

**DRAFT**  
FOR DISCUSSION ONLY




# **Place-Based Planning**

## **Technical Appendix 2**



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# A New Approach to Planning and Zoning

## What is Place-Based Planning?

The Buffalo Green Code will use a new approach to guiding development. In the past century, most cities decided where buildings could go based chiefly on what they were used for. This new approach called “Place-Based Planning” is different, and Buffalo is on the cutting edge of using it to shape a vibrant city for the 21st century.

Place-based planning is a way to shape the future of our city by concentrating on the look and feel of places, their form and their character, instead of focusing only on conventional categories of land use. The Buffalo Green Code will create a Future Development Plan that maps the entire city by type of place. Then a Comprehensive Zoning Ordinance will create a new set of rules to encourage development that fits with the desired character of the place.

Buffalo is made up of neighborhoods, districts and corridors - and it will continue to be.



**Neighborhoods** are places with a mix of homes and businesses that share a similar development pattern.



**Districts** are single use areas like shopping centers or campuses, where development patterns were created specifically for that use.



**Corridors** are linear connections between neighborhoods created by road, rail, water and greenway connections.

The neighborhoods, districts, and corridors described below and applied to our city will preserve what is best about Buffalo while making places for new and innovative opportunities to take root and flower.



**Urban Core Neighborhoods** are the “Regional Hubs” like Downtown, the Larkin District, and the high density areas of Delaware Avenue. They are the most intensively developed and mixed-use parts of the city, containing buildings of significant scale and height, as well as many regionally important civic buildings.



**Urban Center Neighborhoods** are the “19th Century Neighborhoods” like Elmwood Village, Allentown, and Historic Black Rock. They are the city’s oldest and most dense traditional neighborhoods, typically with very small front yards, buildings that are close together, and a diverse mix of uses in close proximity to each other.



**Urban Neighborhoods** are the “Streetcar Neighborhoods” like Riverside, Hamlin Park, South Buffalo, and Kensington/Bailey. They are the most common neighborhood type in the city, typically having modest front yards, moderate spacing between structures, and some mix of uses, predominantly focused on commercial strips, such as Tonawanda Street, Jefferson Avenue, Seneca Street, and Bailey Avenue.



**Urban Edge Neighborhoods** are the “Parkway Neighborhoods” such as Park Meadow, Central Park, and Lincoln Parkway. They are the city’s least intensive neighborhoods, typically with significant front yards, wide spacing between structures, and a very limited mix of uses consisting entirely of residential and civic uses such as schools and places of worship.



**Suburban Neighborhoods** are the “Late 20th Century Neighborhoods.” These areas are the product of urban renewal or late 20th Century views of suburbs in the city. These neighborhoods were developed in Buffalo after 1950 as new developments and the redevelopment of existing residential areas. They include master-planned communities, often including a grouping of residential towers or garden apartments set within a park-like environment.



**Retail Districts** are the car-oriented shopping areas such as Delaware Consumer Square and the Tops Plaza on Jefferson Avenue. They typically contain multiple tenants, prominent parking areas, and scattered structures connected by an internal circulation network.



**Industrial/Employment Districts** are the single-use industrial and office campuses such as Buffalo Lakeside Commerce Park, the Exchange Street Industrial Park, the American Brass & Aluminum Foundry, and the Thruway Industrial Park, as well as underused brownfields that could be revived as employment areas. They are typically low-rise, large-site developments, oriented to rail and truck traffic.



**Healthcare Districts** are multiple building, master planned medical campuses such as Erie County Medical Center (ECMC), Sheehan Memorial Hospital, and the Buffalo Niagara Medical Campus. They can be either multiple block, integrated campuses, or exist on large sites with an internal circulation network.



**Education Districts** are multiple building, master planned campuses such as Buffalo State College, UB South Campus, and Canisius College. They often contain formally arranged buildings and civic greens and squares, as well as an internal vehicular and pedestrian circulation networks.



**Open Space Districts** are all the permanently protected parks and civic spaces in the city, ranging from regionally important parks and conservation areas such as Martin Luther King Park and Tift Nature Preserve, to structured recreational areas such as Johnny B. Wiley Sports Complex and Shoshone Park, to small greens and plazas such as Niagara Square and Viola Park.



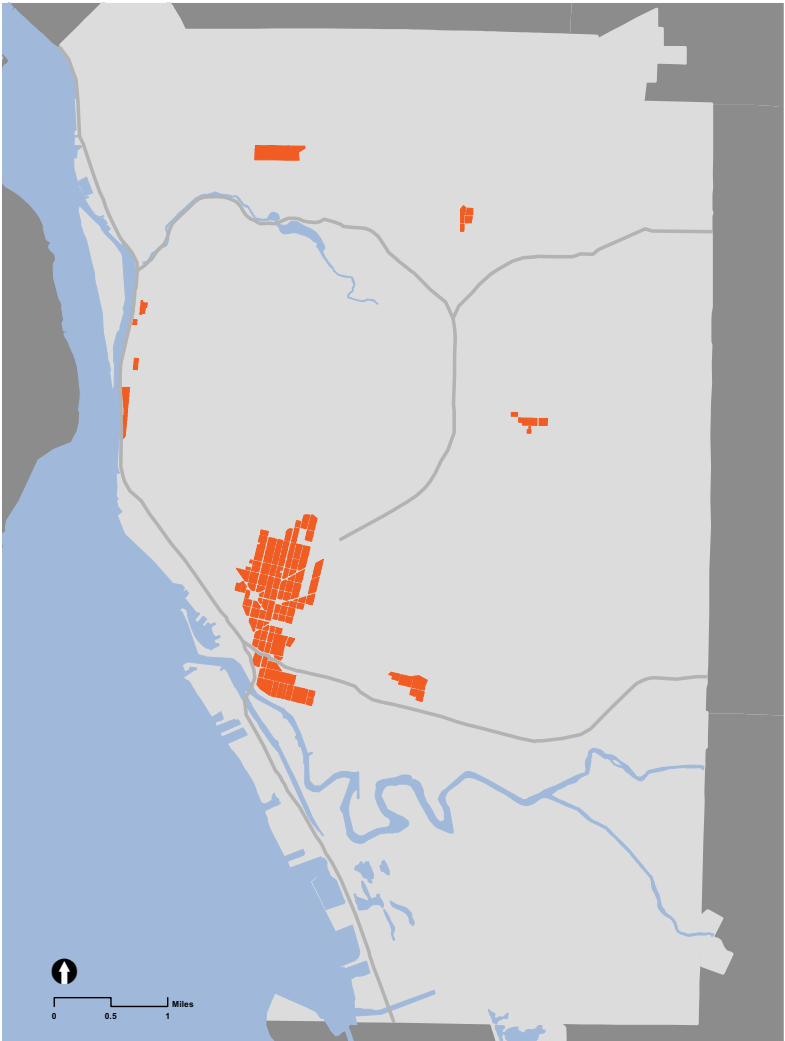
**Corridors** are the linear systems that form the borders of, or connect, the neighborhoods and districts. They include highways, railroads, waterways, parkways and greenways.

Buffalo's Neighborhood Place Types		
Place Type	Variant	Description
N-1 Urban Core	N-1D Downtown/Regional Hub	Downtown or regional hub of substantial scale with a mix of commercial, residential, hospitality and entertainment uses.
	N-1E Downtown Edge	Full block, zero setbacks, zero side yard development with consistent pedestrian-oriented ground floor frontages and significant vertical mixed-use.
	N-1S Secondary Employment Center	Vertically-oriented employment centers within the context of neighborhood development patterns.
N-2 Urban Center	N-2A The Avenue	Medium-to-high intensity residential, office, and hospitality development with a full range of lot occupancies.
	N-2P Primary Neighborhood Center	Traditional mixed-use centers with significant scale and high diversity of uses; building types with consistent, pedestrian-oriented ground floor frontages.
	N-2O Open Secondary Neighborhood Center	Small lot, compact areas with a mix of residential and mixed-use building types with pedestrian-oriented ground floor frontages. Typical of this type of mix are corner stores on a residential block.
	N-2R Restricted	Small lot, compact, generally restricted to residential uses.
N-3 Urban	N-3I Urban Interim Use	N-3 Areas which exhibit vacancy and underutilization for which a range of interim uses are allowed.
	N-3P Primary Neighborhood Center	Traditional mixed-use streets or modes of moderate scale and a diversity of uses; building types with consistent, pedestrian-scale, ground floor frontages.
	N-3O Secondary Neighborhood Center	Medium lot, medium intensity streets with a mix of residential and commercial building types where pedestrian-oriented ground floor frontages are found but are not consistent.
	N-3R Restricted	Medium lot, medium intensity areas that are generally restricted to residential uses.
N-4 Urban Edge		Large lot residential areas composed almost exclusively of single-family detached houses with low to medium lot coverage and large setbacks, typically on the edge of higher intensity neighborhoods.
N-S Suburban	N-SS Suburban Subdivision	Large lot residential areas composed almost exclusively of single-family detached houses with low lot coverage and located on a typically with a curvilinear street pattern.
	N-ST Suburban Apartments	Large single-use housing developments that are developed in large blocks and at multiple scales.

Buffalo's District Place Types		
Place Type	Variant	Description
D-R Retail District	D-RC Retail Center	Large single-use retail developments consisting of multiple buildings separated from the surrounding street grid by parking and connected to each other by an internal circulation system.
	D-RS Retail Strip	One or more single use retail buildings located along an arterial street and primarily accessible by automobile.
D-I Industrial	D-IO Office Park	Horizontally-oriented single use industrial buildings clustered together with their own internal circulation network.
	D-IL Light Industrial	Single use industrial buildings within enclosed loading storage and operations.
	D-IH Heavy Industrial	Single-use industrial activities where a large portion of the activity occurs outside of an enclosed structure.
D-H Healthcare Campus		Multi-block development typically linked by an internal road network where the primary purpose is healthcare research, education and service delivery
D-E Education Campus		Multi-block development typically linked by an internal road network where the primary purpose is teaching, conducting research, and servicing students
D-O Open Space	D-OO Olmsted	Parks and parkways designed by Olmsted with a primarily passive, pastoral or picturesque character.
	D-OR Recreational	Non-Olmsted open space designed to accommodate, in whole or in part, structured recreational and active uses
	D-OC Civic	A formal space containing a civic or cultural use or a civic green
	D-ON Natural	A natural open space or conservation area with no active uses except for walking or bike trails.
C-T Transportation Corridor		Railroad right-of-way and the right-of-way of the parkway system

# N-1 Urban Core

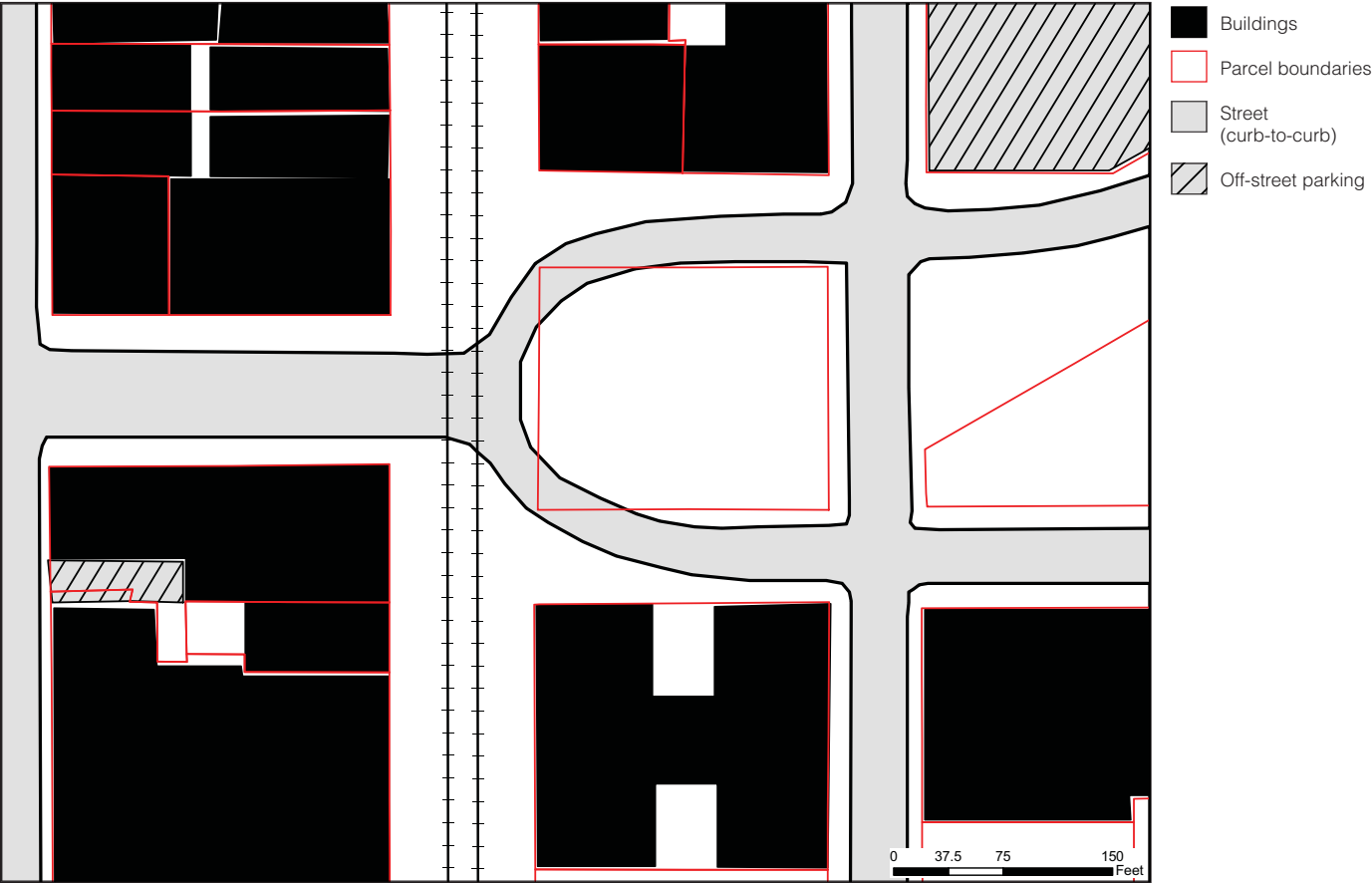
## Place Type Map



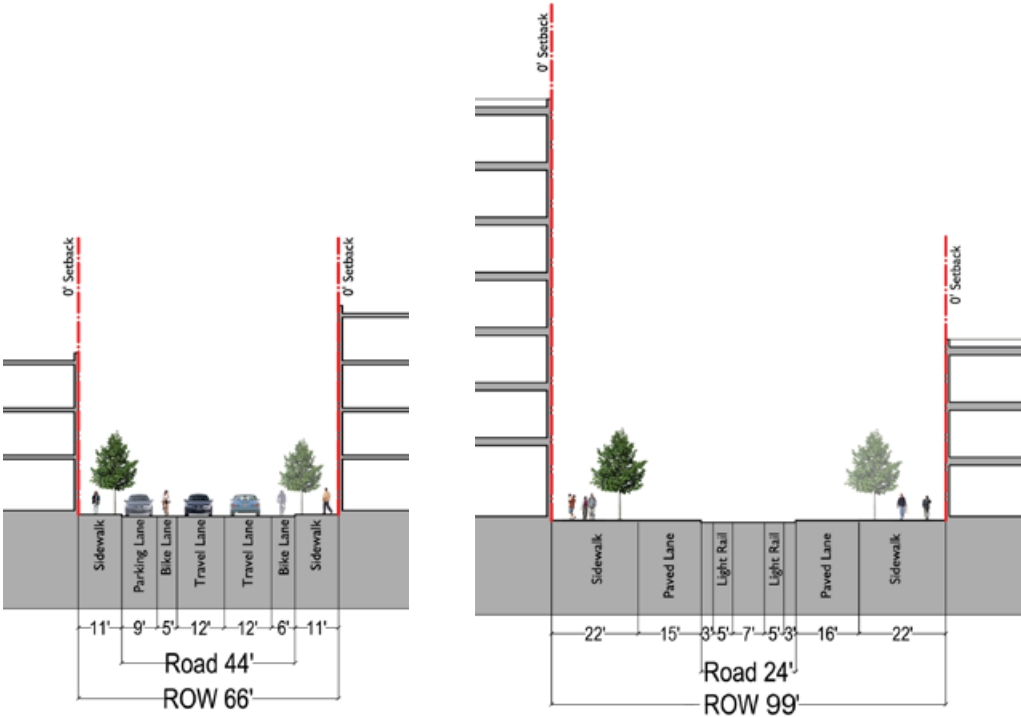
## Typical Development Characteristics

		RESIDENTIAL	COMMERCIAL/MIXED USE
PARCEL WIDTH	TYP. RANGE	40'-60'	40'-100'
	MIN./MAX.	35'-100'	21'-800'
BUILDING SETBACK	TYP. RANGE	10'-30'	0'
	MIN./MAX.	10'-100'	0'-100'
BUILDING WIDTH	TYP. RANGE	50'-100'	40'-95'
	MIN./MAX.	30'-150'	21'-800'
BUILDING SCALE	TYP. RANGE	2-3	3-10
	MIN./MAX.	2-10	1-38
PUBLIC REALM	TYP. ROW WIDTH	66'	96'
	TYP. ROADWAY WIDTH	28'	40'

# Representative Development Pattern



# Typical Cross Sections



Residential

Commercial/Mixed-Use

# N-1D Downtown/Regional Hub

DOWNTOWN (MAIN STREET AND WASHINGTON STREET)

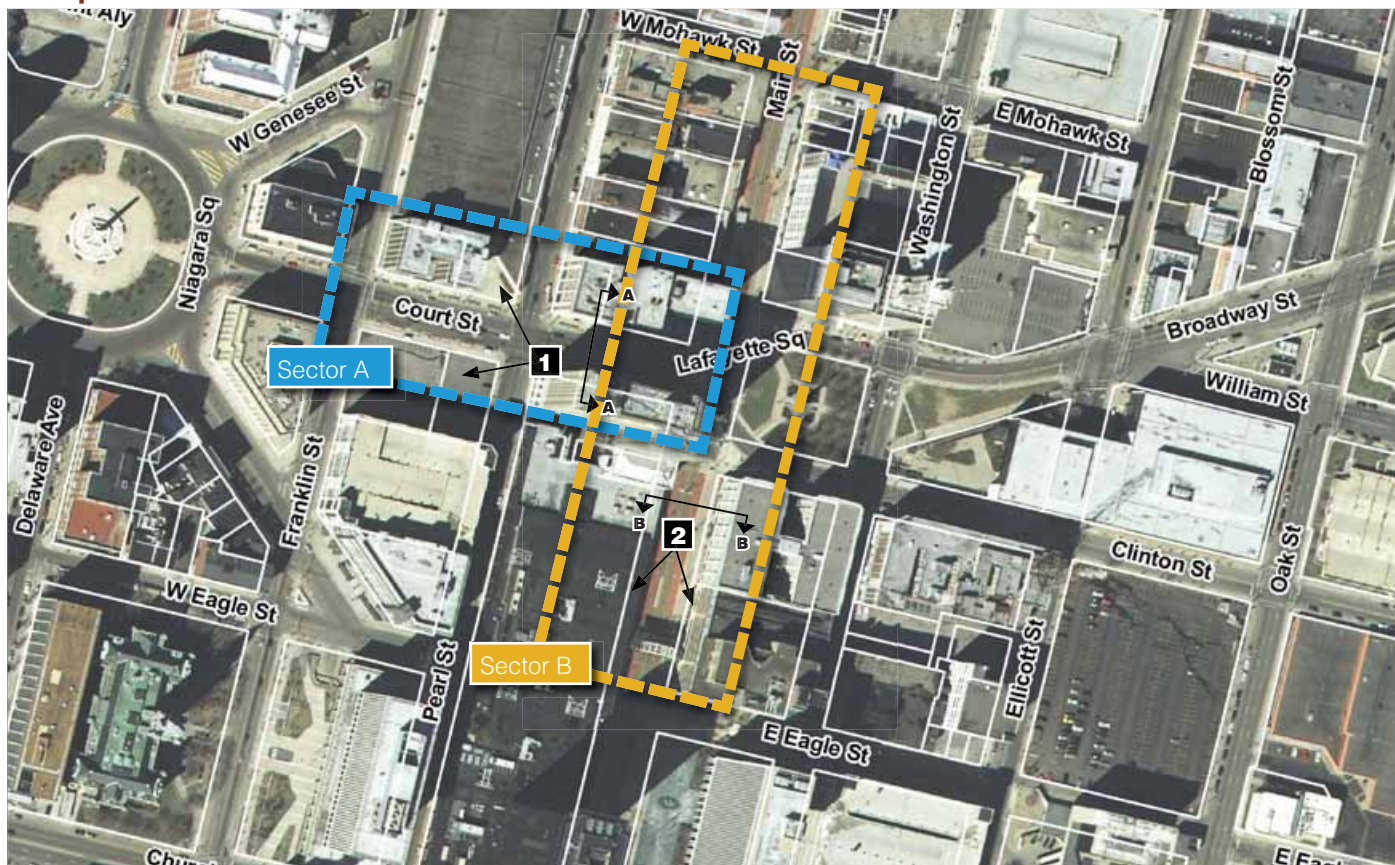


- Substantial scale
- Minimal setbacks except to accommodate plazas
- Mix of commercial, residential, hospitality, and entertainment uses

## LEGEND

- # Photo locators
- ↔ Cross-section locators

## Sample Area Schematic Plan



## Building Typology

Edge yard house	Shopfront building
Cottage	<b>Commercial block</b>
Sub-urban detached yard house	<b>Tower on a podium</b>
Accessory dwelling	<b>Tower in a plaza</b>
Duplex/triplex	Liner
Rowhouse	Industrial shed
Modernist slab	Daylight factory
Courtyard block	Factory complex
Mansion apartment	Civic building
Stacked dwellings	Functional structure
Shopfront house	<b>Other Monument</b>

## Parcel Characteristics

SECTOR	TYP. PARCEL WIDTH	TYP. FRONT SETBACK*	TYP. BLDG. HEIGHT	TYP. BLDG. SPACING
<b>A</b>	80'–150'	0'	3–22	0'
<b>B</b>	40'–700'+	0'	3–25	0'

\* from property line

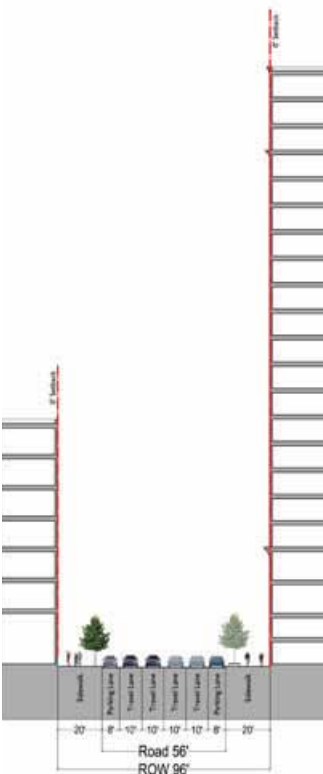
## Sector A

Large scale tower buildings of varying architectural styles, with minimal setbacks and typical heights ranging from 3–22 stories.

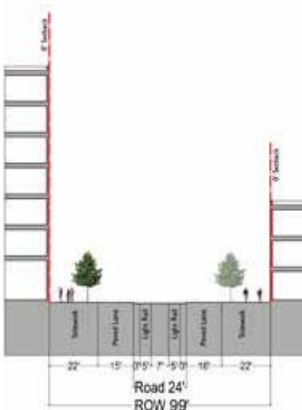


## Sector B

Downtown Main Street with light rail system and no vehicular access. Wide sidewalks.



Section A | Court Street



Section B | Main Street

# N-1E Downtown Edge

GENESEE AND ELLICOTT



- Full block zero-lot line development
- Significant scale, though not that of regional center
- Consistent pedestrian-oriented ground floor
- Mix of commercial, residential, hospitality, and entertainment uses

## LEGEND

- # Photo locators
- A-A Cross-section locators

## Sample Area Schematic Plan



## Building Typology

Edge yard house	Shopfront building
Cottage	<b>Commercial block</b>
Sub-urban detached yard house	Tower on a podium
Accessory dwelling	Tower in a plaza
Duplex/triplex	Liner
Rowhouse	Industrial shed
Modernist slab	Daylight factory
Courtyard block	Factory complex
Mansion apartment	<b>Civic building</b>
Stacked dwellings	Functional structure
Shopfront house	Other

## Parcel Characteristics

SECTOR	TYP. PARCEL WIDTH	TYP. FRONT SETBACK*	TYP. BLDG. HEIGHT	TYP. BLDG. SPACING
<b>A</b>	25'–180'	0'	3–4	0'
<b>B</b>	25'–450'	0'	1–4	0'

\* from property line

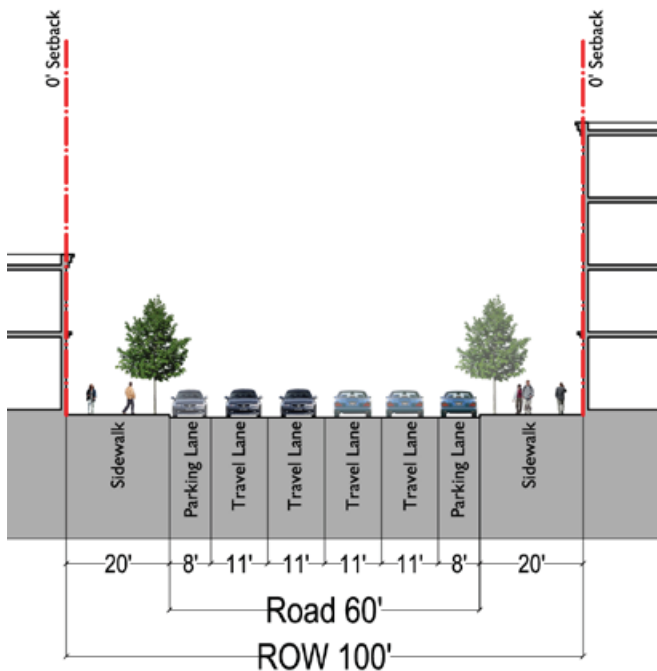
## Sector A

Predominately intact commercial block with some parcels being utilized as surface parking lots. Typical front and side setback at Zero-line and buildings range from 2–4 stories.

