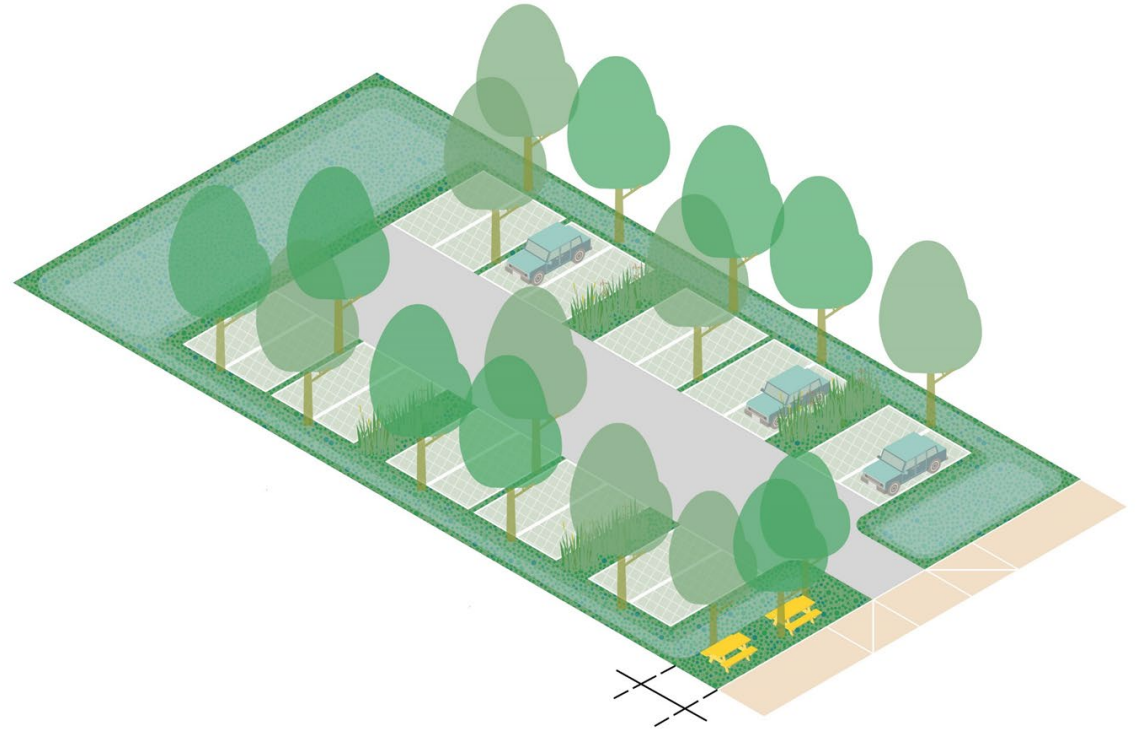
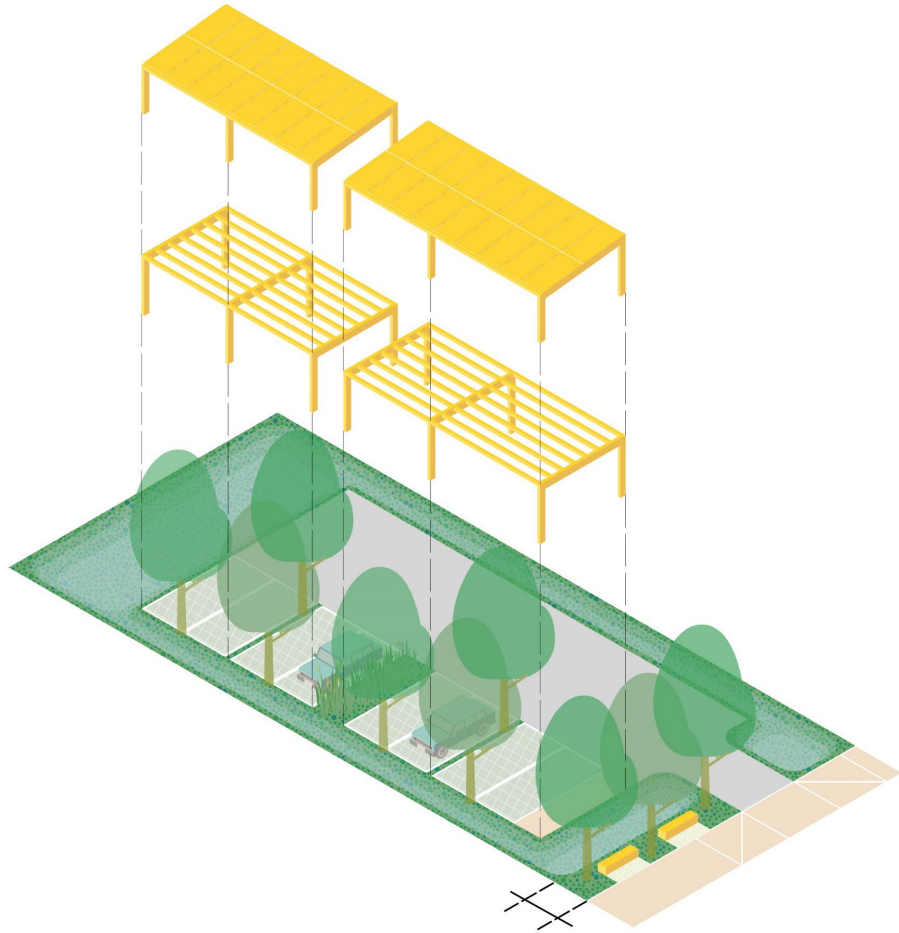