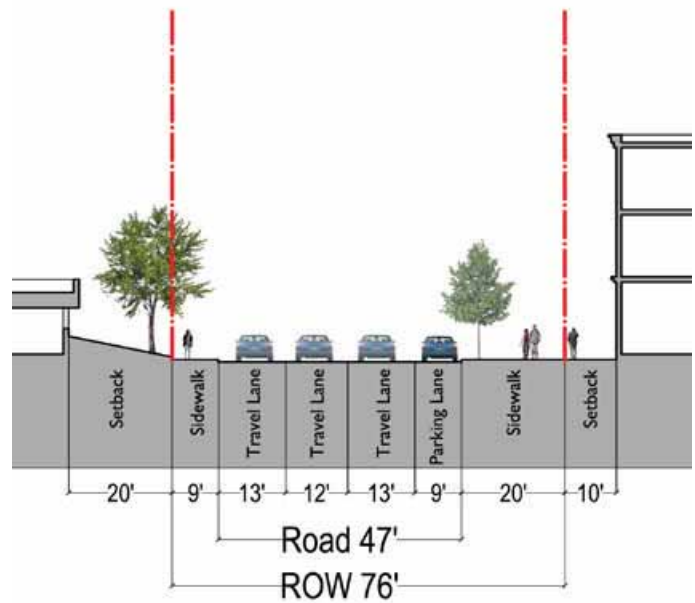


## Sector B

Building types vary and include commercial block, civic building and single story office-park structures with significant surface parking lots. Setbacks differ noticeably, with newer structures set further back.



Section A | Genesee Street



Section B | Oak Street

# N-1S Secondary Employment Center

LARKIN DISTRICT (SENECA AND SWAN)



- Minimal front and side setbacks with high lot coverage
- Vertically oriented development of significant neighborhood scale
- Mix of commercial and office uses within neighborhood context

**LEGEND**  

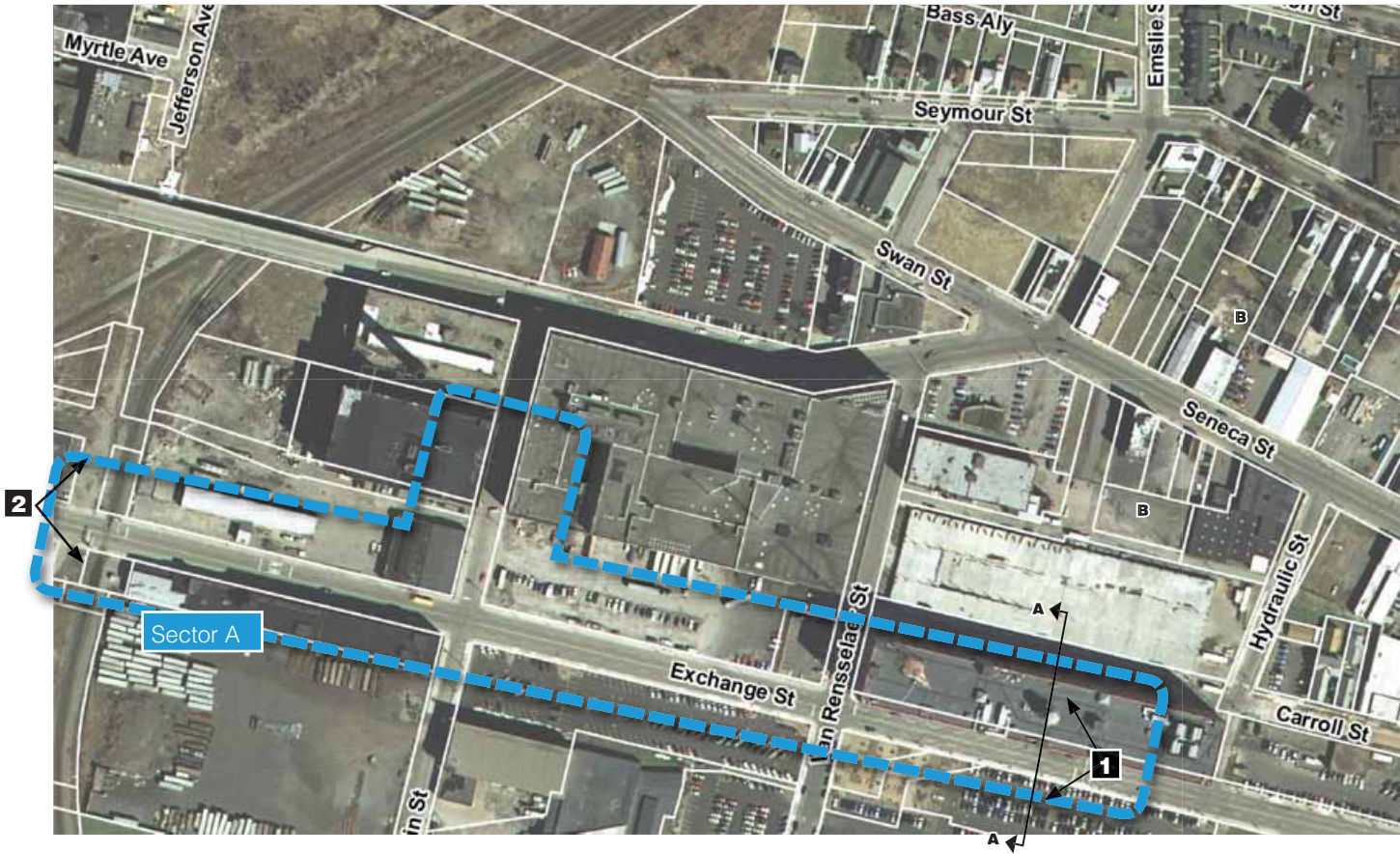
#

 Photo locators  

A

 Cross-section locators

## Sample Area Schematic Plan



## Building Typology

Edge yard house	Shopfront building
Cottage	<b>Commercial block</b>
Sub-urban detached yard house	Tower on a podium
Accessory dwelling	Tower in a plaza
Duplex/triplex	Liner
Rowhouse	<b>Industrial shed</b>
Modernist slab	<b>Daylight factory</b>
Courtyard block	Factory complex
Mansion apartment	Civic building
Stacked dwellings	Functional structure
Shopfront house	Other

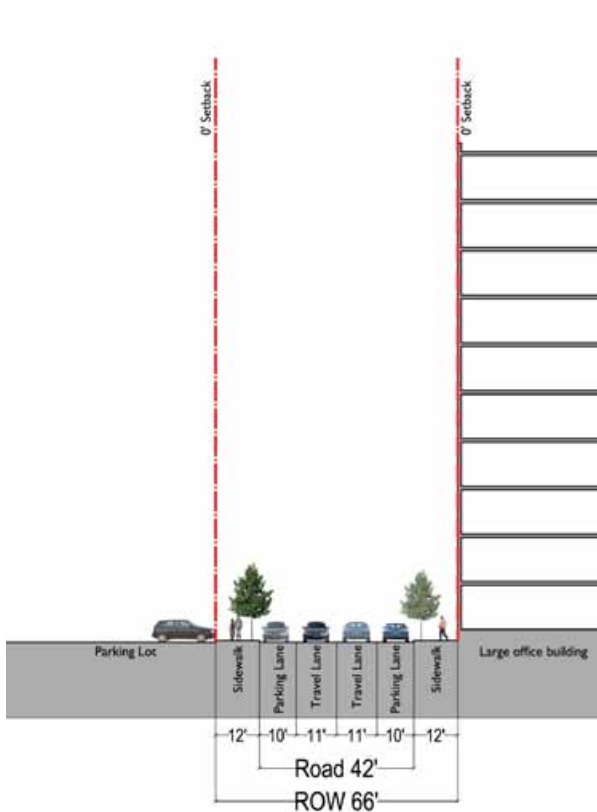
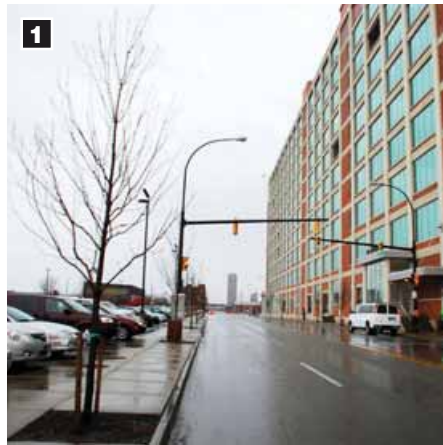
## Parcel Characteristics

SECTOR	TYP. PARCEL WIDTH	TYP. FRONT SETBACK*	TYP. BLDG. HEIGHT	TYP. BLDG. SPACING
<b>A</b>	100'–600'	0'	2–10	40'–60'

\* from property line

## Sector A

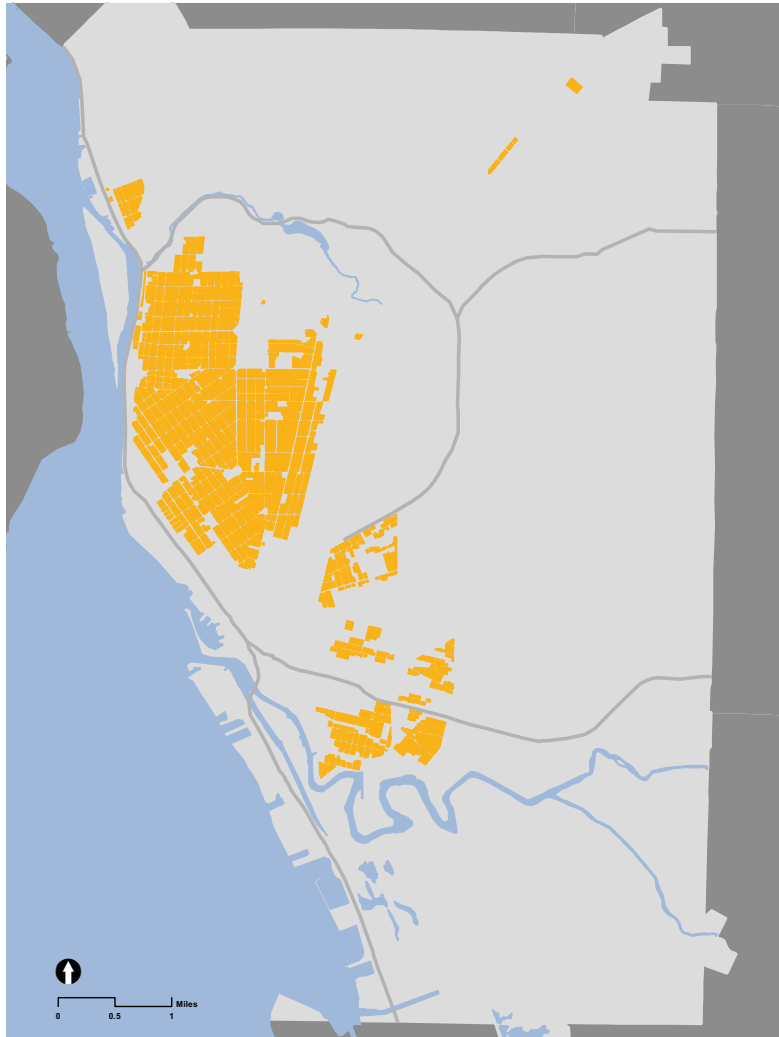
Large-scale commercial block buildings adjacent to open parking lots and with narrow sidewalk. Rail line runs through sector. Limited retail occurring on first floor.



Section A | Exchange Street

# N-2 Urban Center

## Place Type Map

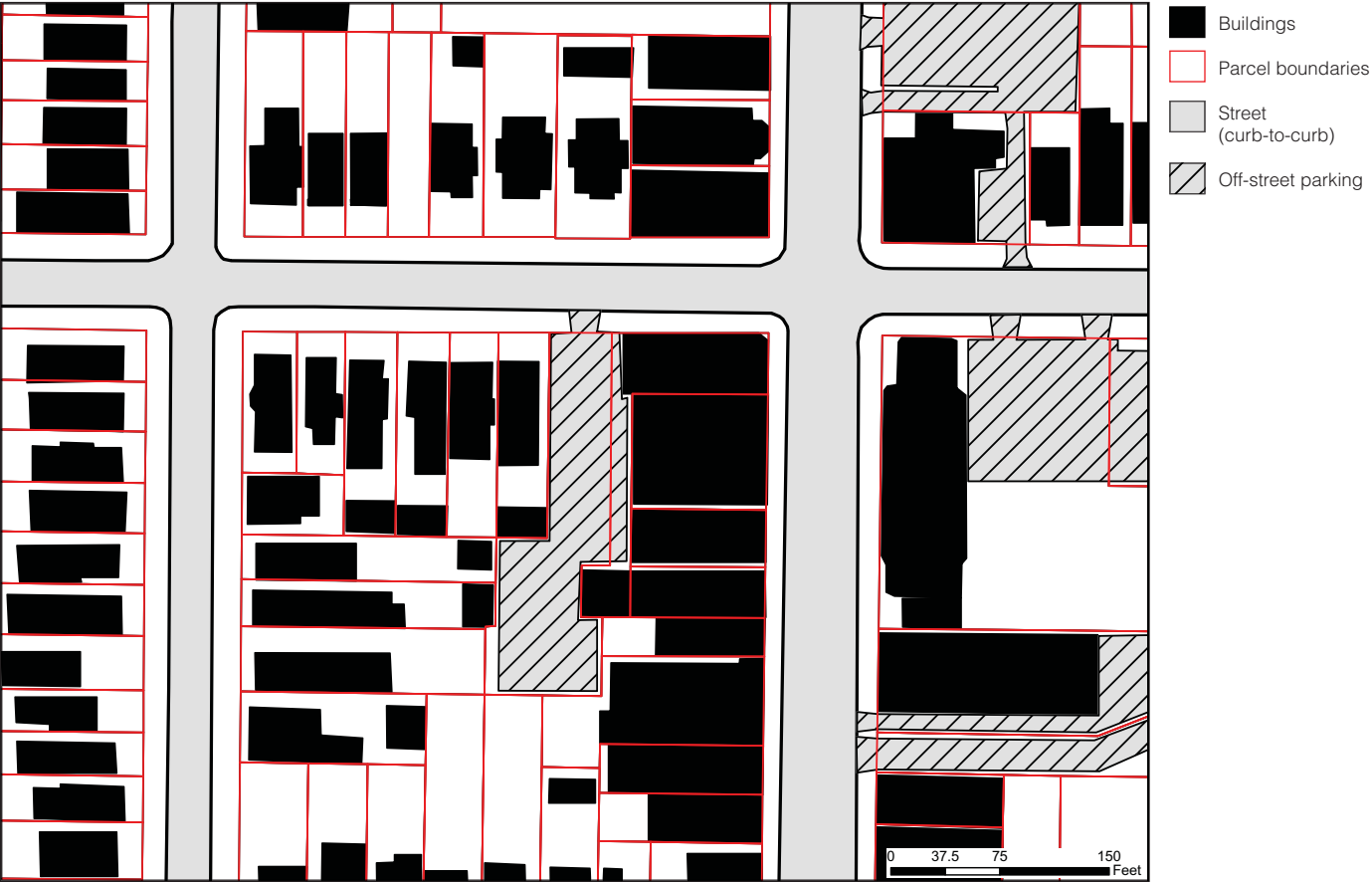


## Typical Development Characteristics

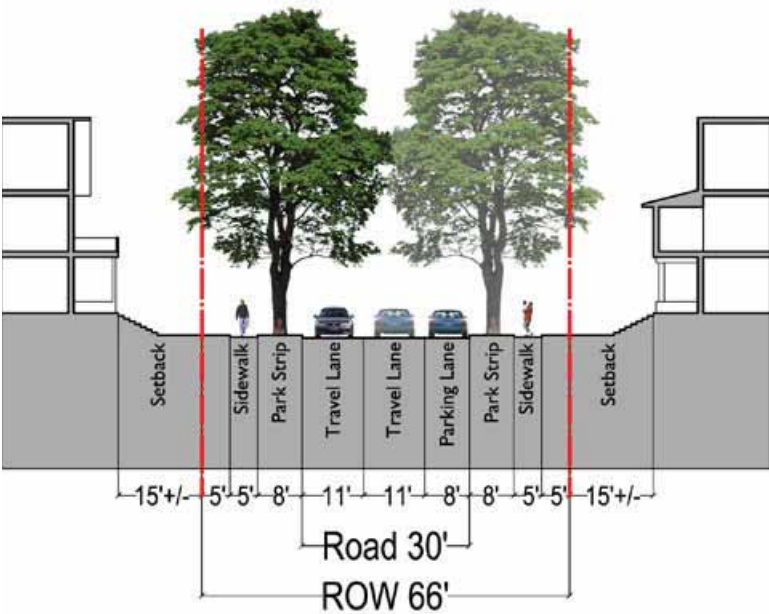
		RESIDENTIAL	COMMERCIAL/MIXED USE
PARCEL WIDTH	TYP. RANGE	32'-35'	30'-75'
	MIN./MAX.	20'-50'	20'-200'
BUILDING SETBACK	TYP. RANGE	12'-15'	0'
	MIN./MAX.	10'-25'	0'-10'
BUILDING WIDTH	TYP. RANGE	25'	30'-60'
	MIN./MAX.	20'-30'	28'-180'
BUILDING SCALE	TYP. RANGE	2-3	2-4
	MIN./MAX.	1-3	2-12
PUBLIC REALM	TYP. ROW WIDTH	66'	66'
	TYP. ROADWAY WIDTH	66'-90'	60'-82'



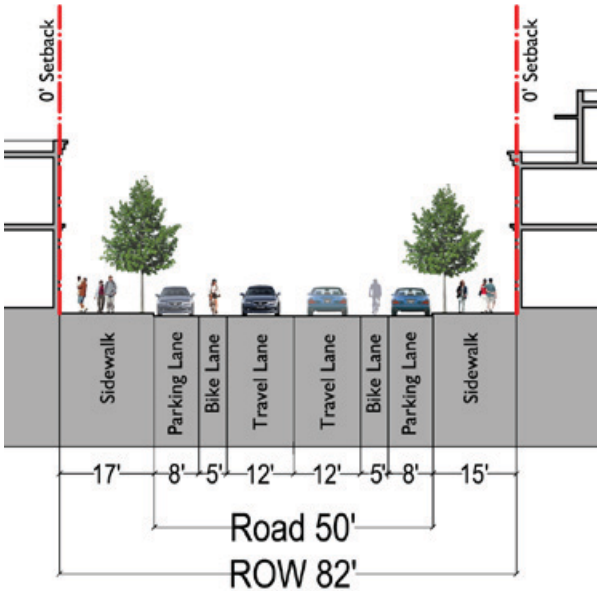
# Representative Development Pattern



# Typical Cross Sections



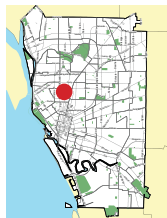
Residential



Commercial/Mixed-Use

# N-2A The Avenue

## DELAWARE AVENUE SPINE

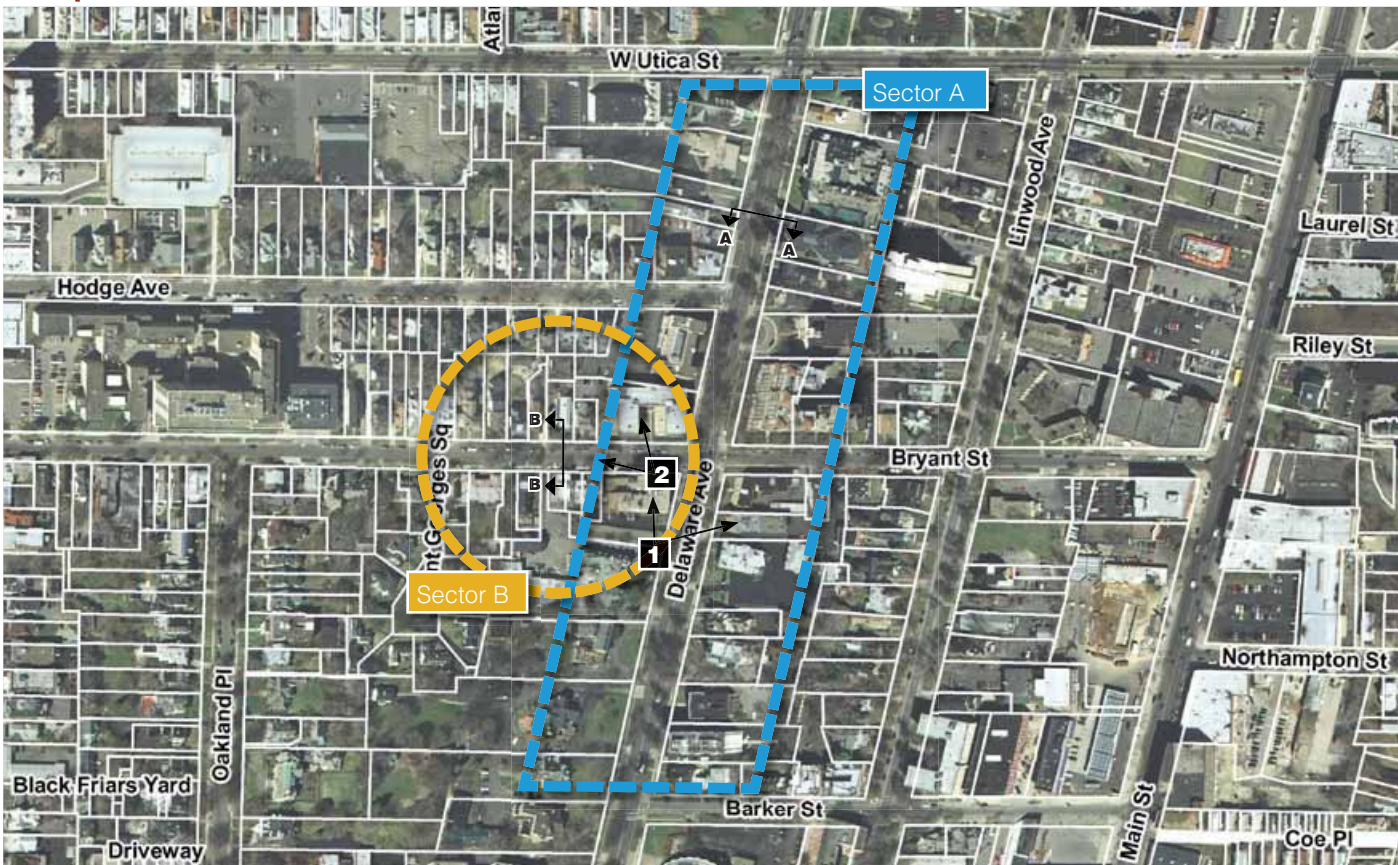


- Varying degree of lot sizes and lot coverage
- Medium to high intensity residential, office and hospitality development
- Varying degree of setbacks and relationship to the street

### LEGEND

- # Photo locators
- ↔ Cross-section locators

### Sample Area Schematic Plan



### Building Typology

Edge yard house	Shopfront building
Cottage	Commercial block
Sub-urban detached yard house	Tower on a podium
Accessory dwelling	Tower in a plaza
Duplex/triplex	Liner
Rowhouse	Industrial shed
Modernist slab	Daylight factory
Courtyard block	Factory complex
Mansion apartment	Civic building
Stacked dwellings	Functional structure
Shopfront house	Other

### Parcel Characteristics

SECTOR	TYP. PARCEL WIDTH	TYP. FRONT SETBACK*	TYP. BLDG. HEIGHT	TYP. BLDG. SPACING
A	40'-200'	30'-100'	3-10	15'-75'
B	35'-200'	10'-25'	2-3	15'-25'

\* from property line

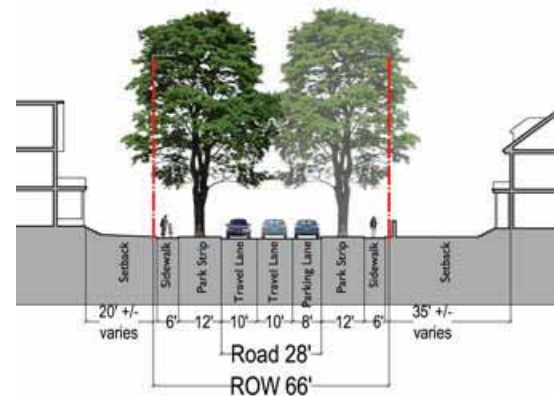
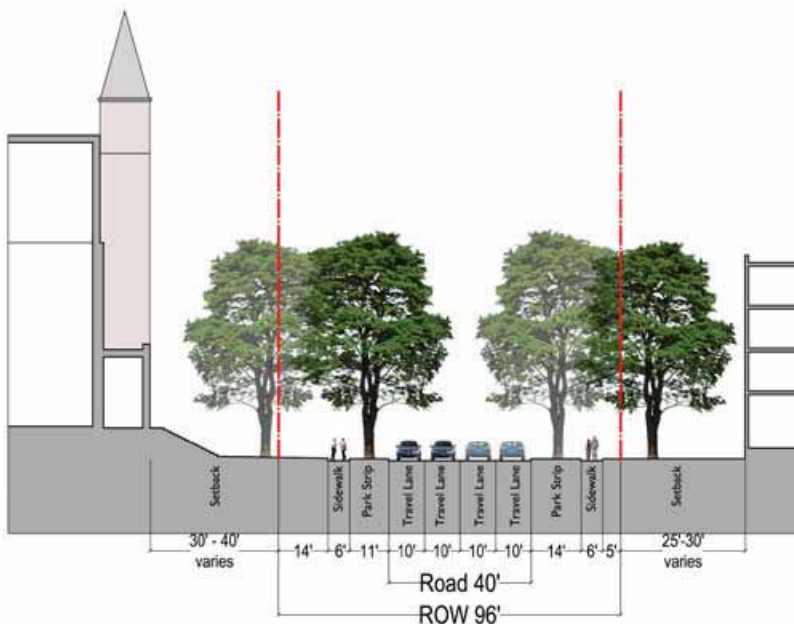
## Sector A

Mix of building types including urban detached, multi-story stacked dwellings/apartment buildings, office and civic buildings. Setbacks also varied depending on building type and use.



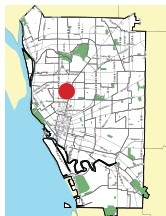
## Sector B

Urban detached houses and stacked apartment dwellings are predominant building types, creating varying lot widths and setbacks depending on type of structure.



# N-2P Primary Neighborhood Center

ELMWOOD VILLAGE (AT UTICA)



- Traditional mixed-use streets or nodes with minimal building setbacks
- Moderate building intensity and scale
- Pedestrian-oriented ground floors and a mix of commercial, residential, and local office uses

## LEGEND

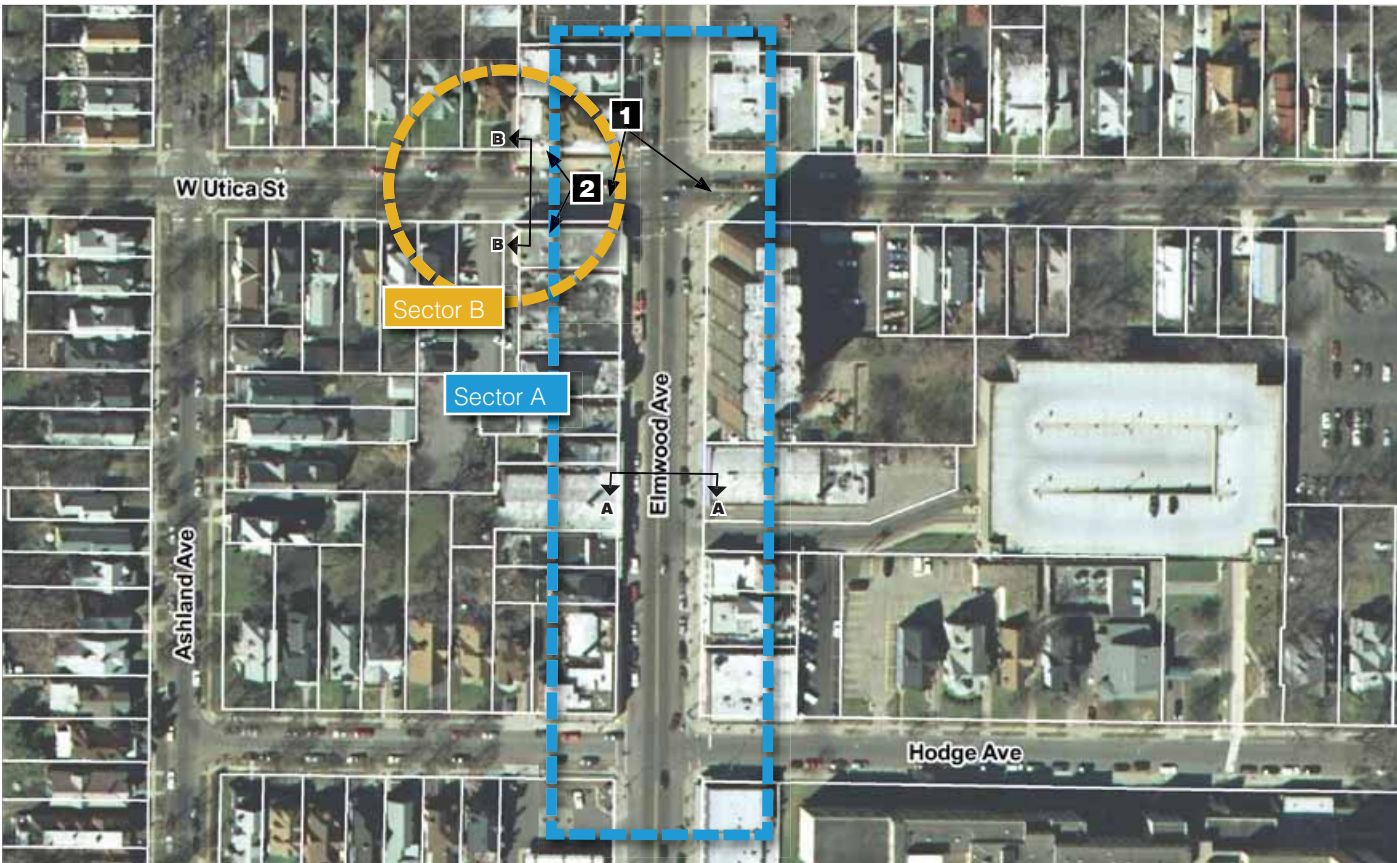
#

Photo locators

A

Cross-section locators

## Sample Area Schematic Plan



## Building Typology

- Edge yard house
- Cottage
- Sub-urban detached yard house
- Accessory dwelling
- Duplex/triplex
- Rowhouse
- Modernist slab
- Courtyard block
- Mansion apartment
- Stacked dwellings
- Shopfront house

- Shopfront building
- Commercial block
- Tower on a podium
- Tower in a plaza
- Liner
- Industrial shed
- Daylight factory
- Factory complex
- Civic building
- Functional structure
- Other

## Parcel Characteristics

SECTOR	TYP. PARCEL WIDTH	TYP. FRONT SETBACK*	TYP. BLDG. HEIGHT	TYP. BLDG. SPACING
A	30'–200'	0'	2–3	0'–2'
B	40'–50'	0'	2–3	0'–25'

\* from property line

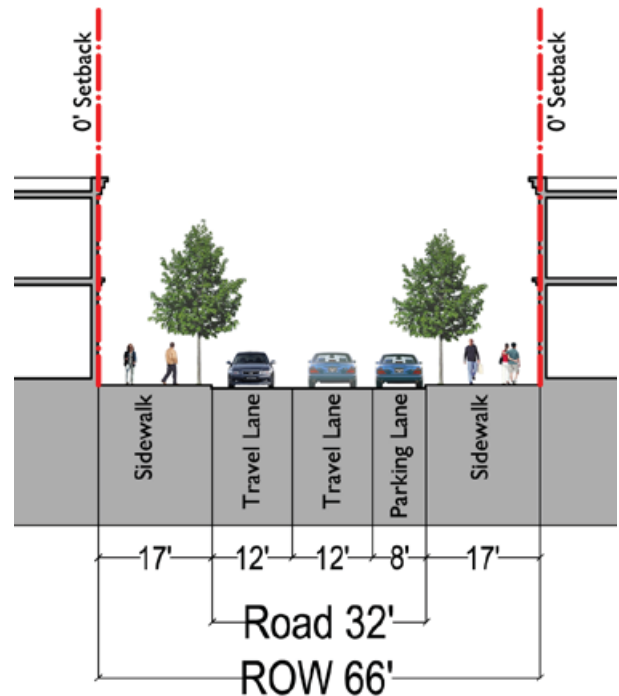
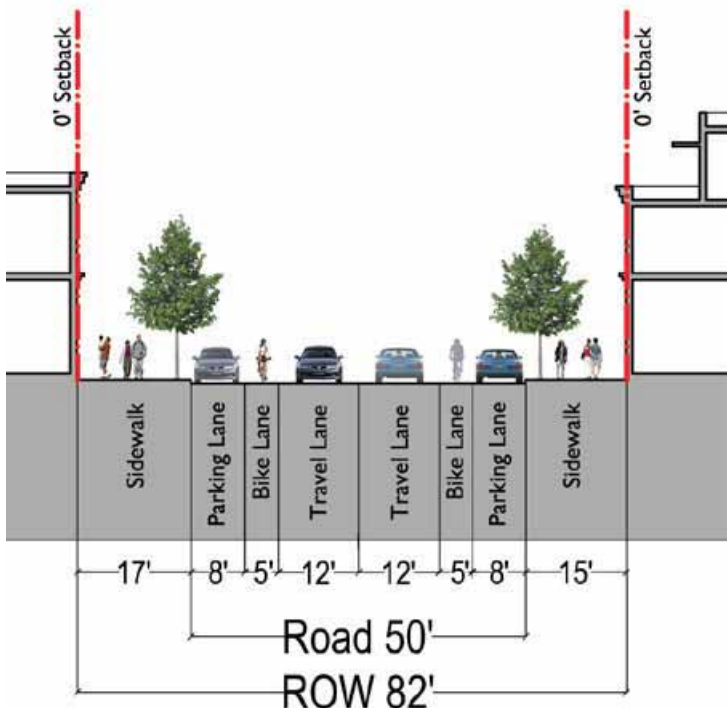
## Sector A

Scale of structures range from single story urban storefront to multi-story stacked apartment dwelling. Minimal setbacks and parcel width exist, and predominant use of first floor is retail-oriented.



## Sector B

Urban storefront with minimum setback and surface parking in rear. Adjacent to urban detached residential area.

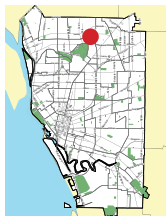


Section A | Elmwood Avenue

Section B | W. Utica Street

# N-20 Open - Secondary Neighborhood Center

CONNECTICUT STREET AND 16TH



- Medium lot size
- Medium lot coverage
- Blocks with mixed building types and residential block areas with dispersed mixed-use pedestrian-oriented development

## LEGEND

- # Photo locators
- A-A Cross-section locators

## Sample Area Schematic Plan



## Building Typology

- |                               |                      |
|-------------------------------|----------------------|
| Edge yard house               | Shopfront building   |
| Cottage                       | Commercial block     |
| Sub-urban detached yard house | Tower on a podium    |
| Accessory dwelling            | Tower in a plaza     |
| Duplex/triplex                | Liner                |
| Rowhouse                      | Industrial shed      |
| Modernist slab                | Daylight factory     |
| Courtyard block               | Factory complex      |
| Mansion apartment             | Civic building       |
| Stacked dwellings             | Functional structure |
| Shopfront house               | Other                |

## Parcel Characteristics

SECTOR	TYP. PARCEL WIDTH	TYP. FRONT SETBACK*	TYP. BLDG. HEIGHT	TYP. BLDG. SPACING
A	30'-40'	0'-10'	1-2	8'-10'
B	35'-40' larger corner	10'-20'	1-3	10'-15'

\* from property line

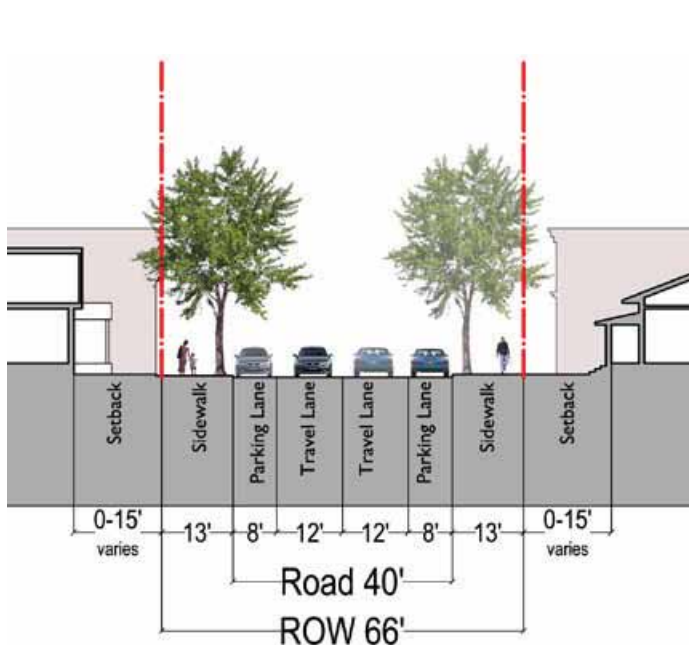
## Sector A

Mix of storefront house, urban storefront and commercial block with minimal setbacks and some off-street surface parking.

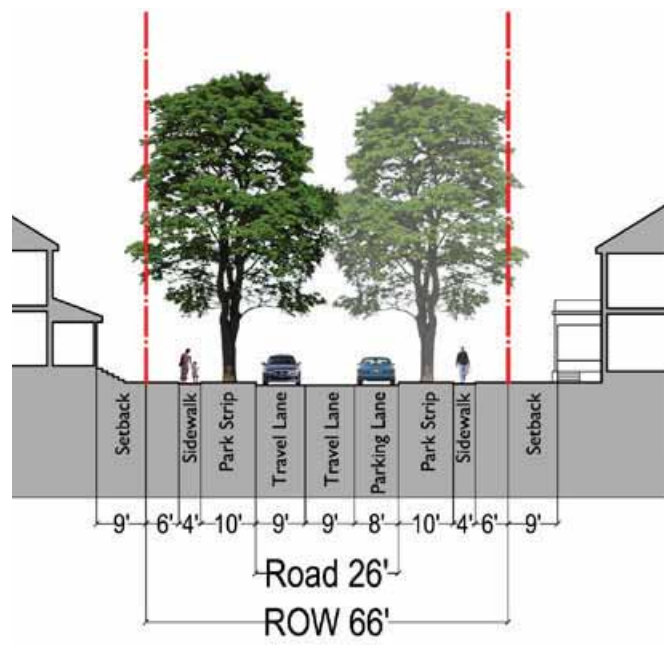


## Sector B

Urban cottage and urban detached predominant building types. Small parcel width with high lot coverage.



Section A | Connecticut Street



Section B | 16th Street

# N-2R Restricted

RICHMOND AND BRYANT



- Small lot size
- High lot coverage
- Residential block areas typically restricted to residential uses

**LEGEND**  

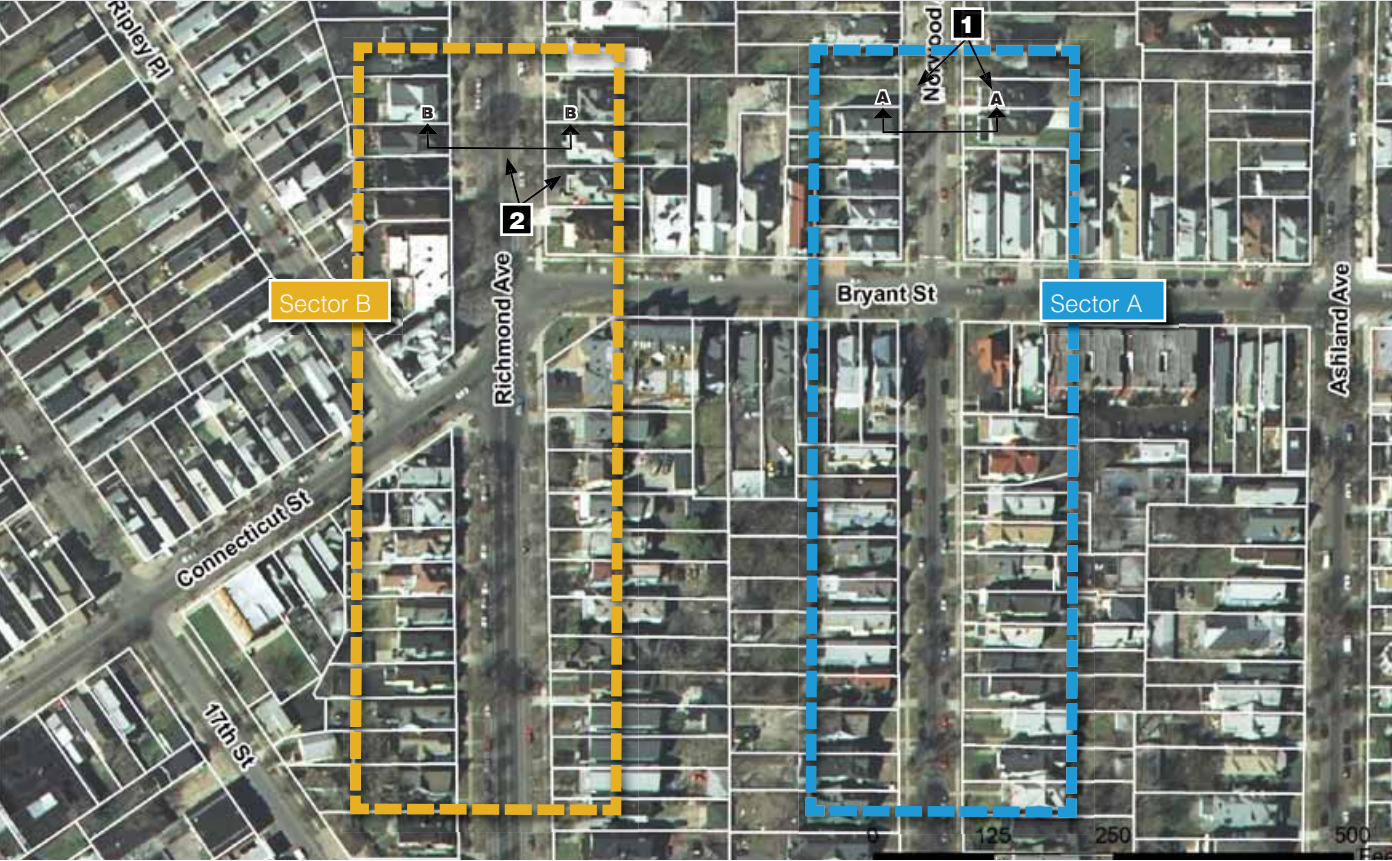
#

 Photo locators  

A

 Cross-section locators

## Sample Area Schematic Plan



## Building Typology

Edge yard house

Cottage

Sub-urban detached yard house

Accessory dwelling

Duplex/triplex

Rowhouse

Modernist slab

Courtyard block

Mansion apartment

Stacked dwellings

Shopfront house

Shopfront building

Commercial block

Tower on a podium

Tower in a plaza

Liner

Industrial shed

Daylight factory

Factory complex

Civic building

Functional structure

Other

## Parcel Characteristics

SECTOR	TYP. PARCEL WIDTH	TYP. FRONT SETBACK*	TYP. BLDG. HEIGHT	TYP. BLDG. SPACING
A	30'-35'	10'-20'	3	10'-15'
B	35'-62'	20'-25'	3	15'-20'

\* from property line

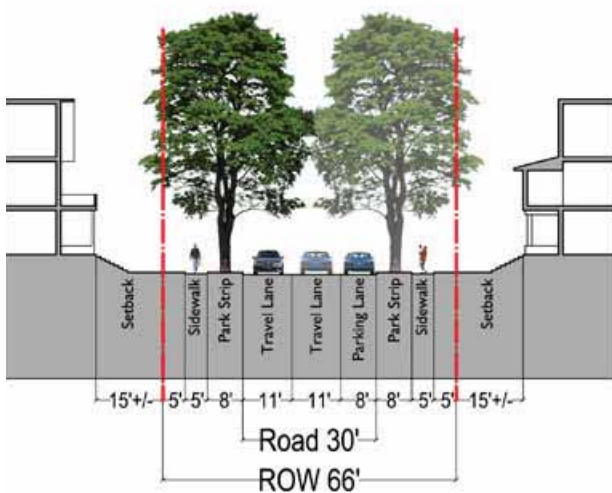
## Sector A

Urban detached 1 and 2 family houses on small-medium lots with significant lot coverage.

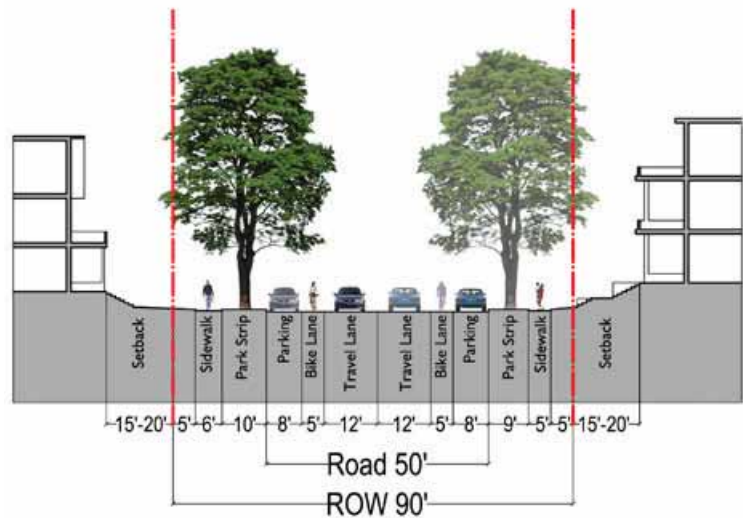


## Sector B

Urban detached house—some with accessory dwelling units—and some mansion apartment. Building heights consistent at 3 stories with medium-large lots with significant lot coverage. Civic building on corner lot with varying setbacks.