▶ Trees: 41

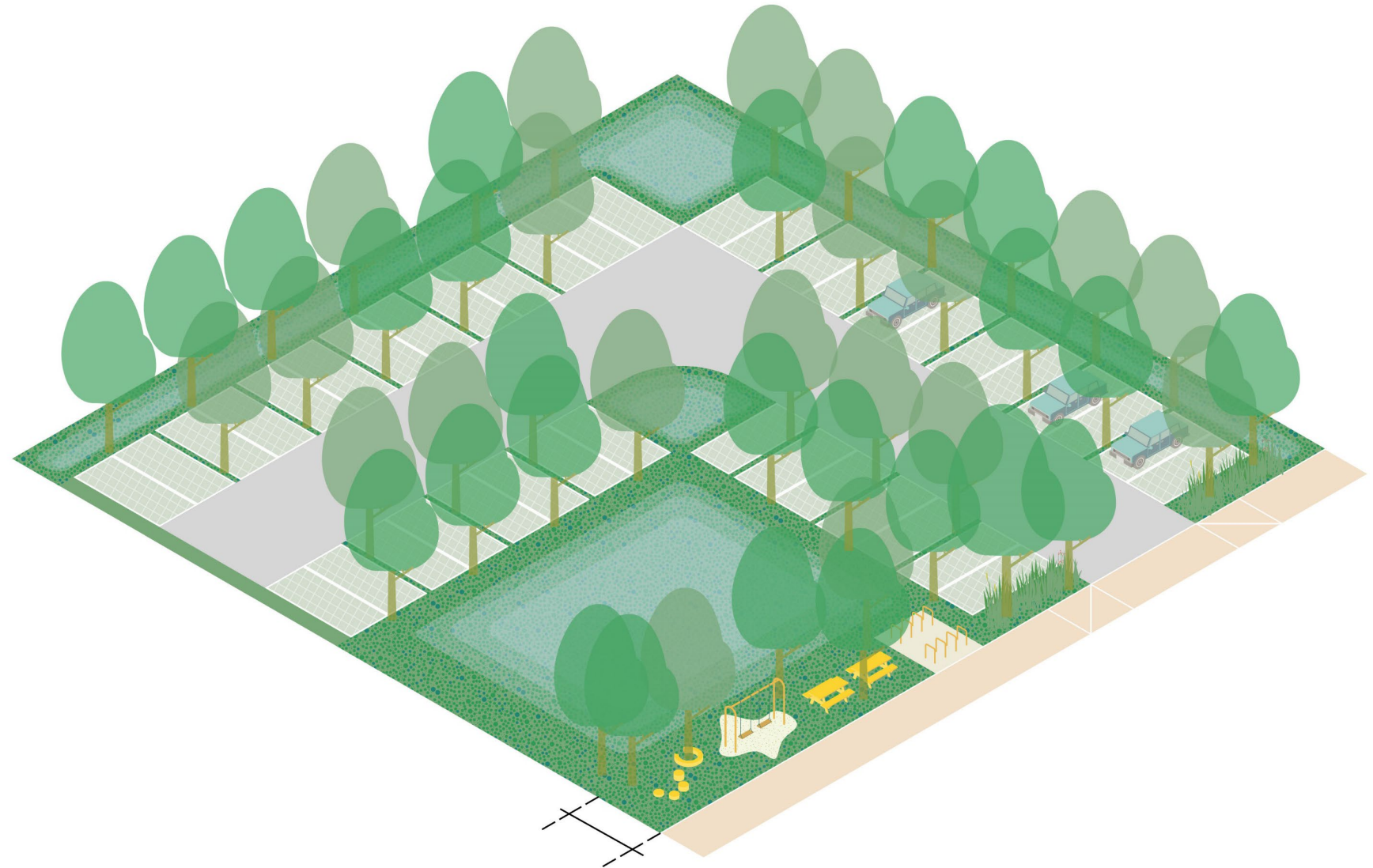


▶ Trees: 60

Neighborhood Parking



Neighborhood Parking



Next Steps

- ▶ Next Steering Committee meeting.
 - ▶ June 20: Review final zoning