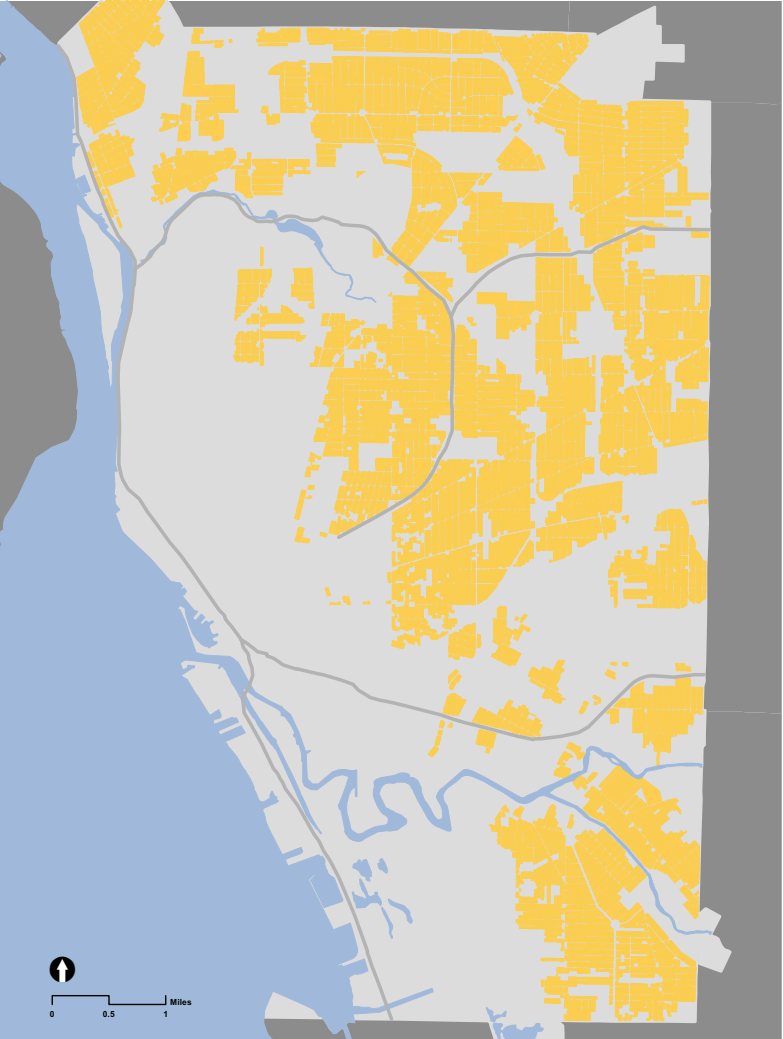
Section A | Norwood Avenue



Section B | Richmond Avenue

# N-3 Urban

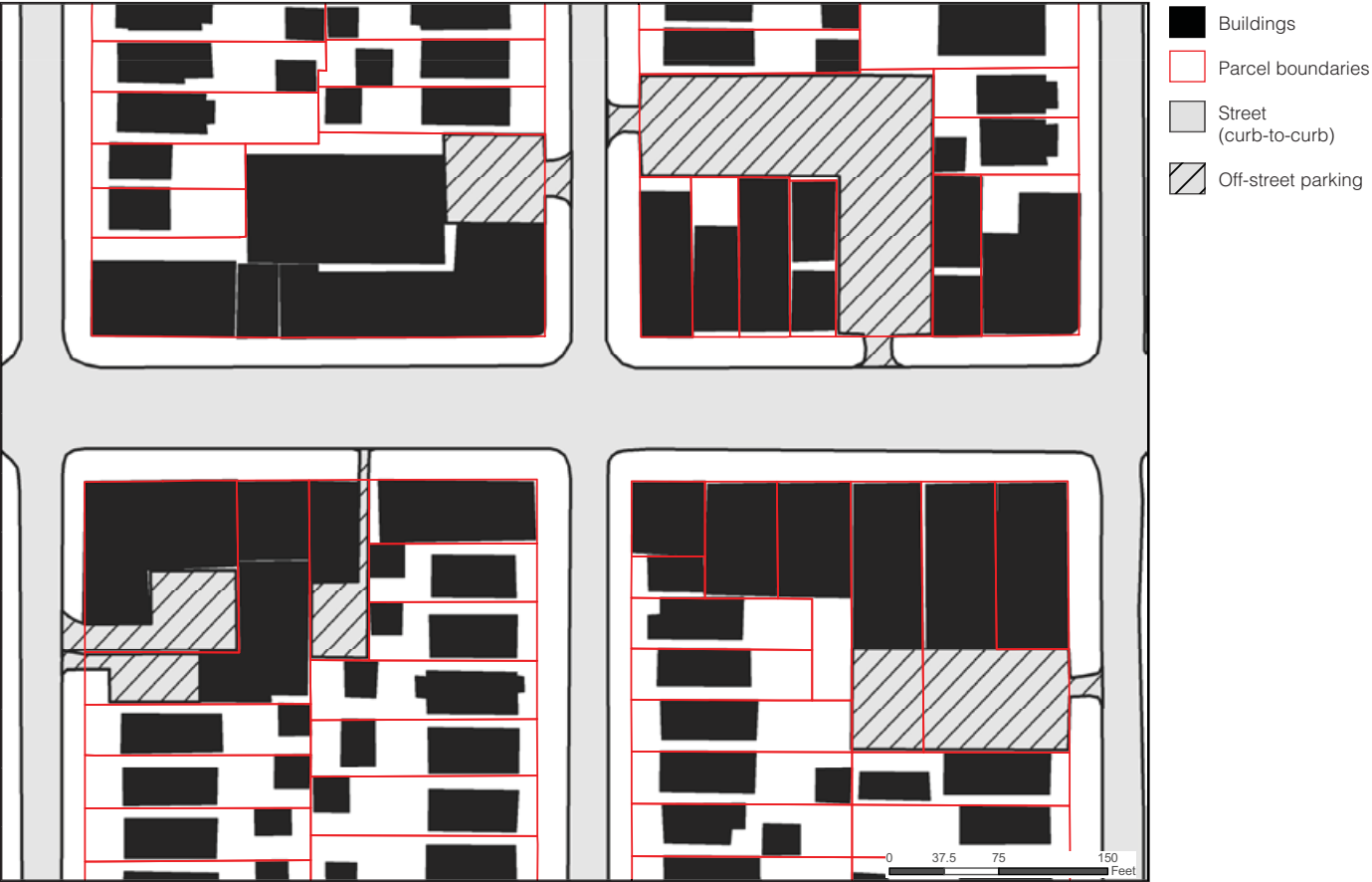
## Place Type Map



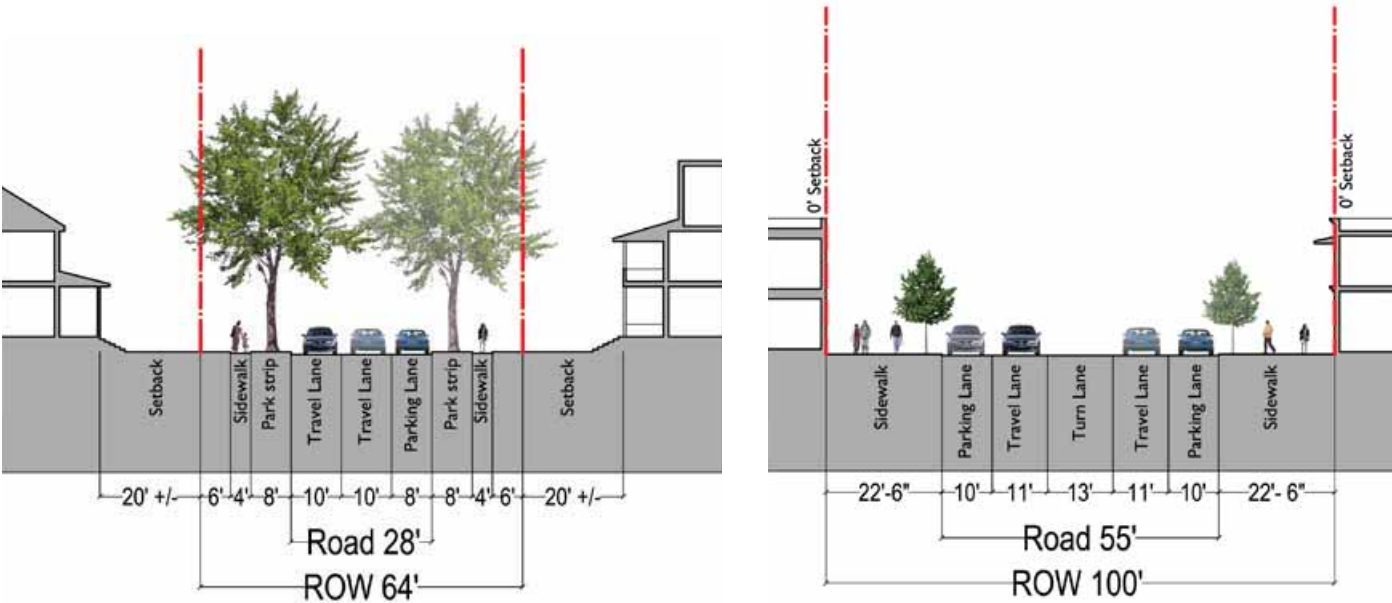
## Typical Development Characteristics

		RESIDENTIAL	COMMERCIAL/MIXED USE
PARCEL WIDTH	TYP. RANGE	30'–40'	30'–100'
	MIN./MAX.	30'–55'	20'–310'
BUILDING SETBACK	TYP. RANGE	15'–20'	0'
	MIN./MAX.	10'–35'	0'–15'
BUILDING WIDTH	TYP. RANGE	25'–30'	40'–50'
	MIN./MAX.	20'–50'	20'–180'
BUILDING SCALE	TYP. RANGE	2	2
	MIN./MAX.	1–3	1–4
PUBLIC REALM	TYP. ROW WIDTH	64'–68'	96'–100'
	TYP. ROADWAY WIDTH	28'	40'–60'

# Representative Development Pattern



# Typical Cross Sections

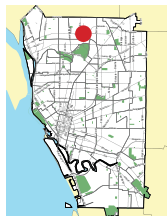


Residential

Commercial/Mixed-Use

# N-3P Primary Neighborhood Center

HERTEL (BETWEEN PARK AND STERLING)



- Traditional mixed-use streets or nodes with minimal building setbacks
- Moderate building intensity and scale
- Pedestrian-oriented ground floors and a mix of commercial, residential, and local office uses

## LEGEND

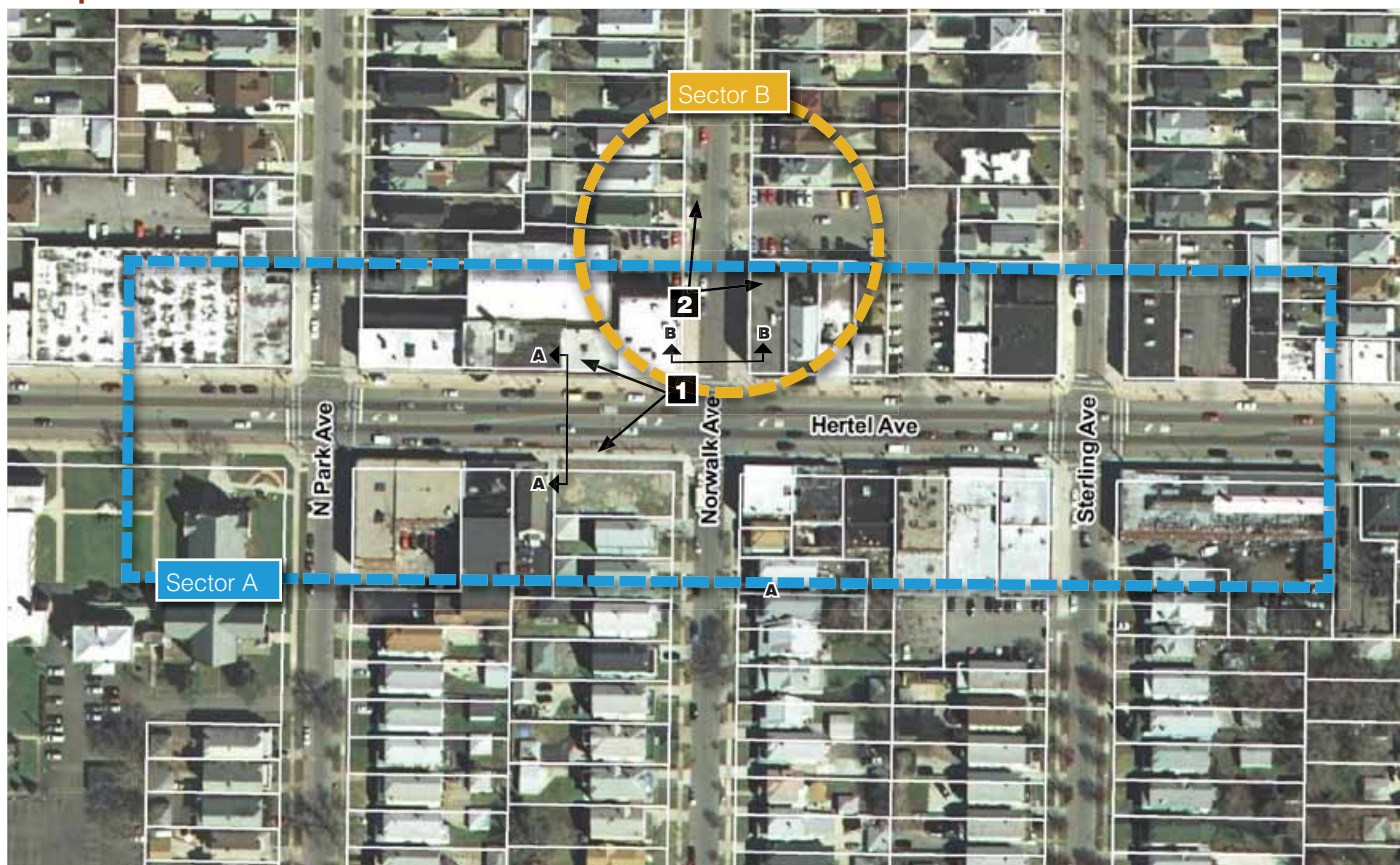


Photo locators



Cross-section locators

## Sample Area Schematic Plan



## Building Typology

Edge yard house	Shopfront building
Cottage	<b>Commercial block</b>
Sub-urban detached yard house	Tower on a podium
Accessory dwelling	Tower in a plaza
Duplex/triplex	Liner
Rowhouse	Industrial shed
Modernist slab	Daylight factory
Courtyard block	Factory complex
Mansion apartment	Civic building
Stacked dwellings	Functional structure
Shopfront house	Other

## Parcel Characteristics

SECTOR	TYP. PARCEL WIDTH	TYP. FRONT SETBACK*	TYP. BLDG. HEIGHT	TYP. BLDG. SPACING
<b>A</b>	33'–350'	0'	2	0'
<b>B</b>	31'–55'	15'–20'	2–3	10'–12'

\* from property line

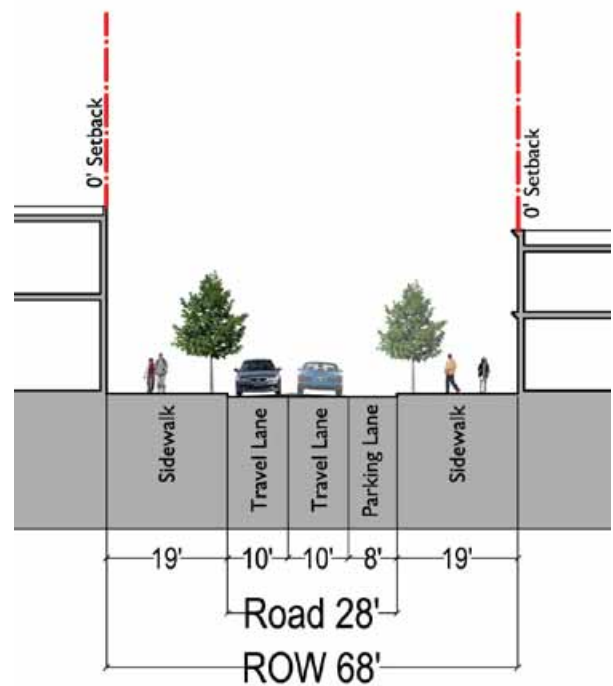
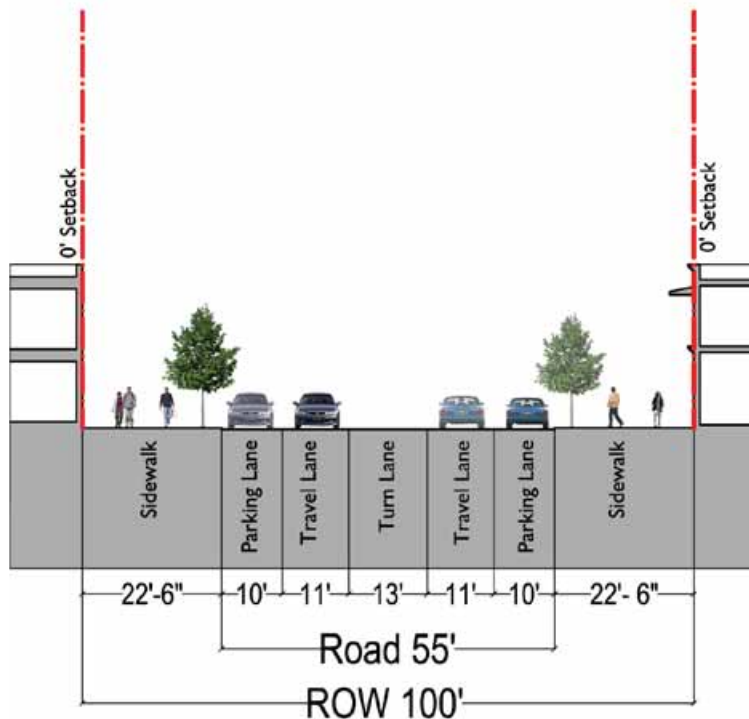
## Sector A

Commercial block of 2-story structures with minimal setback and wide sidewalks. Retail on first floor with mixed uses on upper floors. Traditional Main Street.



## Sector B

Commercial block 2-story structures with surface parking in rear. Abuts urban detached 2-3 story 1 and 2 family houses.



Section A | Hertel Avenue

Section B | Norwalk Avenue

# N-30 Open - Secondary Neighborhood Center

HERTEL (BETWEEN STARIN AND VOORHEES)



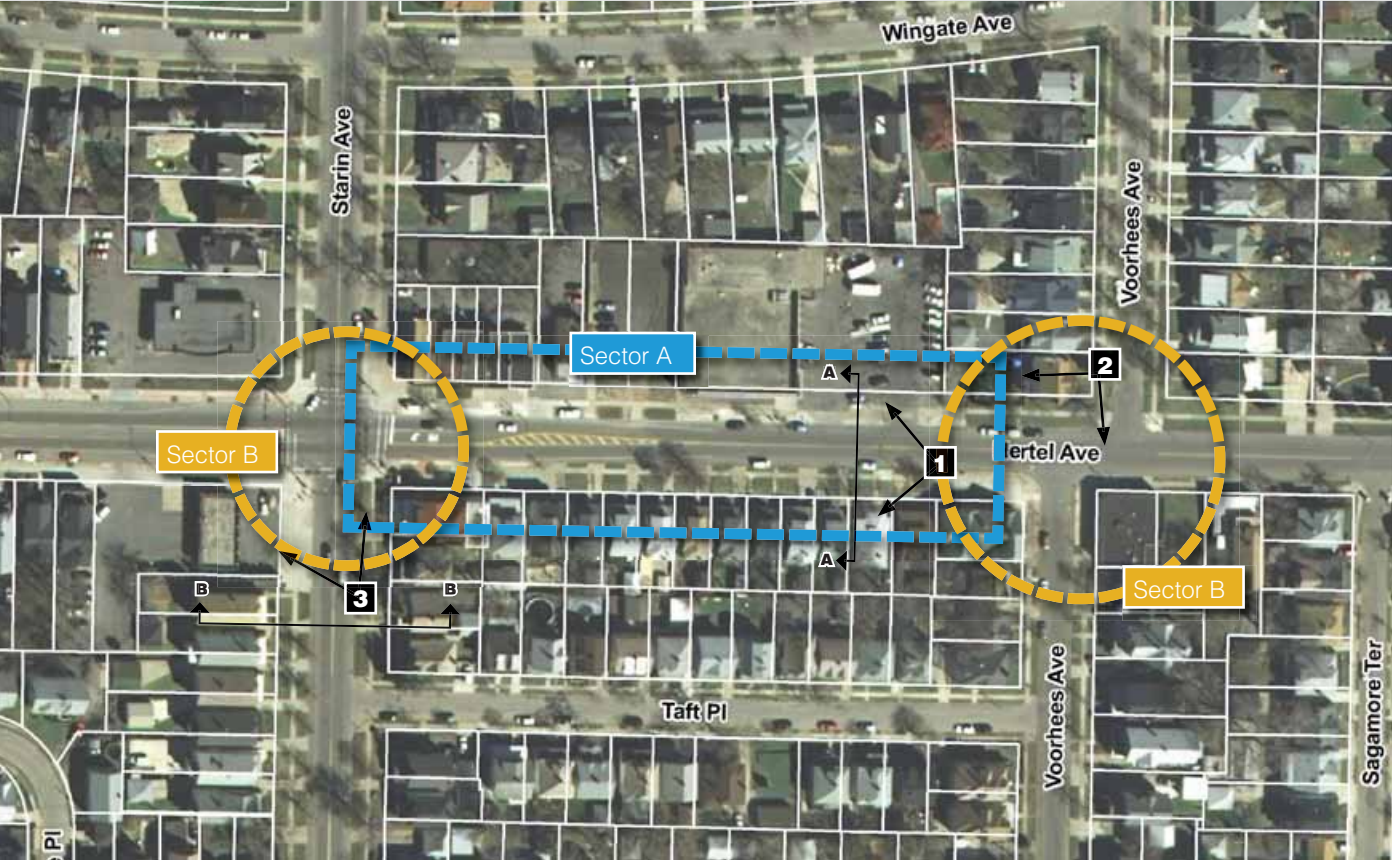
- Medium lot size
- Medium lot coverage
- Blocks with mixed building types and residential block areas with dispersed mixed-use pedestrian-oriented development

LEGEND

# Photo locators

A Cross-section locators

## Sample Area Schematic Plan



## Building Typology

Edge yard house

Cottage

Sub-urban detached yard house

Accessory dwelling

Duplex/triplex

Rowhouse

Modernist slab

Courtyard block

Mansion apartment

Stacked dwellings

Shopfront house

Shopfront building

Commercial block

Tower on a podium

Tower in a plaza

Liner

Industrial shed

Daylight factory

Factory complex

Civic building

Functional structure

Other

## Parcel Characteristics

SECTOR	TYP. PARCEL WIDTH	TYP. FRONT SETBACK*	TYP. BLDG. HEIGHT	TYP. BLDG. SPACING
A	30'-40', 80'+	0'-15'	1-2	0'-12'
B	40'-160'+	10'-15'	1-2	8'-12'

\* from property line

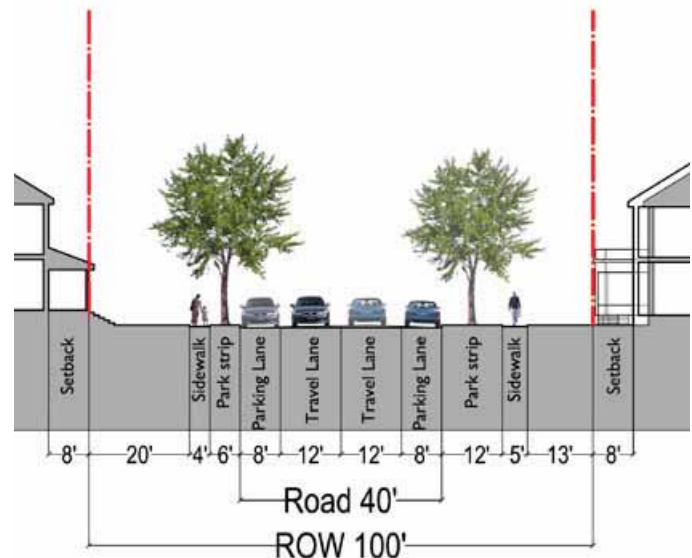
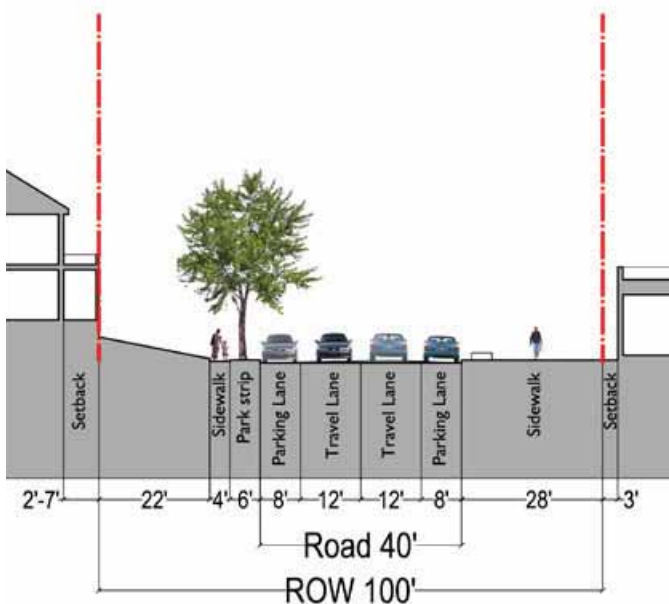
## Sector A

A mix of retail and commercial buildings with a significant number of single family residential. Setbacks range from 15'–30' and building types include storefront house, urban storefront, and commercial block, and urban bungalow. Building types at intersections tend to be storefront house.



## Sector B

Three story, one and two family urban detached homes with up to 25' setbacks are the primary building type with an abrupt change to storefront house and other commercial buildings at intersections.

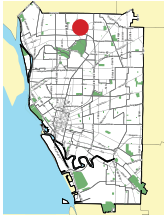


Section A | Hertel Avenue

Section B | Starin Avenue

# N-3R Restricted

PARK AND NORWOOD (AT TACOMA)



- Medium lot size
- Medium lot coverage
- Residential block areas typically restricted to residential uses

## LEGEND

- # Photo locators
- ↔ Cross-section locators

## Sample Area Schematic Plan



## Building Typology

Edge yard house	Shopfront building
Cottage	Commercial block
Sub-urban detached yard house	Tower on a podium
Accessory dwelling	Tower in a plaza
Duplex/triplex	Liner
Rowhouse	Industrial shed
Modernist slab	Daylight factory
Courtyard block	Factory complex
Mansion apartment	Civic building
Stacked dwellings	Functional structure
Shopfront house	Other

## Parcel Characteristics

SECTOR	TYP. PARCEL WIDTH	TYP. FRONT SETBACK*	TYP. BLDG. HEIGHT	TYP. BLDG. SPACING
A	33'–35'	20'–30'	3	10'
B	30'–140'***	8'–10'	3	10'

\* from property line

\*\* 140' denotes parcel depth. Corner parcels front on perpendicular streets.

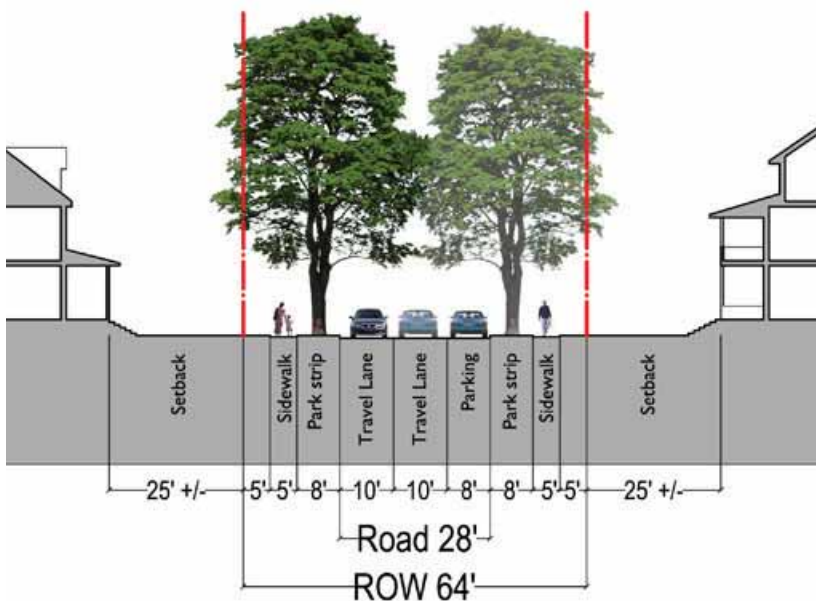
## Sector A

Urban detached houses and bungalows on medium-sized lots. Mix of single and two-family and predominantly 3 story structures.

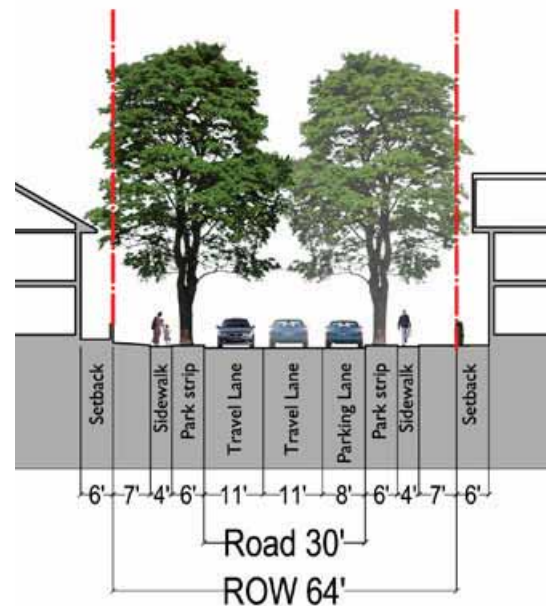


## Sector B

Side condition of corner lots that have shallow setbacks.



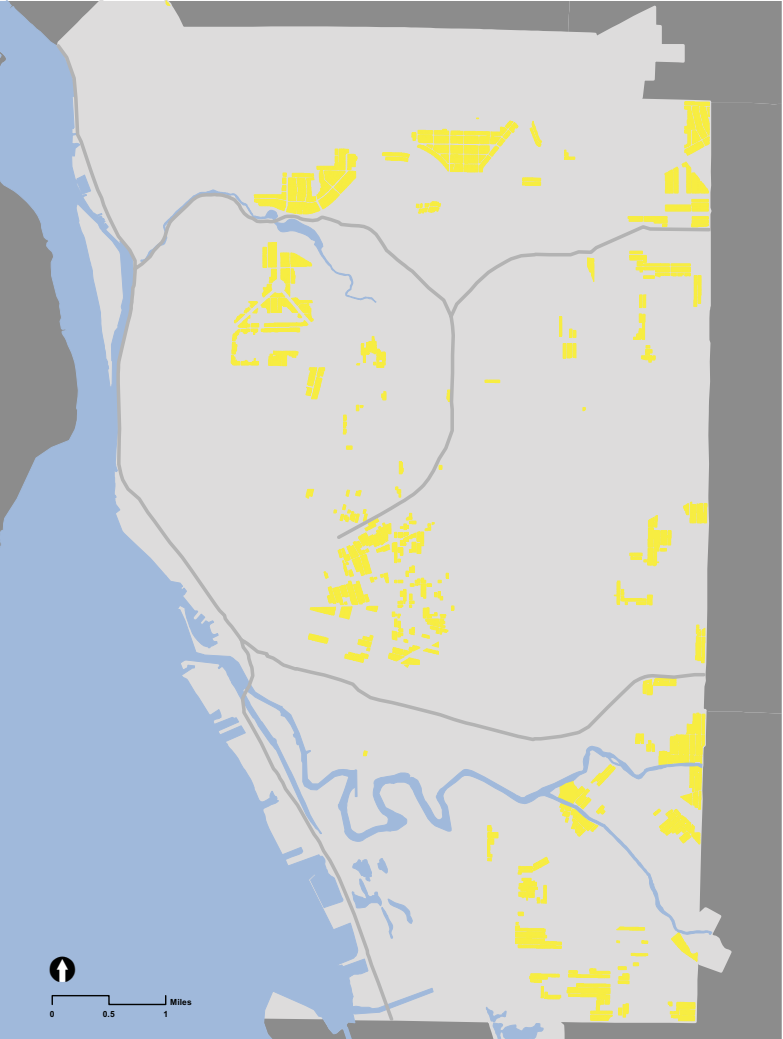
Section A | Norwalk Avenue



Section B | Tacoma Avenue

# N-4 Urban Edge

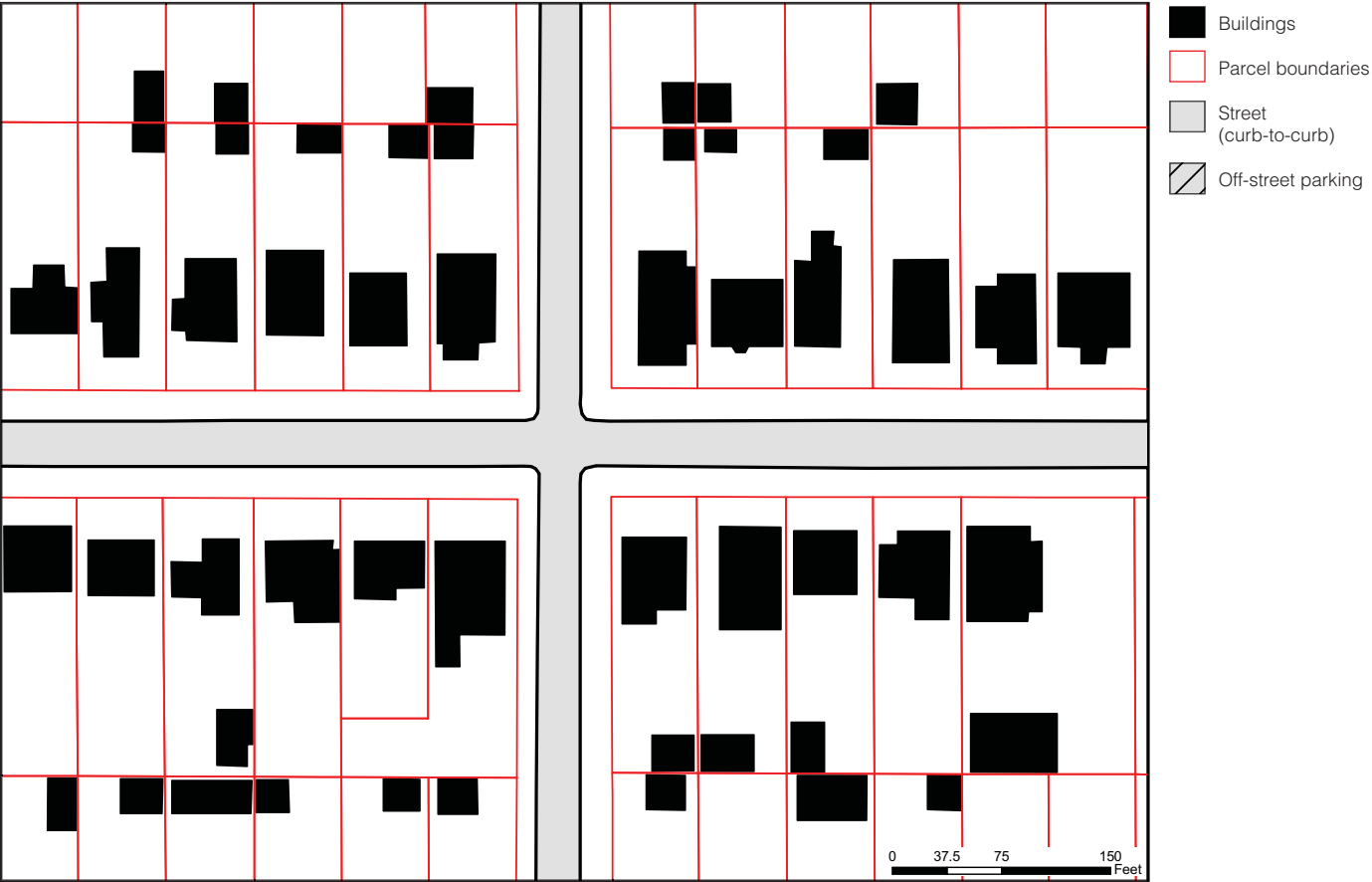
## Place Type Map



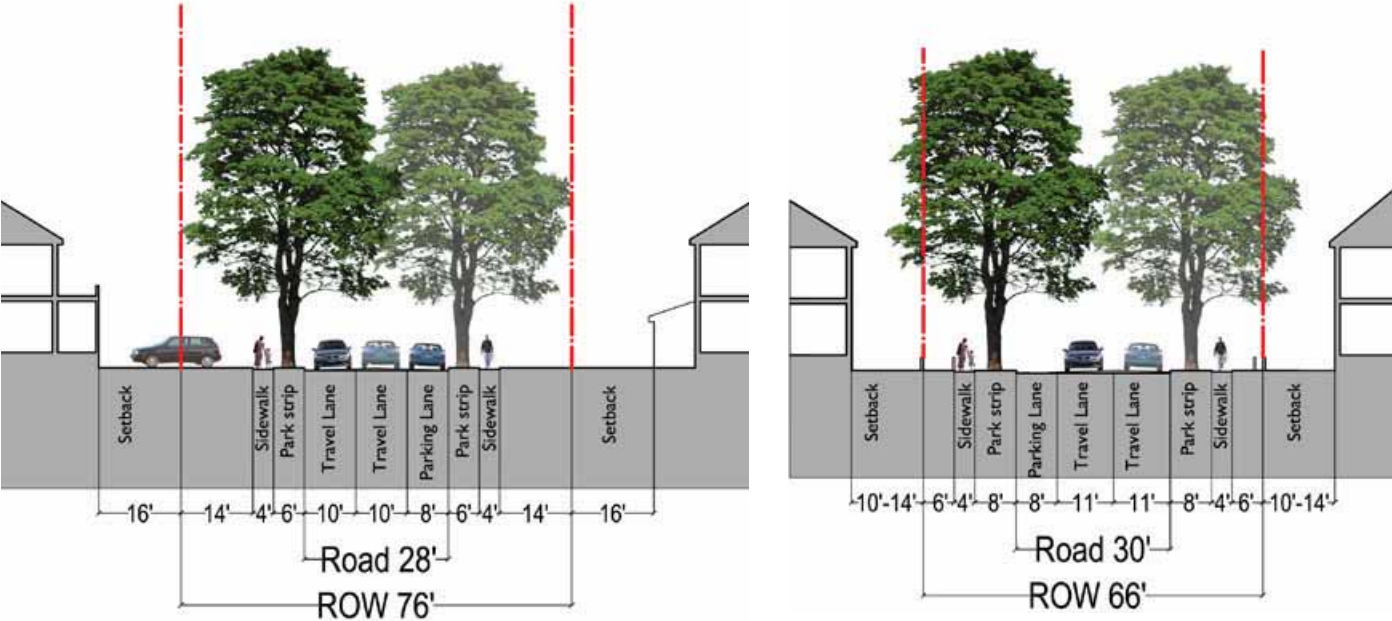
## Typical Development Characteristics

RESIDENTIAL		
PARCEL WIDTH	TYP. RANGE	60'
	MIN./MAX.	60'–120'
BUILDING SETBACK	TYP. RANGE	20'–25'
	MIN./MAX.	20'–35'
BUILDING WIDTH	TYP. RANGE	45'–50'
	MIN./MAX.	40'–75'
BUILDING SCALE	TYP. RANGE	3
	MIN./MAX.	2–3
PUBLIC REALM	TYP. ROW WIDTH	76'
	TYP. ROADWAY WIDTH	66'–76'

# Representative Development Pattern



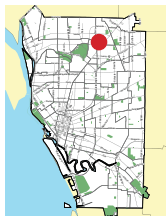
# Typical Cross Sections



Residential

# N-4 Urban Edge

VOORHEES AND MORRIS

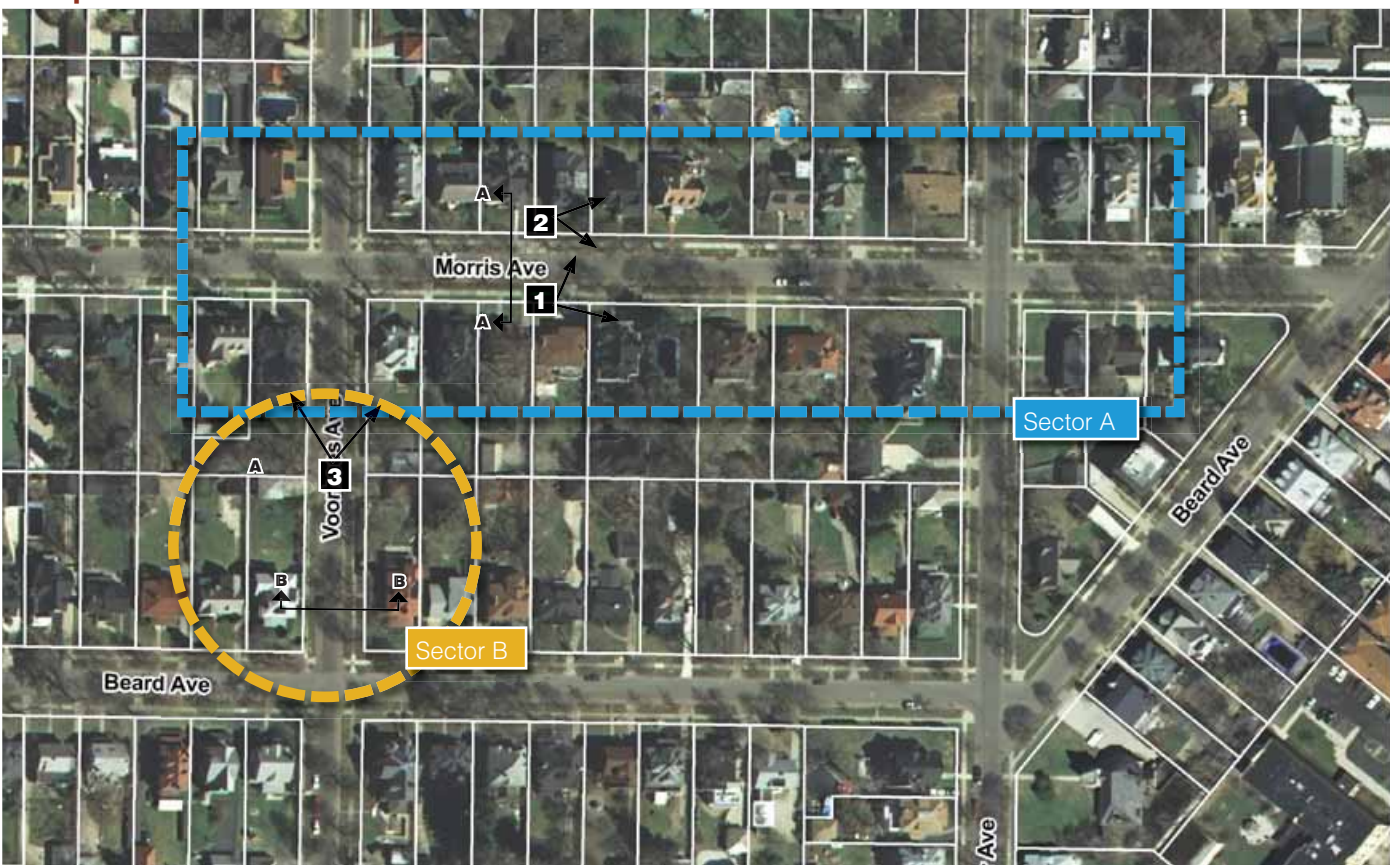


- Large lot size
- Low to medium lot coverage, often with deep front yard setbacks
- Almost exclusively single-family residential areas

## LEGEND

- # Photo locators
- ↔ Cross-section locators

## Sample Area Schematic Plan



## Building Typology

<b>Edge yard house</b>	Shopfront building
Cottage	Commercial block
Sub-urban detached yard house	Tower on a podium
<b>Accessory dwelling</b>	Tower in a plaza
Duplex/triplex	Liner
Rowhouse	Industrial shed
Modernist slab	Daylight factory
Courtyard block	Factory complex
Mansion apartment	Civic building
Stacked dwellings	Functional structure
Shopfront house	Other

## Parcel Characteristics

SECTOR	TYP. PARCEL WIDTH	TYP. FRONT SETBACK*	TYP. BLDG. HEIGHT	TYP. BLDG. SPACING
<b>A</b>	60'–120'	20'–35'	3	15'
<b>B</b>	180'–190'**	5'–10'	3	200'

\* from property line

\*\* denotes corner parcels depth, and sideyards.

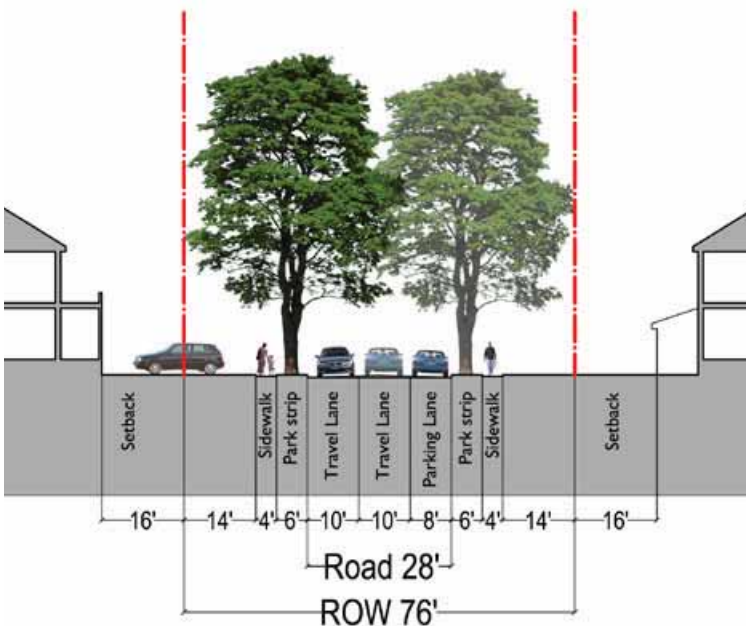
## Sector A

Single family urban detached houses on large lots with varying architectural styles. Significant setbacks.

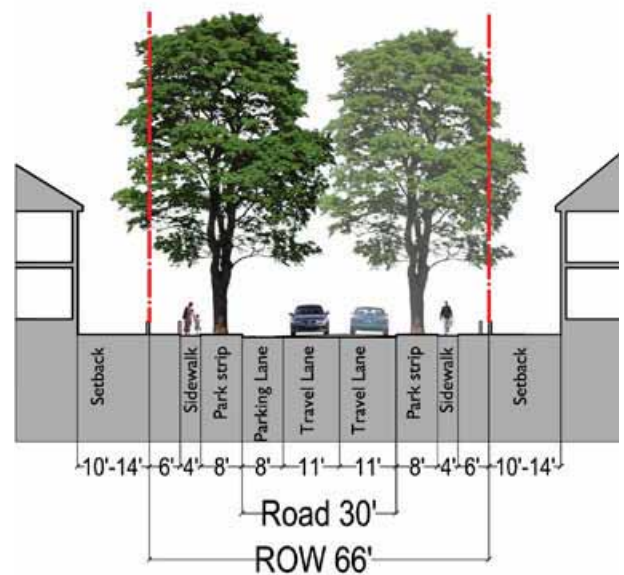


## Sector B

Single family urban detached houses. Predominantly side condition of corner lots which reveal substantial parcel depth with access to detached parking garages.



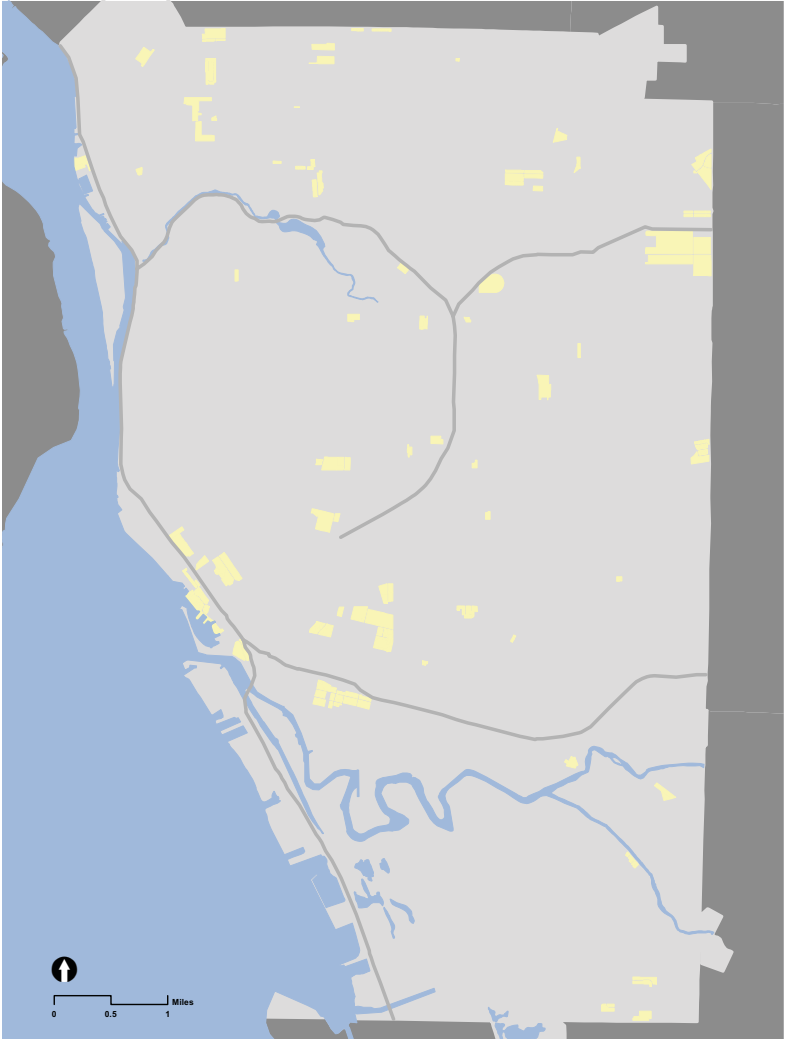
Section A | Morris Avenue



Section B | Voohrees Avenue

# N-S Suburban

## Place Type Map

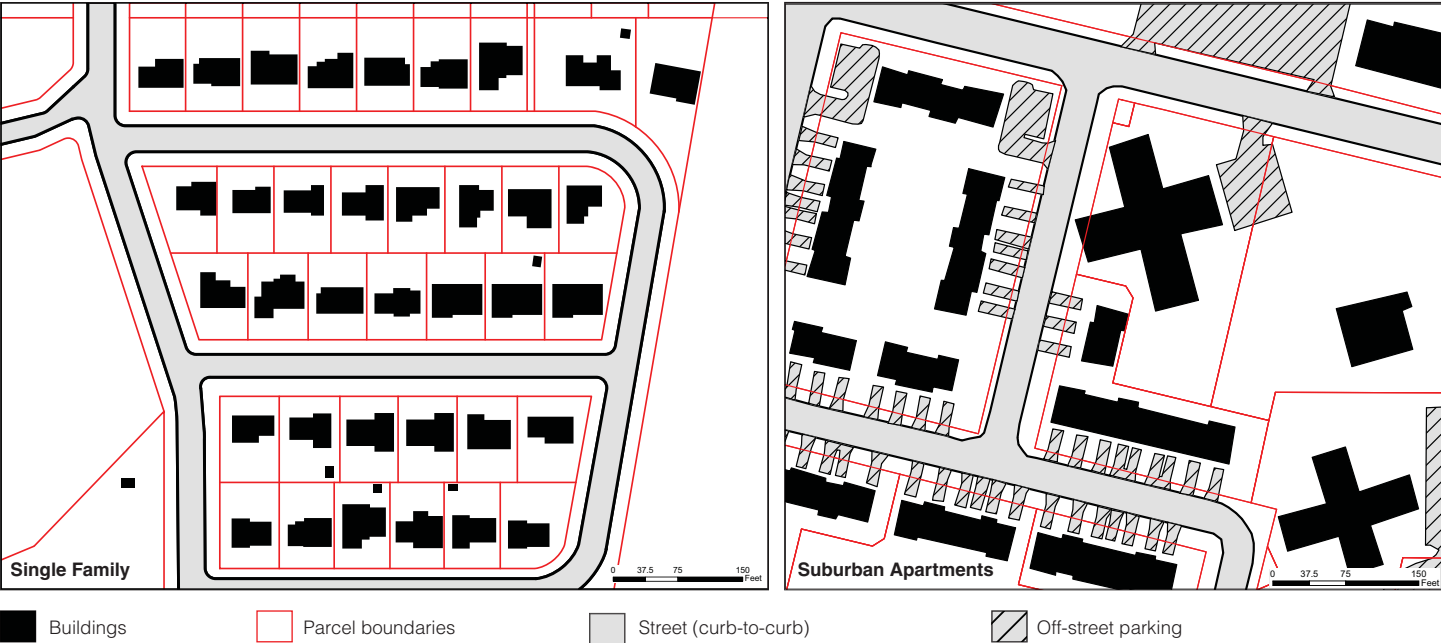


## Typical Development Characteristics

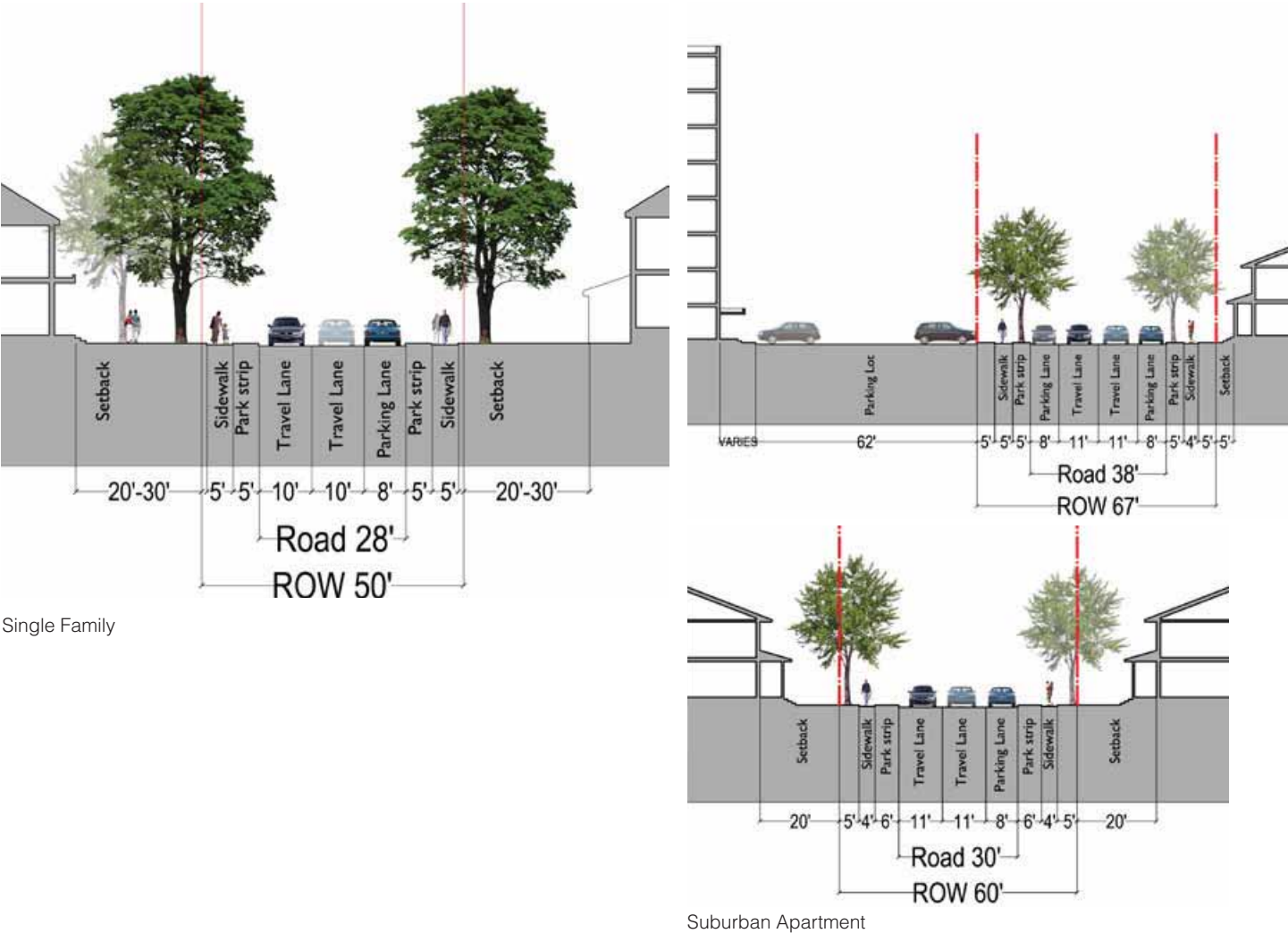
		SINGLE FAMILY	SUBURBAN APARTMENT
PARCEL WIDTH	TYP. RANGE	50'	150'–300'
	MIN./MAX.	40'–70'	150'–600'
BUILDING SETBACK	TYP. RANGE	30'	15'–20'
	MIN./MAX.	15'–30'	15'–70'
BUILDING WIDTH	TYP. RANGE	40'	120'–150'
	MIN./MAX.	30'–50'	50'–190'
BUILDING SCALE	TYP. RANGE	2	2–8
	MIN./MAX.	1–2	2–12
PUBLIC REALM	TYP. ROW WIDTH	60'	60'
	TYP. ROADWAY WIDTH	30'	30'



# Representative Development Pattern



## Typical Cross Section



# N-SS Suburban Subdivision

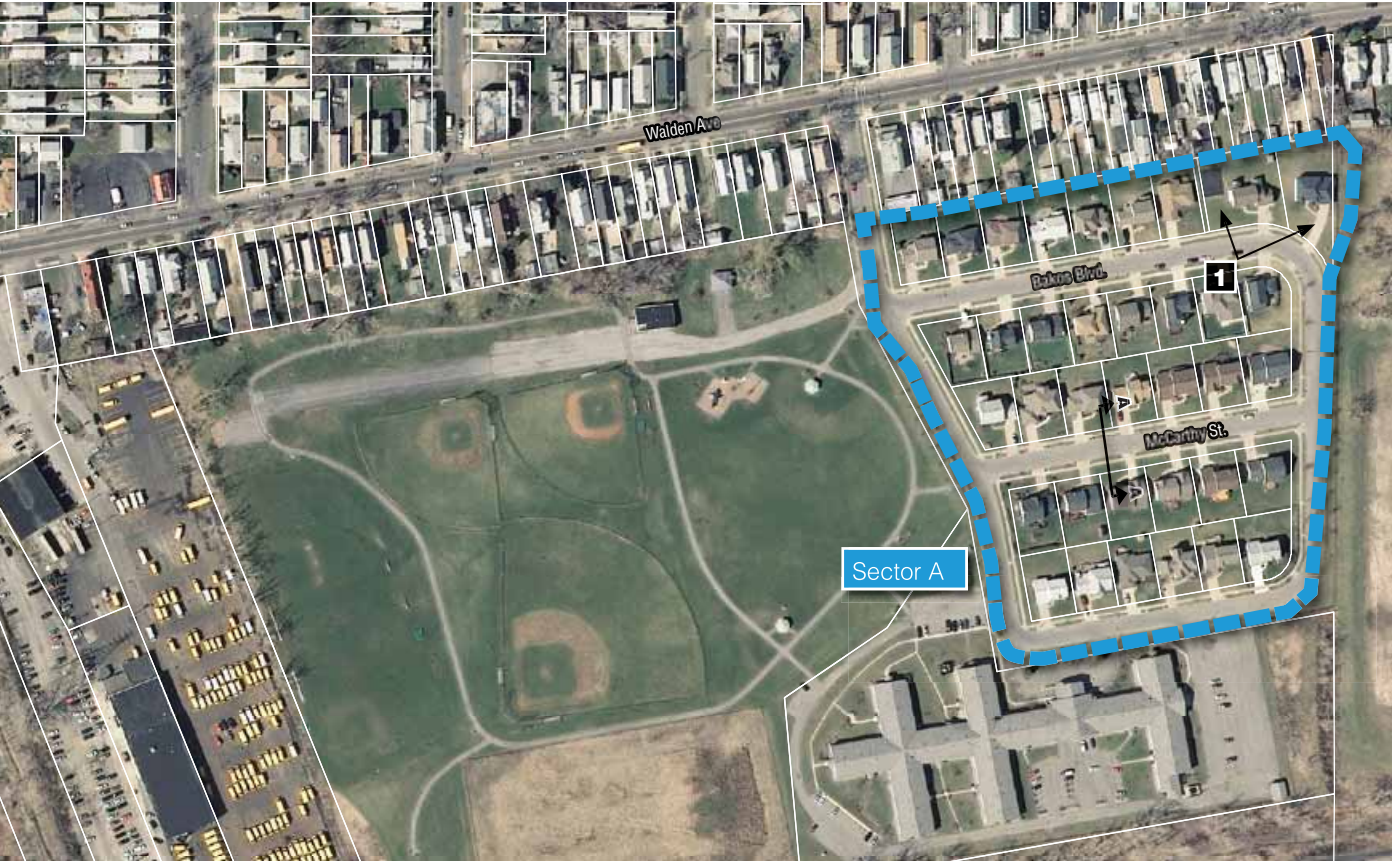
BAKOS BLVD & MCCARTHY STREET



## LEGEND

- # Photo locators
- ↔ Cross-section locators

## Sample Area Schematic Plan



## Building Typology

- Edge yard house
- Cottage
- Sub-urban detached yard house**
- Accessory dwelling
- Duplex/triplex
- Rowhouse
- Modernist slab
- Courtyard block
- Mansion apartment
- Stacked dwellings
- Shopfront house
- Shopfront building
- Commercial block
- Tower on a podium
- Tower in a plaza
- Liner
- Industrial shed
- Daylight factory
- Factory complex
- Civic building
- Functional structure
- Other

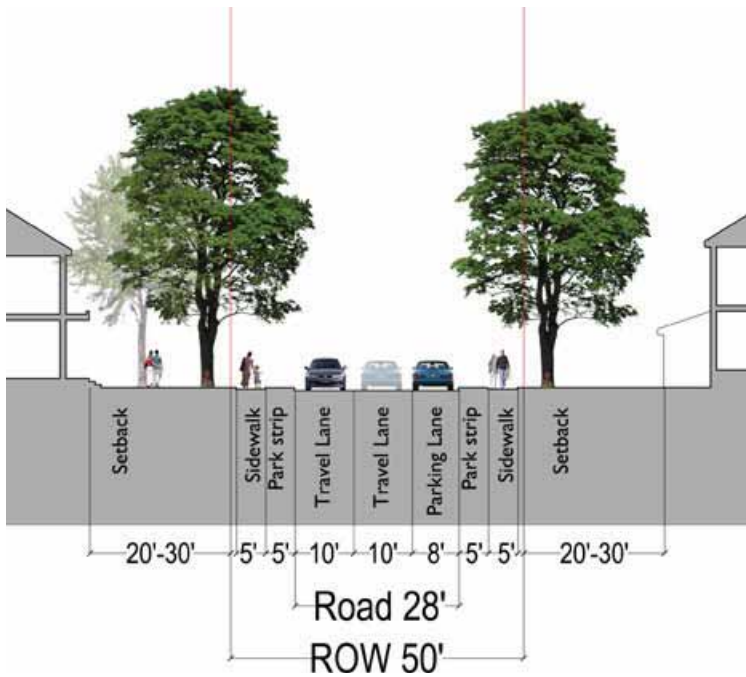
## Parcel Characteristics

SECTOR	TYP. PARCEL WIDTH	TYP. FRONT SETBACK*	TYP. BLDG. HEIGHT	TYP. BLDG. SPACING
<b>A</b>	40'-70'	15'-30'	2	15'-20'

\* from property line

## Sector A

Single - Family Detached  
Houses on large lots.



Section A | McCarthy Street

# N-ST Suburban Apartments

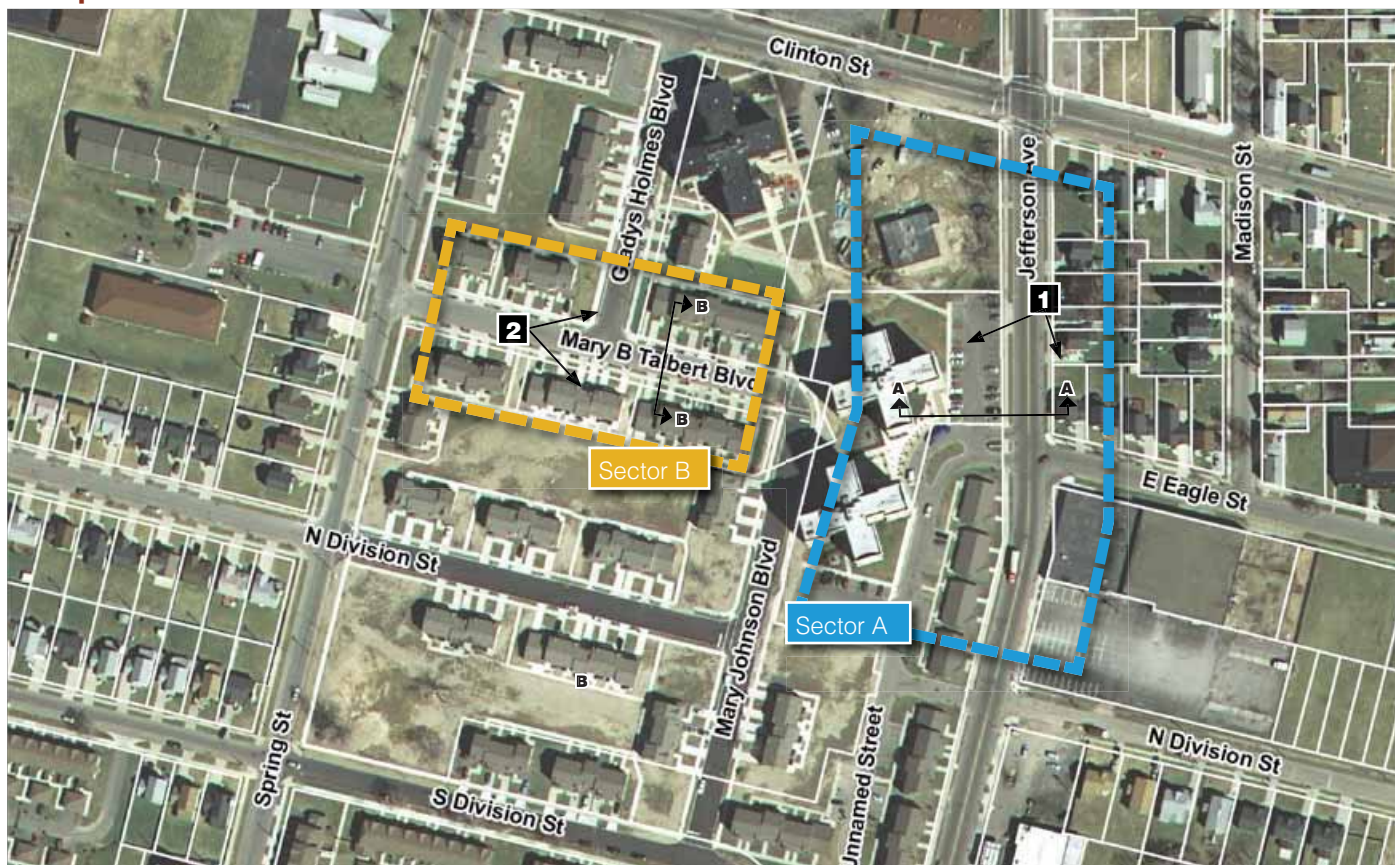
JEFFERSON AND CLINTON



## LEGEND

- # Photo locators
- ↔ Cross-section locators

## Sample Area Schematic Plan



## Building Typology

Edge yard house	Shopfront building
Cottage	Commercial block
Sub-urban detached yard house	Tower on a podium
Accessory dwelling	<b>Tower in a plaza</b>
Duplex/triplex	Liner
<b>Rowhouse</b>	Industrial shed
<b>Modernist slab</b>	Daylight factory
Courtyard block	Factory complex
Mansion apartment	Civic building
Stacked dwellings	Functional structure
Shopfront house	Other

## Parcel Characteristics

SECTOR	TYP. PARCEL WIDTH	TYP. FRONT SETBACK*	TYP. BLDG. HEIGHT	TYP. BLDG. SPACING
<b>A</b>	170'–600'	15'–70'	2–8	10'
<b>B</b>	150'–300'	20'	2	30'

\* from property line

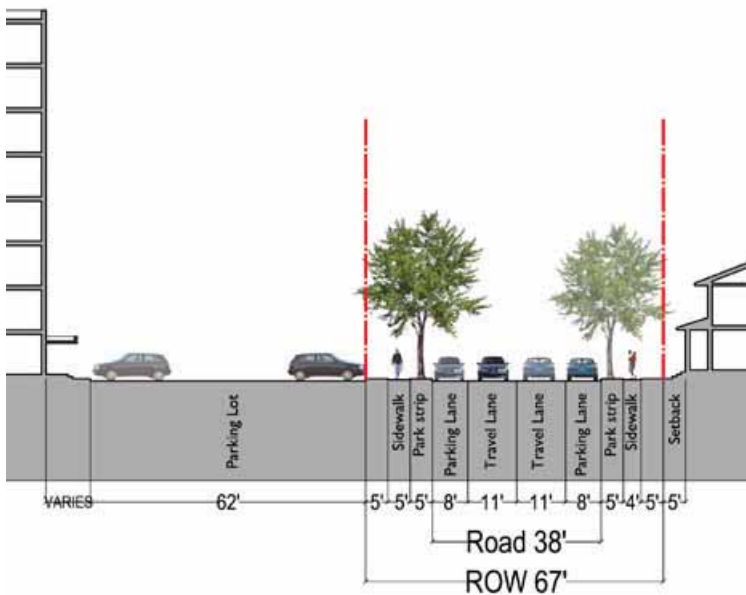
## Sector A

Towers with significant setback to accommodate surface parking.

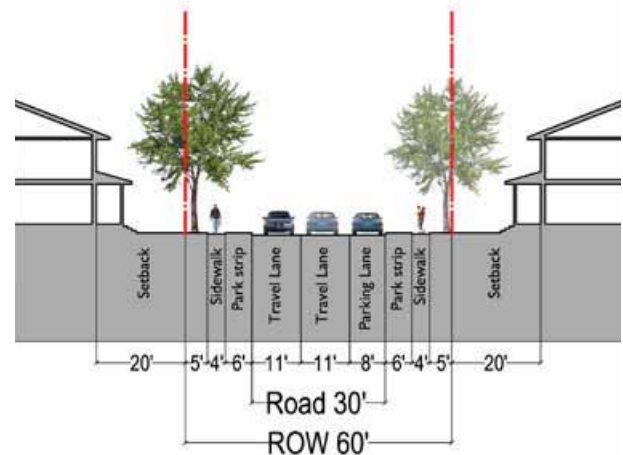


## Sector B

Rowhouse/modernist slab with characteristics of suburban detached house. Parking spot in front of house.



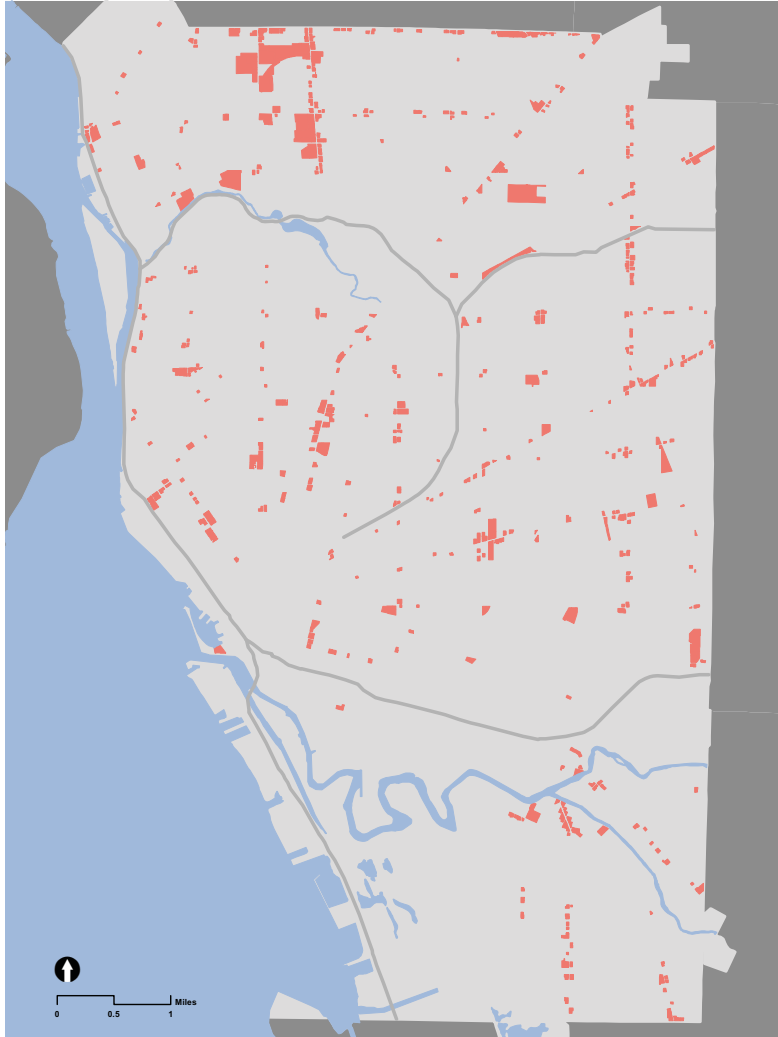
Section A | Jefferson Avenue



Section B | Mary B. Talbert Boulevard

# D-R Retail District

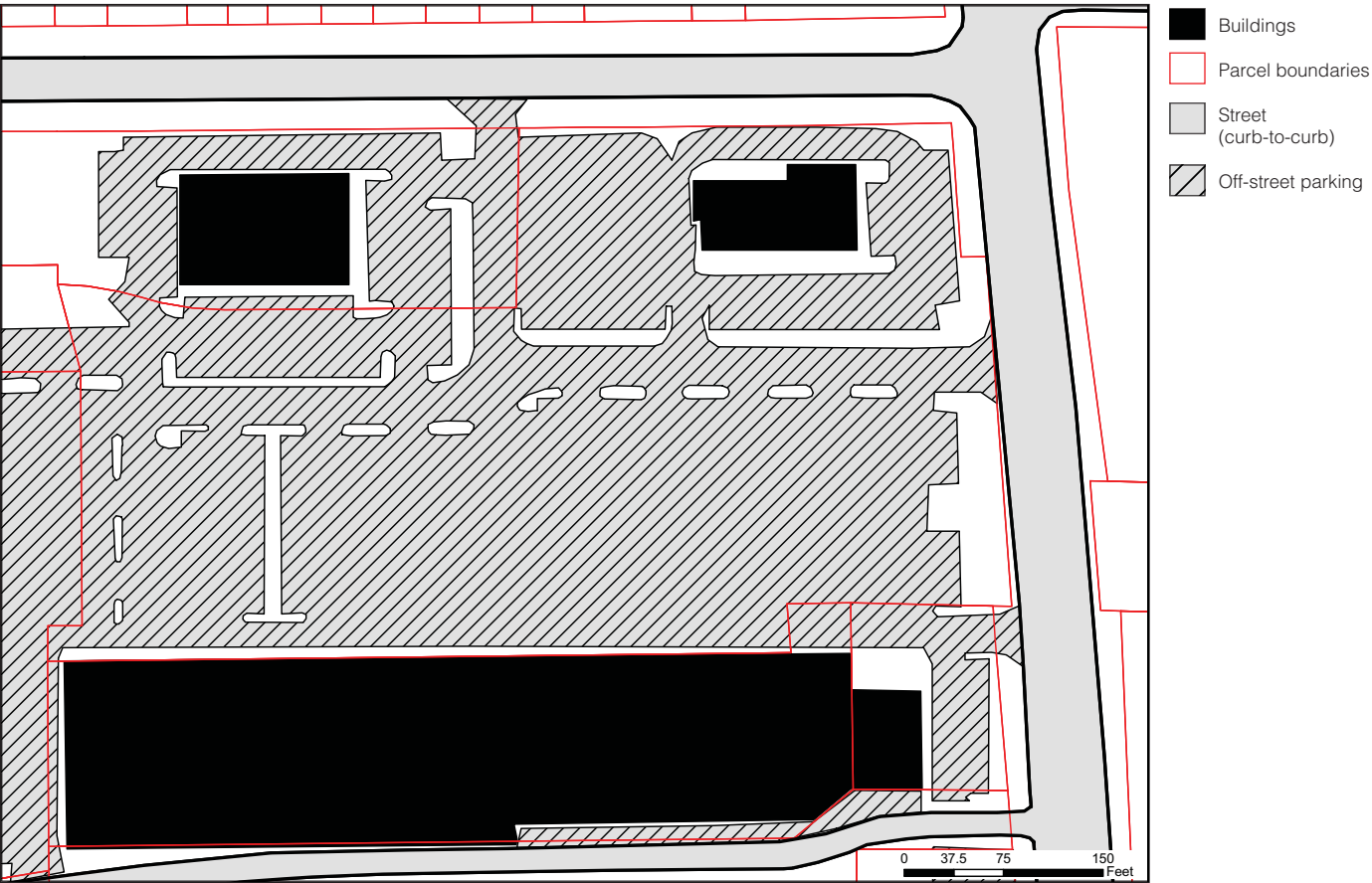
## Place Type Map



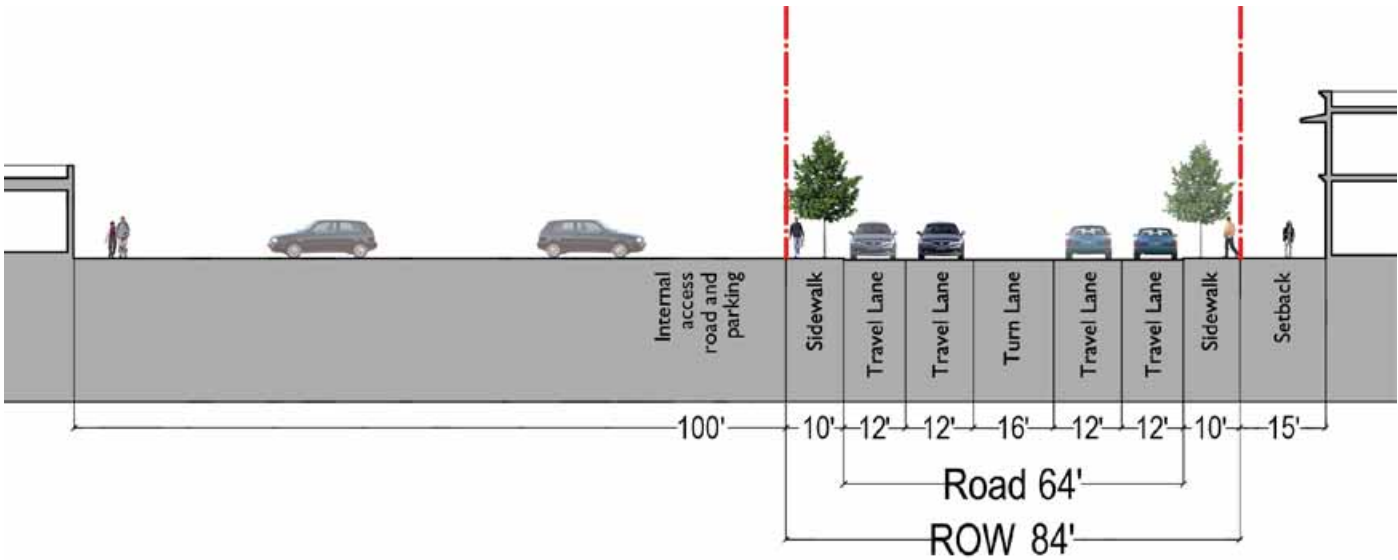
## Typical Development Characteristics

COMMERCIAL/MIXED USE		
<b>PARCEL WIDTH</b>	TYP. RANGE	150'–450'
	MIN./MAX.	100'–600'
<b>BUILDING SETBACK</b>	TYP. RANGE	400'
	MIN./MAX.	40'–450'
<b>BUILDING WIDTH</b>	TYP. RANGE	375'–550'
	MIN./MAX.	100'–650'
<b>BUILDING SCALE</b>	TYP. RANGE	1
	MIN./MAX.	1–2
<b>PUBLIC REALM</b>	TYP. ROW WIDTH	85'
	TYP. ROADWAY WIDTH	32'

# Representative Development Pattern



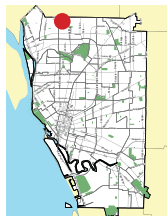
# Typical Cross Section



Commercial/Mixed-Use

# D-RC Retail Center

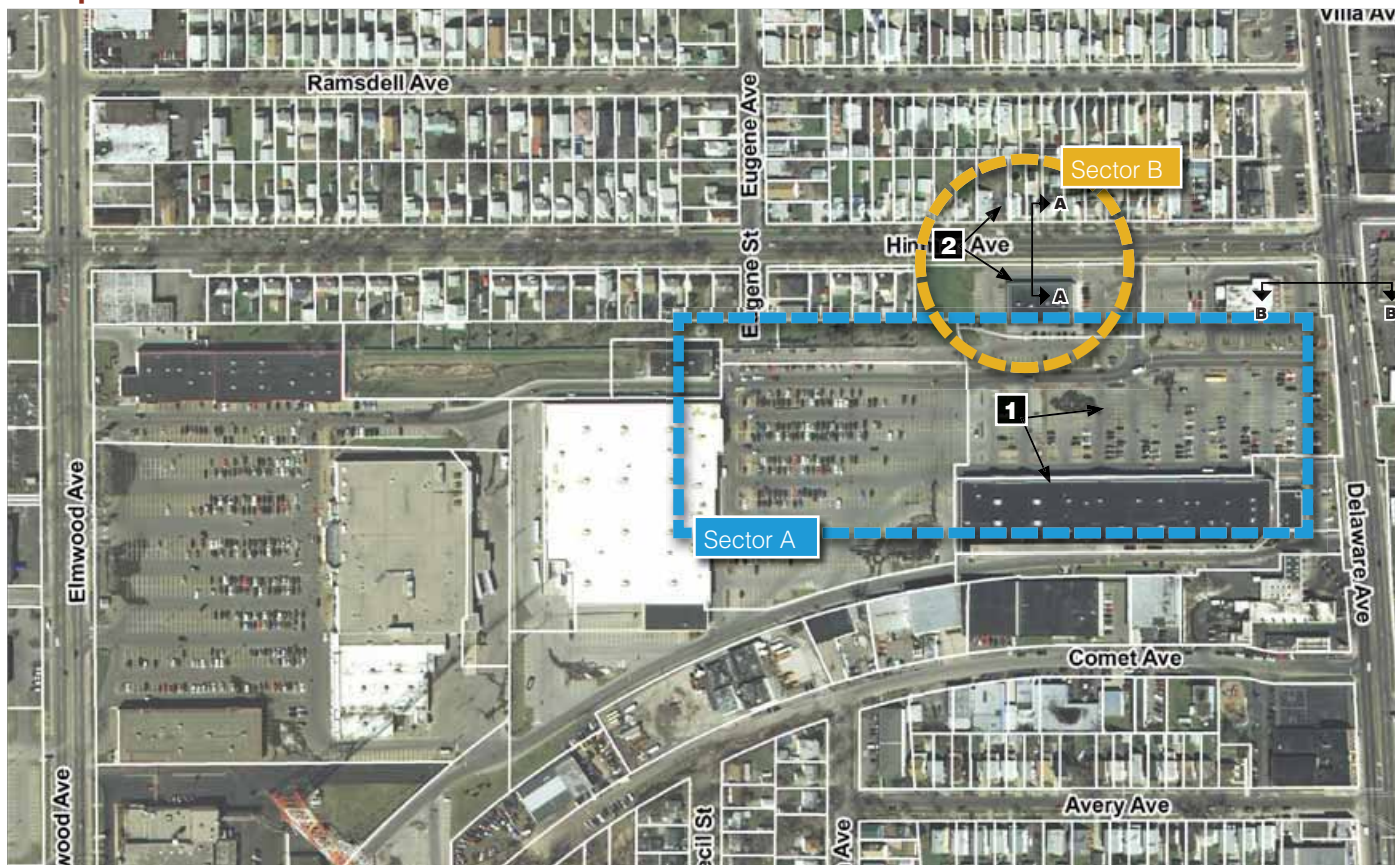
NORTH DELAWARE AND NORTH ELMWOOD (AT HINMAN)



## LEGEND

- # Photo locators
- ↔ Cross-section locators

## Sample Area Schematic Plan



## Building Typology

Edge yard house	<b>Shopfront building</b>
Cottage	Commercial block
Sub-urban detached yard house	Tower on a podium
Accessory dwelling	Tower in a plaza
Duplex/triplex	Liner
Rowhouse	<b>Industrial shed</b>
Modernist slab	Daylight factory
Courtyard block	Factory complex
Mansion apartment	Civic building
Stacked dwellings	Functional structure
Shopfront house	Other

## Parcel Characteristics

SECTOR	TYP. PARCEL WIDTH	TYP. FRONT SETBACK*	TYP. BLDG. HEIGHT	TYP. BLDG. SPACING
<b>A</b>	150'–600'	40'–400'	1	100' +
<b>B</b>	40'	10'	1–2	10'–12'

\* from property line

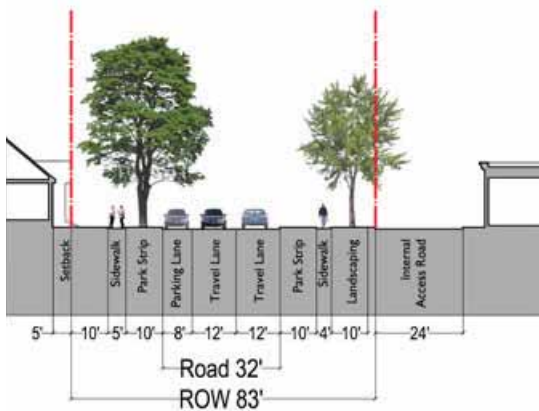
## Sector A

Large surface parking lot and single story big box retail (variation of industrial shed).

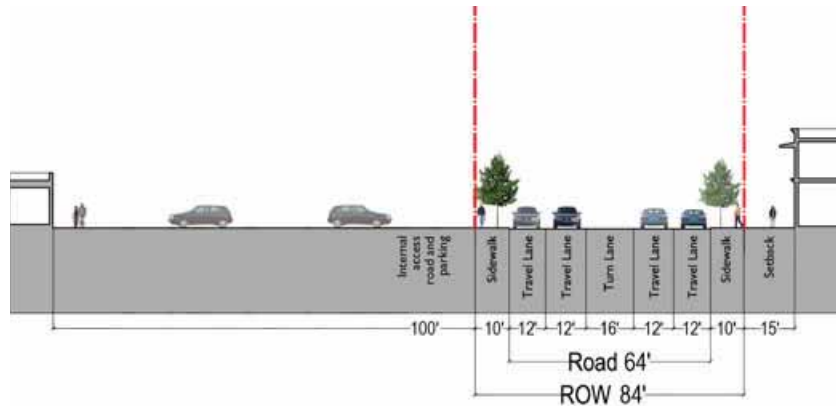


## Sector B

1-2 story urban cottage/sub-urban detached houses with stand-alone suburban one story commercial/retail. Residential parcels are narrow with shallow setbacks.



Section A | Hinman Avenue



Section B | Delaware Avenue

# D-RS Retail Strip

MAIN STREET (FROM UTICA TO BRYANT)



- Small to medium lot commercial strip development
- Low lot coverage to accommodate substantial areas of vehicular parking
- Generally commercial use that may have a single use or multiple uses serving local needs

## LEGEND

- # Photo locators
- A Cross-section locators

## Sample Area Schematic Plan



## Building Typology

Edge yard house	Shopfront building
Cottage	Commercial block
Sub-urban detached yard house	Tower on a podium
Accessory dwelling	Tower in a plaza
Duplex/triplex	Liner
Rowhouse	Industrial shed
Modernist slab	Daylight factory
Courtyard block	Factory complex
Mansion apartment	Civic building
Stacked dwellings	Functional structure
Shopfront house	Other

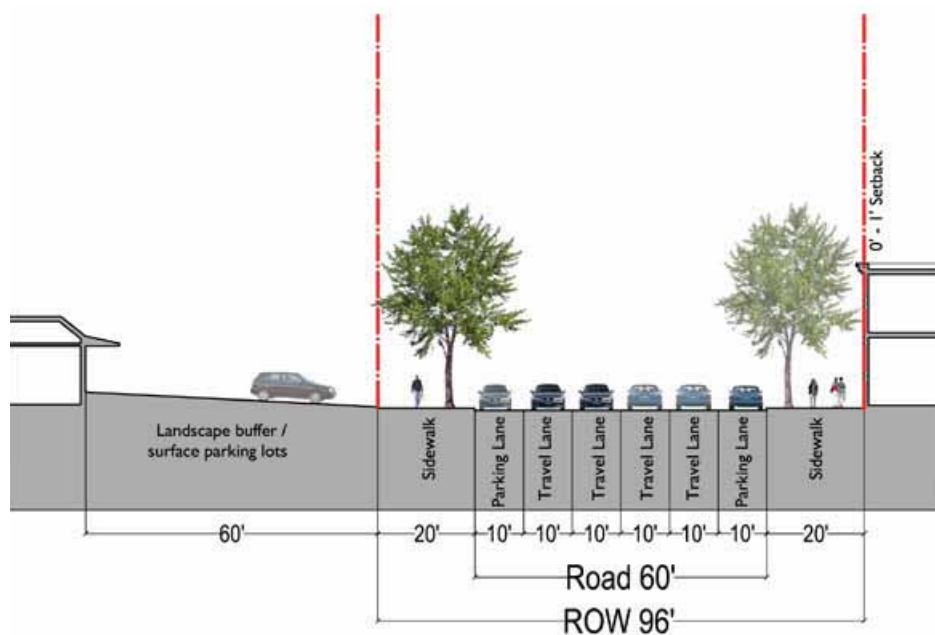
## Parcel Characteristics

SECTOR	TYP. PARCEL WIDTH	TYP. FRONT SETBACK*	TYP. BLDG. HEIGHT	TYP. BLDG. SPACING
A	45'-200'	0'-60'+	1-3	0'-75'
B	35'-100'	0'-10'	1-2	0'-10'

\* from property line

## Sector A

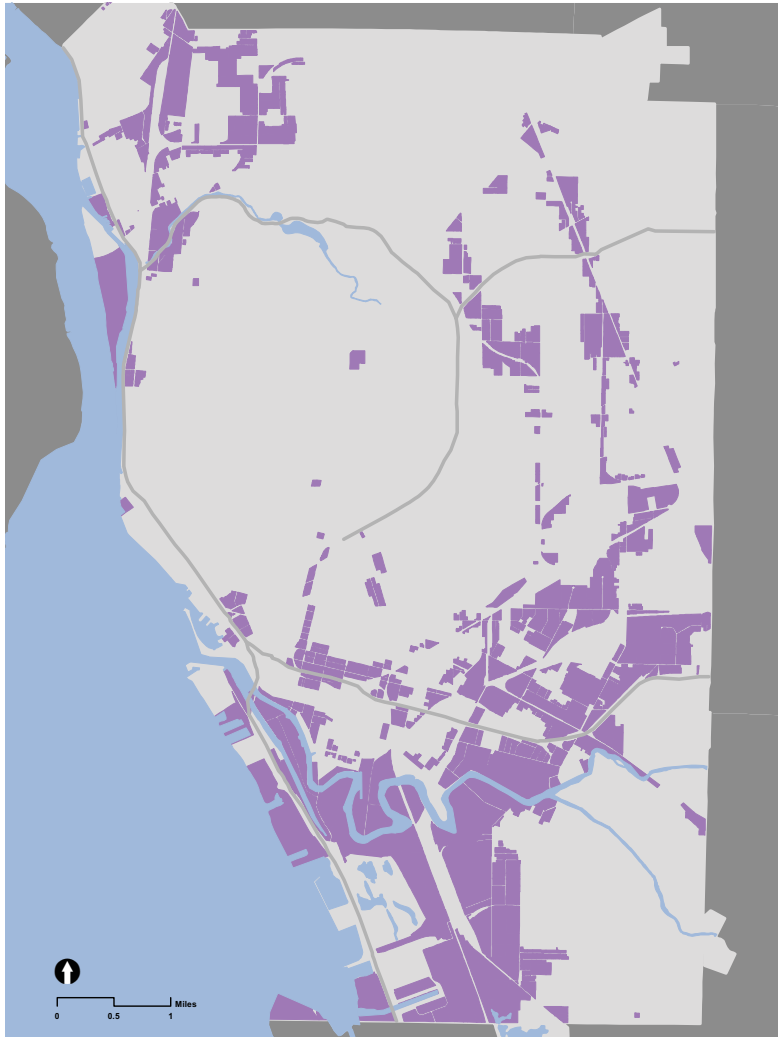
Original commercial block and urban storefront with minimal setback mixed with newer stand-alone 1 story urban storefront with significant setbacks to accommodate vehicular access and parking in front and adjacent to building.



Section A | Main Street

# D-I Industrial/Employment District

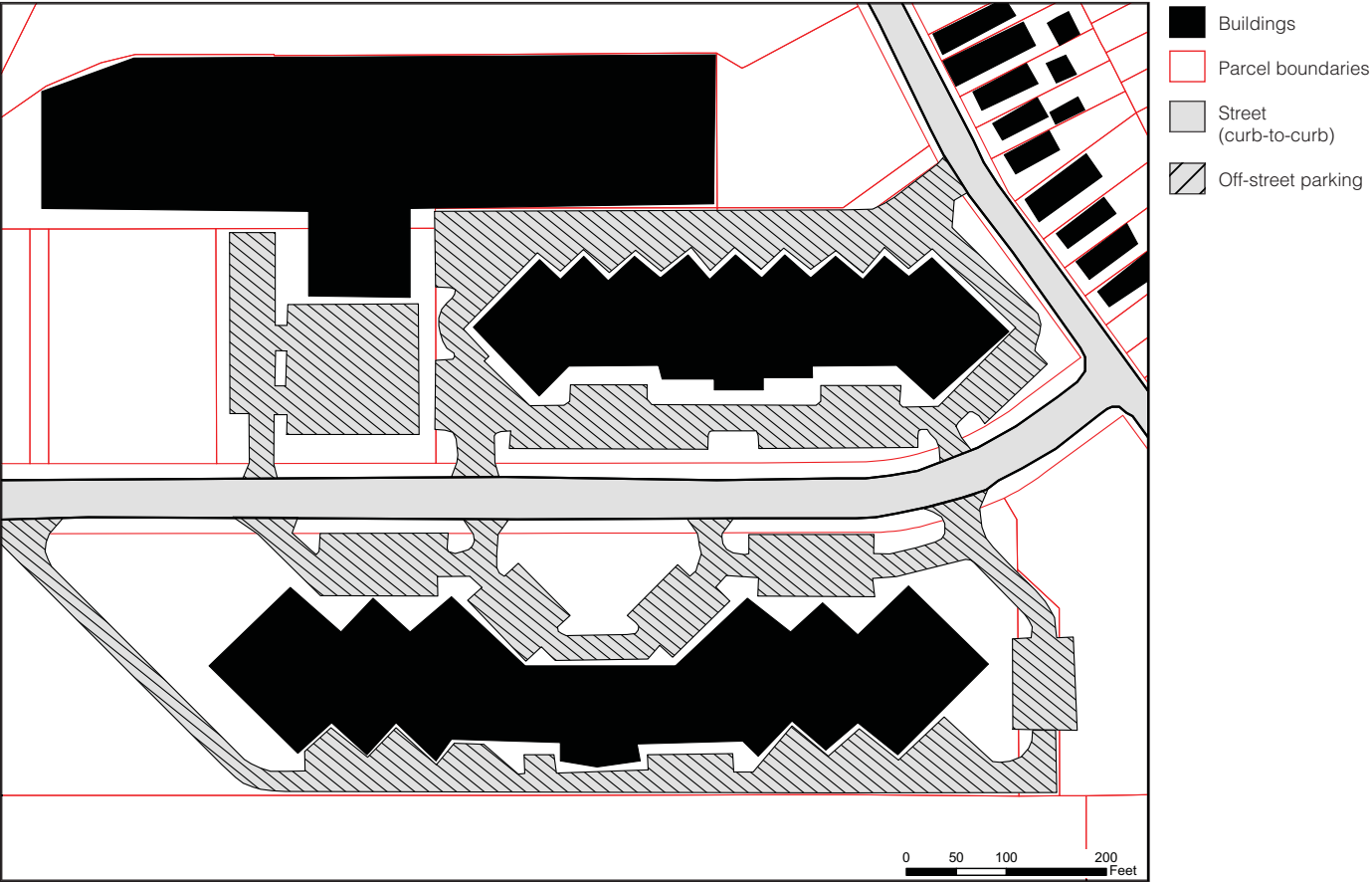
## Place Type Map



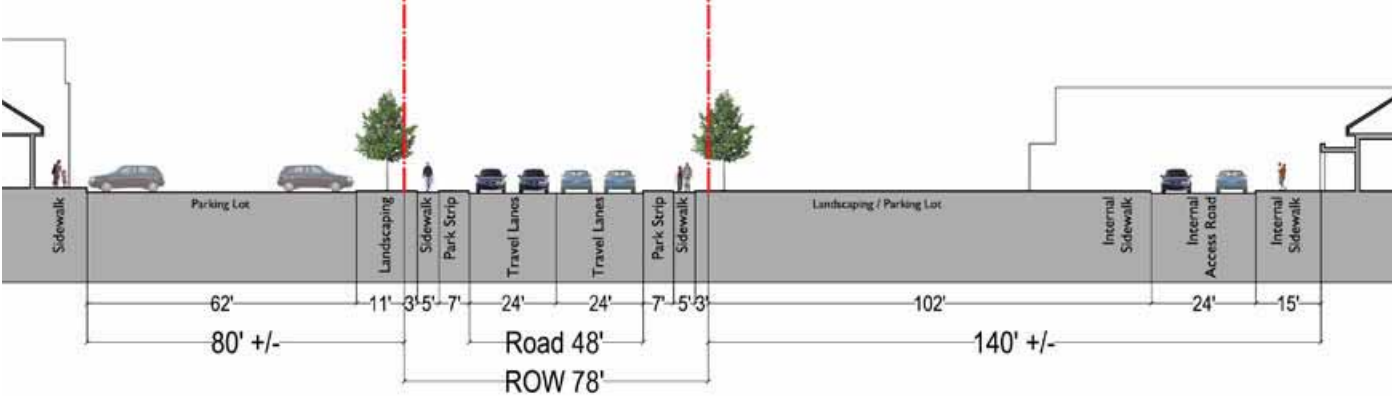
## Typical Development Characteristics

COMMERCIAL/MIXED USE		
<b>PARCEL WIDTH</b>	TYP. RANGE	300'-1,000'
	MIN./MAX.	35'-x'
<b>BUILDING SETBACK</b>	TYP. RANGE	0'-60'
	MIN./MAX.	0'-120'
<b>BUILDING WIDTH</b>	TYP. RANGE	100'-500'
	MIN./MAX.	25'-x'
<b>BUILDING SCALE</b>	TYP. RANGE	2
	MIN./MAX.	1-5
<b>PUBLIC REALM</b>	TYP. ROW WIDTH	70'-96'
	TYP. ROADWAY WIDTH	40'

# Representative Development Pattern



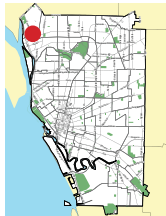
# Typical Cross Section



Commercial/Industrial

# D-IO Office Park

HERTEL AND RIVER ROCK ROAD



- Horizontally-oriented, often large footprint development
- Typically occupied by office tenants or no-impact industrial uses
- May include one or multiple buildings linked by an internal circulation network and design motif

## LEGEND

# Photo locators

A Cross-section locators

## Sample Area Schematic Plan



## Building Typology

Edge yard house	Shopfront building
Cottage	Commercial block
Sub-urban detached yard house	Tower on a podium
Accessory dwelling	Tower in a plaza
Duplex/triplex	Liner
Rowhouse	Industrial shed
Modernist slab	Daylight factory
Courtyard block	Factory complex
Mansion apartment	Civic building
Stacked dwellings	Functional structure
Shopfront house	Other

## Parcel Characteristics\*

SECTOR	TYP. PARCEL WIDTH	TYP. FRONT SETBACK**	TYP. BLDG. HEIGHT	TYP. BLDG. SPACING
A	160'–1,400'	60'–120'	1	N/A
B	35'–800'	15'–30'	2–3	0

\* residential parcels not analyzed for this place type

\*\* from property line

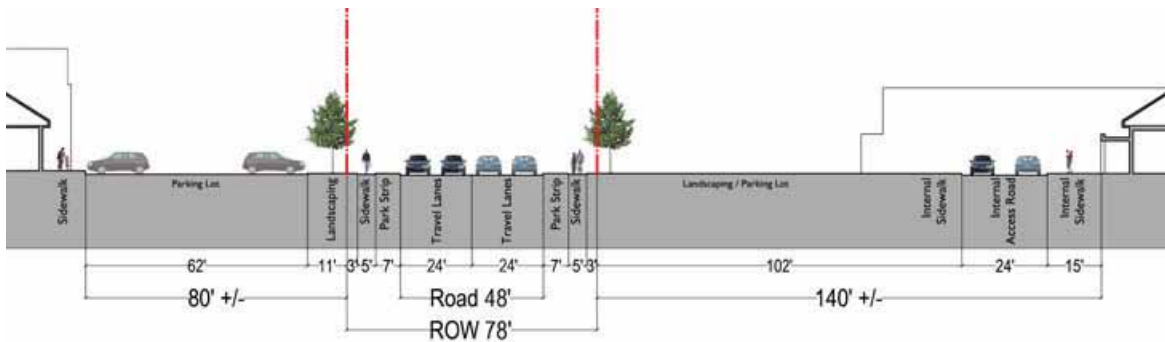
## Sector A

1 story commercial office structure with significant setbacks to accommodate surface parking in front of structures.

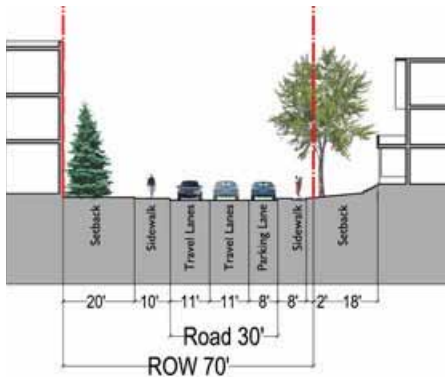


## Sector B

Factory complex with setbacks consistent with residential properties but have a wide range of commercial structures.



Section A | River Rock Drive



Section B | Rand Street

# D-IL Light Industrial

BROADWAY & LATHROP



- Low to medium intensity industrial development

**LEGEND**

#

 Photo locators

A

 Cross-section locators

## Sample Area Schematic Plan



## Building Typology

Edge yard house
 Cottage
 Sub-urban detached yard house
 Accessory dwelling
 Duplex/triplex
 Rowhouse
 Modernist slab
 Courtyard block
 Mansion apartment
 Stacked dwellings
 Shopfront house

Shopfront building

Commercial block

 Tower on a podium
 Tower in a plaza
 Liner

Industrial shed

 Daylight factory
 Factory complex
 Civic building
 Functional structure
 Other

## Parcel Characteristics

SECTOR	TYP. PARCEL WIDTH	TYP. FRONT SETBACK*	TYP. BLDG. HEIGHT	TYP. BLDG. SPACING
A	30'–181'	0'–10'	2–3	0'–10'
B	60'–140'	0'	2–5	2'–5'

\* from property line

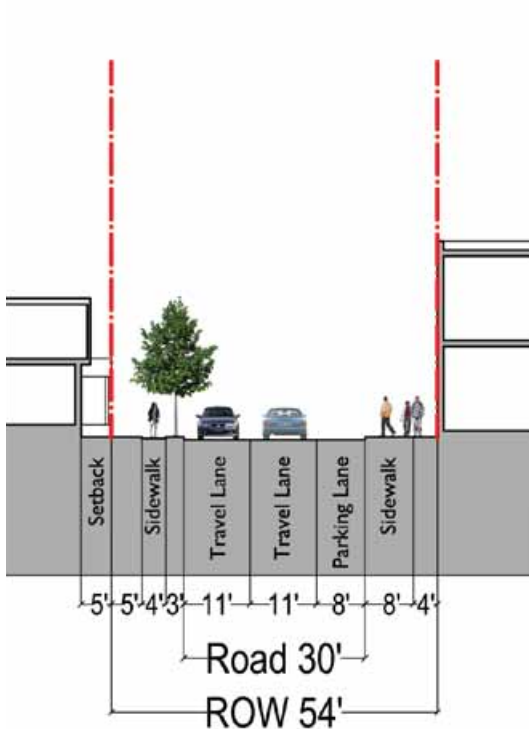
## Sector A

Industrial properties with industrial sheds range from minimum to significant setbacks.

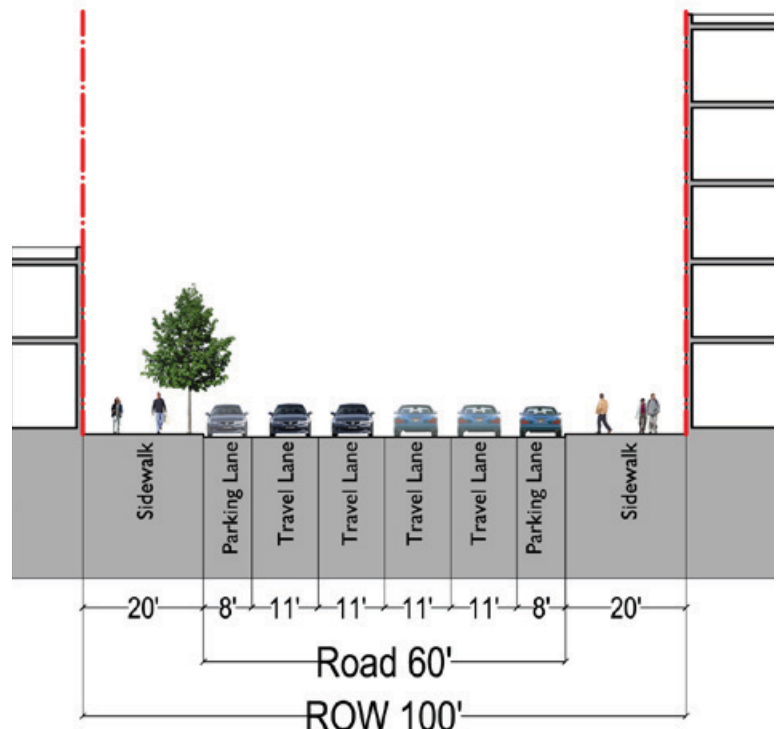


## Sector B

Urban storefront and commercial block with adjacent surface parking. Setbacks minimal and structures range from 2-5 stories.



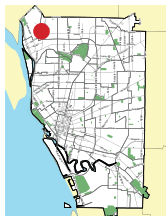
Section A | Lathrop Street



Section B | Broadway Street

# D-IH Heavy Industrial

MILITARY ROAD AND SAYRE STREET



- Medium to high intensity industrial development

## LEGEND

- # Photo locators
- ↔ Cross-section locators

## Sample Area Schematic Plan



## Building Typology

Edge yard house	Shopfront building
Cottage	Commercial block
Sub-urban detached yard house	Tower on a podium
Accessory dwelling	Tower in a plaza
Duplex/triplex	Liner
Rowhouse	<b>Industrial shed</b>
Modernist slab	<b>Daylight factory</b>
Courtyard block	<b>Factory complex</b>
Mansion apartment	Civic building
Stacked dwellings	<b>Functional structure</b>
Shopfront house	Other

## Parcel Characteristics\*

SECTOR	TYP. PARCEL WIDTH	TYP. FRONT SETBACK**	TYP. BLDG. HEIGHT	TYP. BLDG. SPACING
<b>A</b>	3,000'+	0'	2	0'
<b>B</b>	1,000'	15'	1-2	N/A

\* residential parcels not analyzed for this place type

\*\* from property line

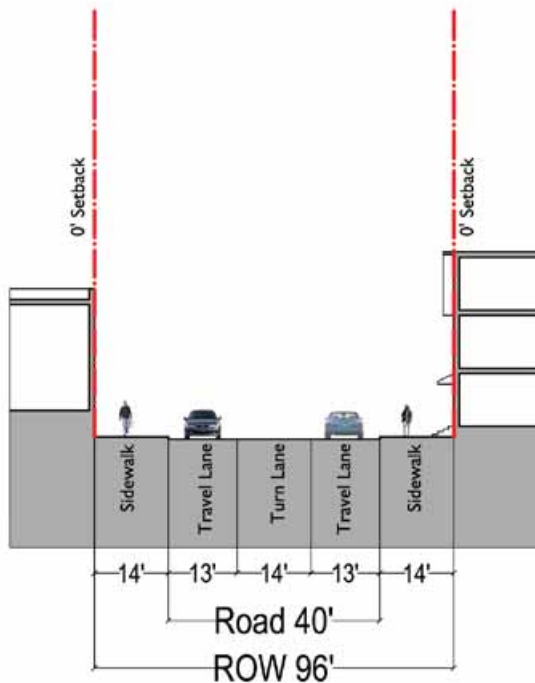
## Sector A

Large scale industrial shed with minimal setback abuts neighborhood place type with shopfront house/shopfront building, duplex/triplex housing, urban detached houses, and civic building.

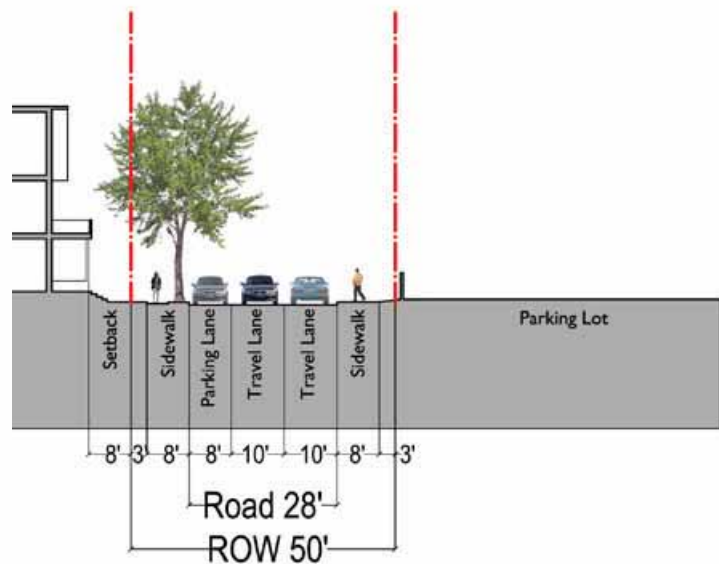


## Sector B

Daylight factory/factory complex and large scale surface parking lot adjacent to neighborhood place type with cottage and urban detached 1 and 2 family houses.



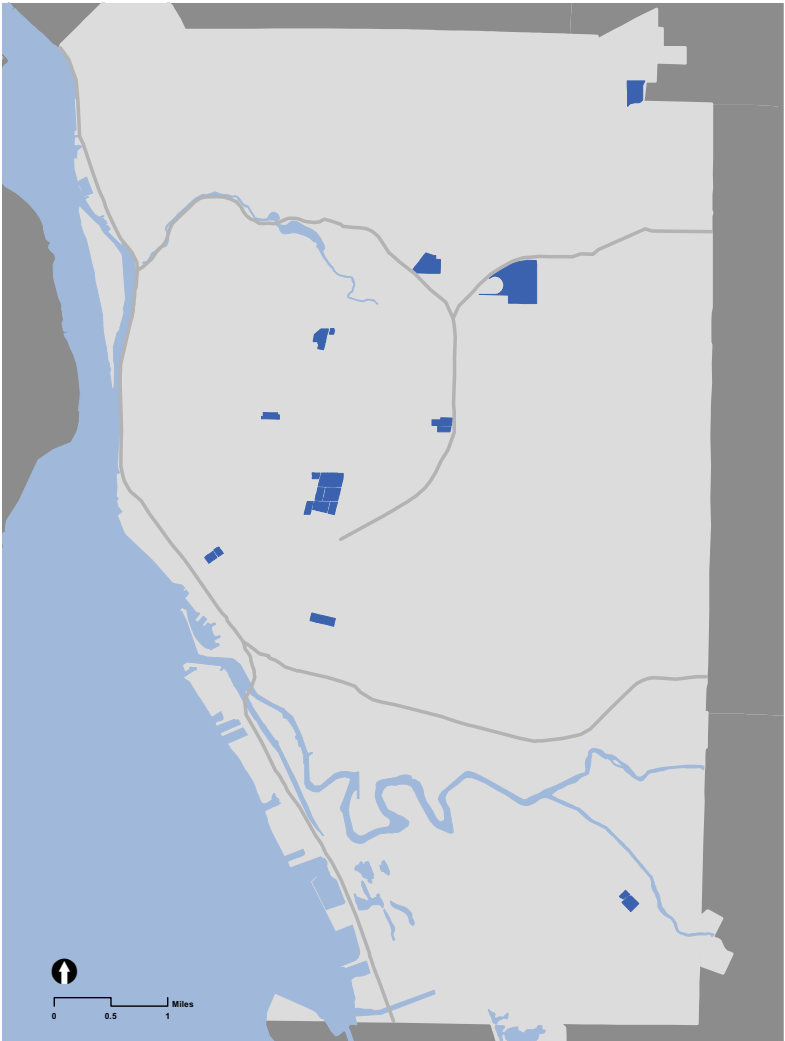
Section A | Military Avenue



Section B | Sayre Street

# D-H Healthcare Campus

## Place Type Map



## Typical Development Characteristics

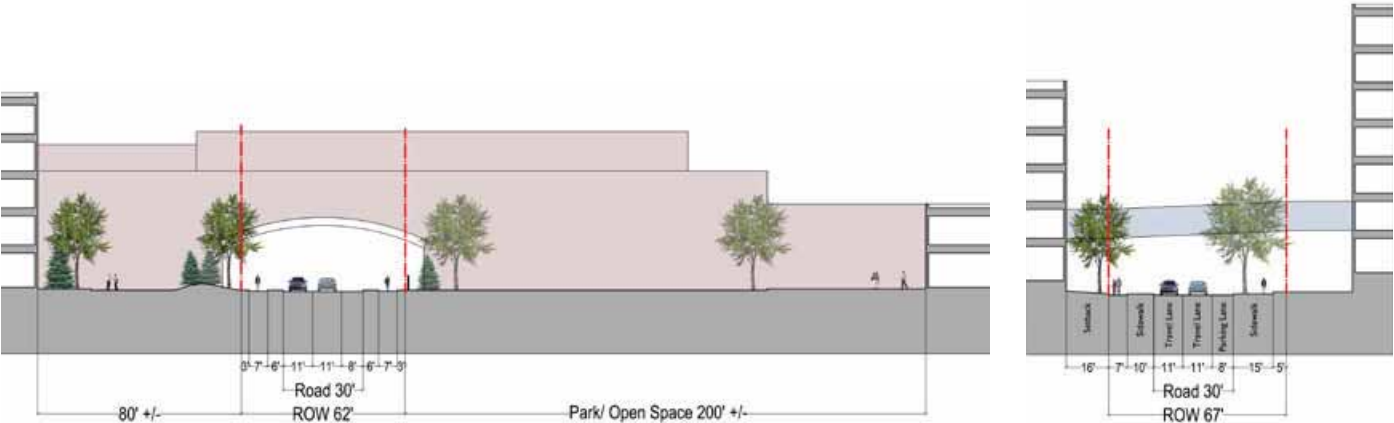
COMMERCIAL/MIXED USE		
PARCEL WIDTH	TYP. RANGE	300'
	MIN./MAX.	65'–370'
BUILDING SETBACK	TYP. RANGE	0'–20'
	MIN./MAX.	0'–50'+
BUILDING WIDTH	TYP. RANGE	100'–400'
	MIN./MAX.	80'–525'
BUILDING SCALE	TYP. RANGE	4–11
	MIN./MAX.	2–11
PUBLIC REALM	TYP. ROW WIDTH	62'–67'
	TYP. ROADWAY WIDTH	30'



# Representative Development Pattern



# Typical Cross Sections



Commercial/Mixed Use

# D-H Healthcare Campus

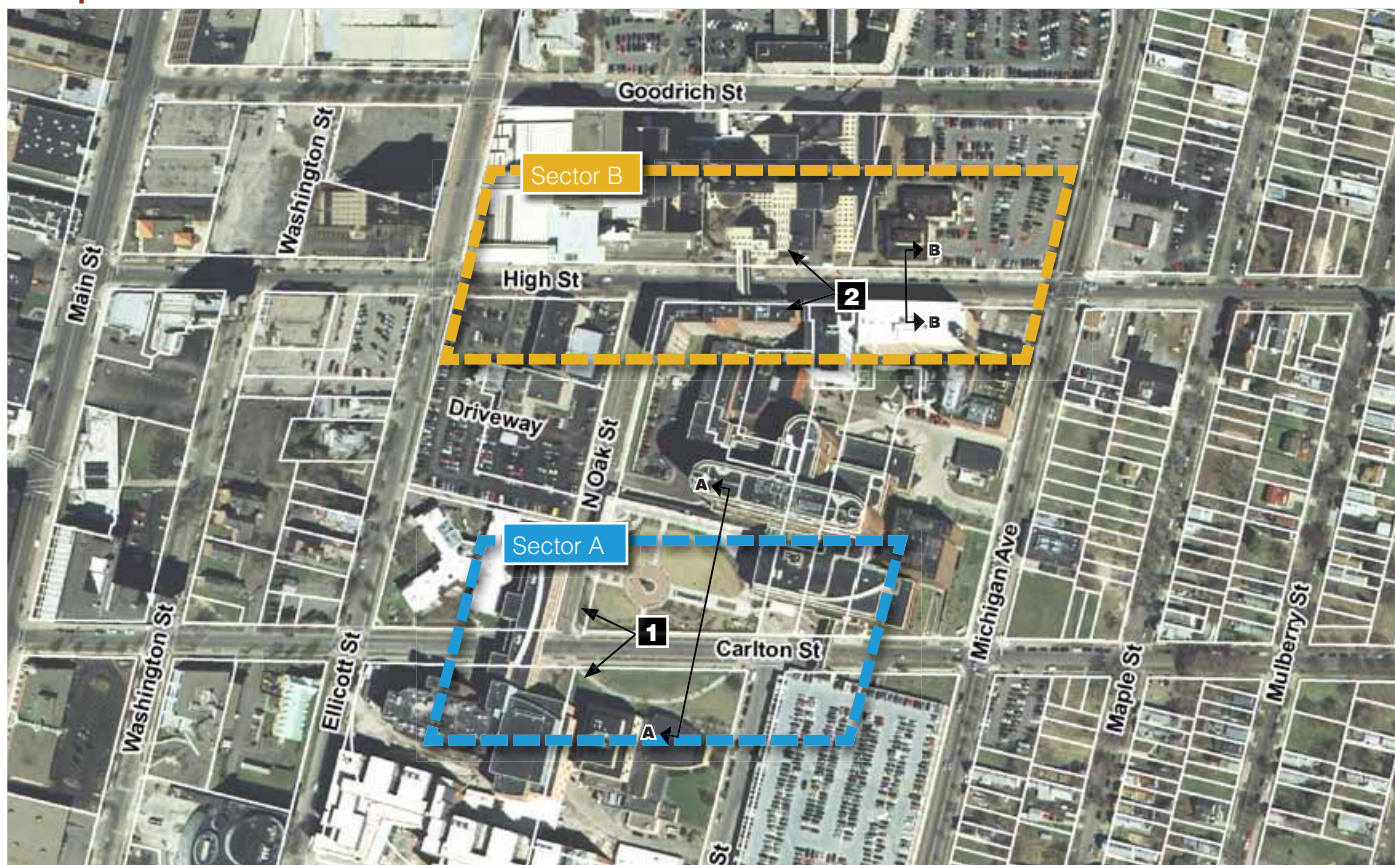
BUFFALO NIAGARA MEDICAL CAMPUS



## LEGEND

- # Photo locators
- ↔ Cross-section locators

## Sample Area Schematic Plan



## Building Typology

Edge yard house	Shopfront building
Cottage	<b>Commercial block</b>
Sub-urban detached yard house	Tower on a podium
Accessory dwelling	Tower in a plaza
Duplex/triplex	Liner
Rowhouse	Industrial shed
Modernist slab	Daylight factory
Courtyard block	Factory complex
Mansion apartment	Civic building
Stacked dwellings	<b>Functional structure</b>
Shopfront house	Other

## Parcel Characteristics

SECTOR	TYP. PARCEL WIDTH	TYP. FRONT SETBACK*	TYP. BLDG. HEIGHT	TYP. BLDG. SPACING
<b>A</b>	60'-300'+	0'-40'	4-11	0'-20'
<b>B</b>	60'-600'+	5'-20'	4-11	0'-35'

\* from property line

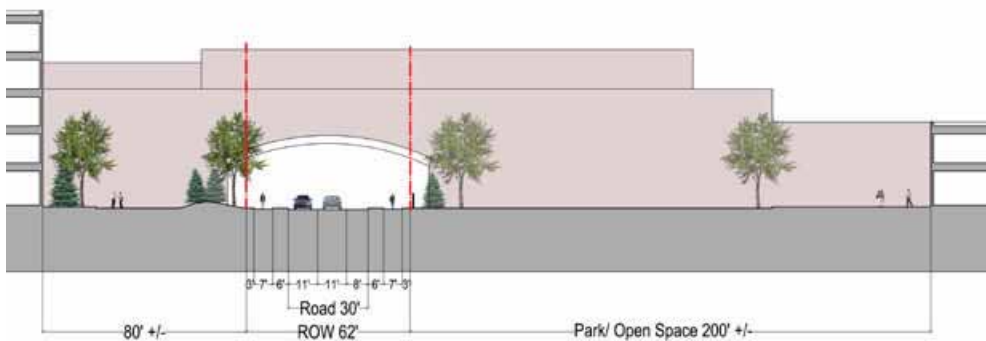
## Sector A

Courtyard block with open space, significant setbacks, and buildings ranging in height from 4–11 stories.

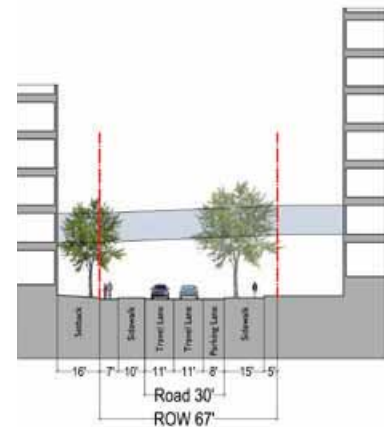


## Sector B

Commercial block with adjacent surface parking. With exception of surface parking lots, lot coverage is high and building heights range from 4–16 stories.



Section A | Carlton Street



Section B | High Street

# D-E Education Campus

## Place Type Map

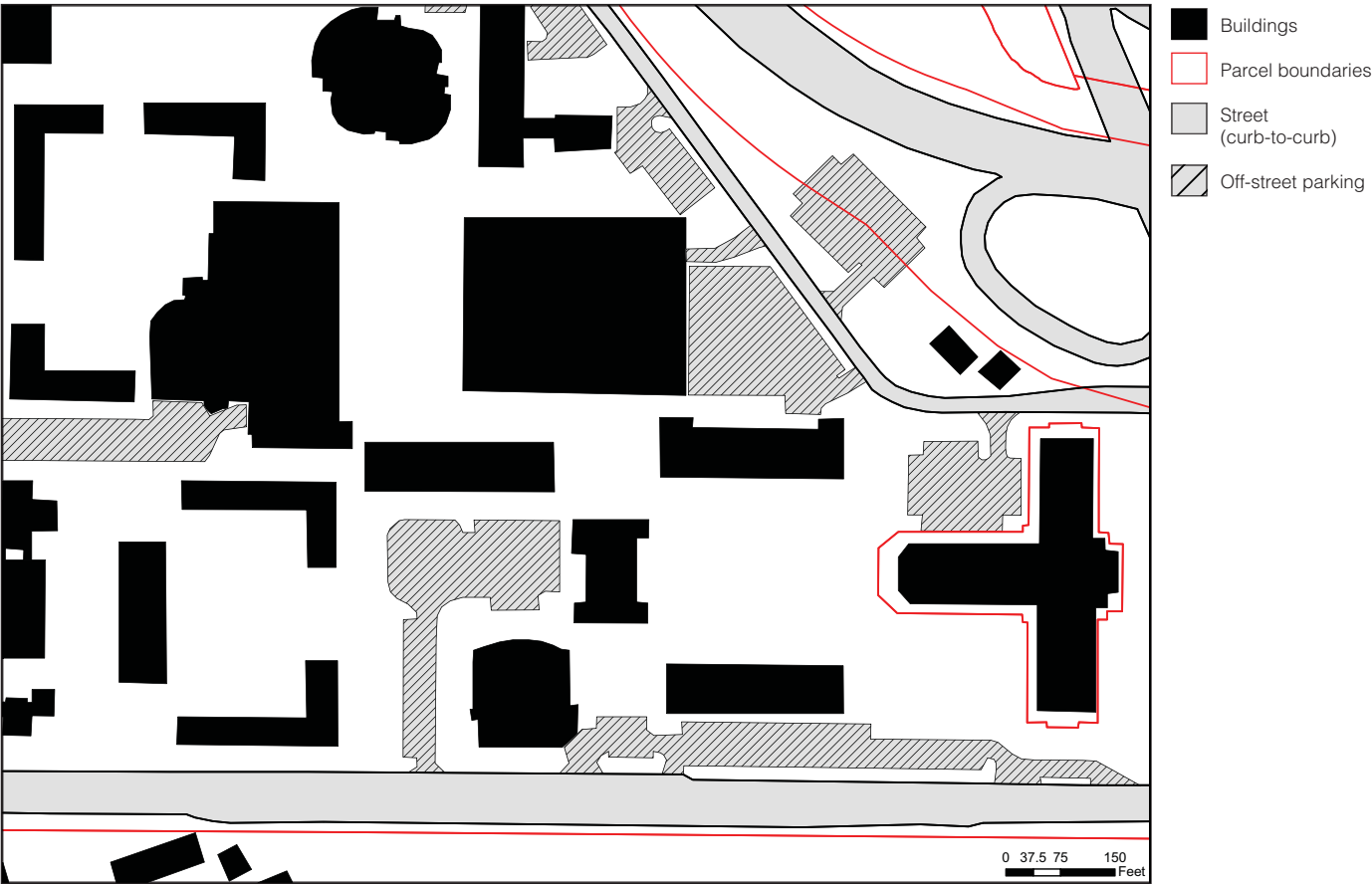


## Typical Development Characteristics

		RESIDENTIAL	ACADEMIC
PARCEL WIDTH	TYP. RANGE	70'-215'	375'
BUILDING SETBACK	TYP. RANGE	30'	50'-100'+
BUILDING WIDTH	TYP. RANGE	70'-215'	150'-375'
BUILDING SCALE	TYP. RANGE	4-10	2-4

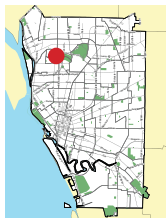


Representative Development Pattern



# D-E Education Campus

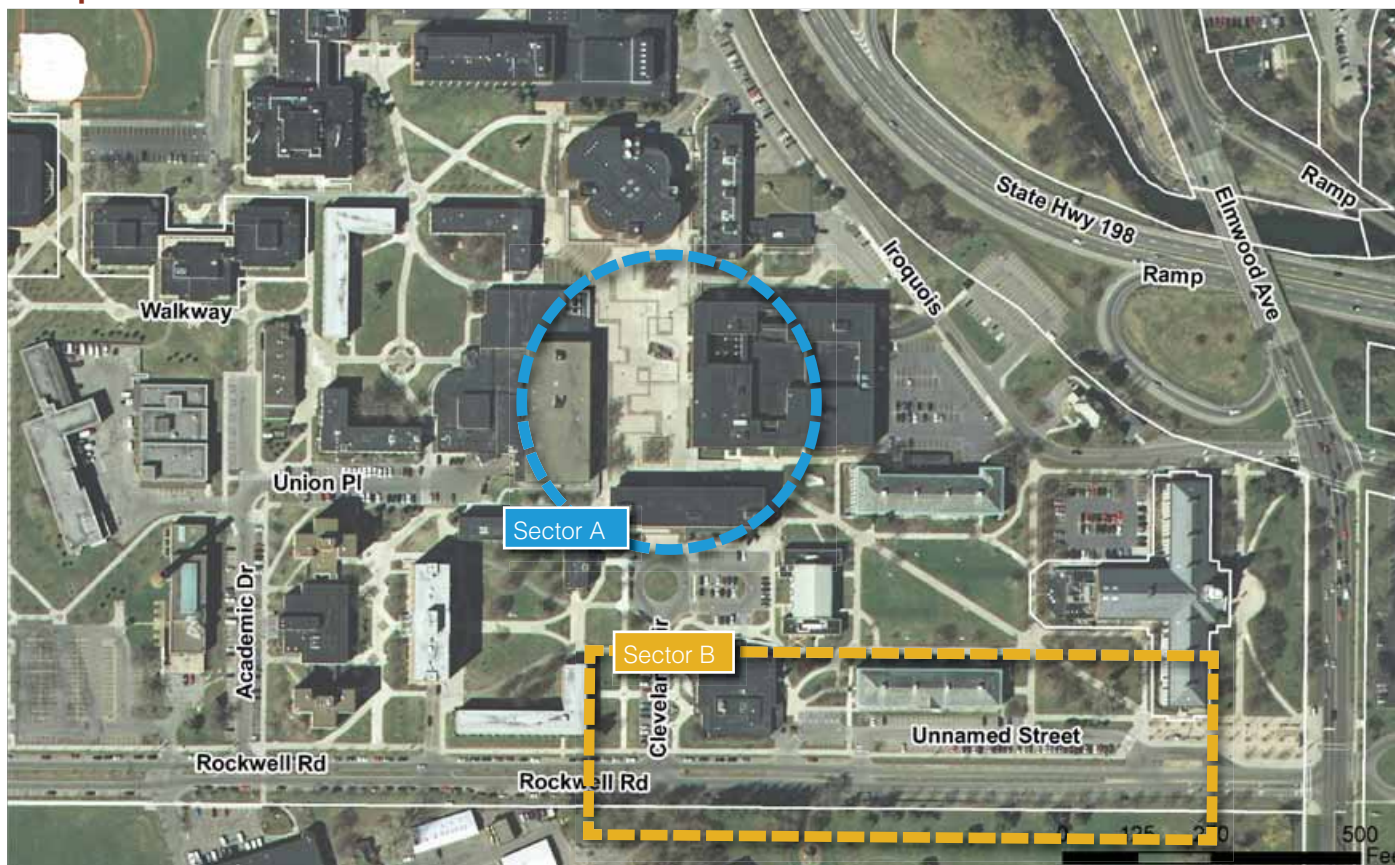
BUFFALO STATE COLLEGE



## LEGEND

- # Photo locators
- ↔ Cross-section locators

## Sample Area Schematic Plan



## Building Typology

Edge yard house	Shopfront building
Cottage	Commercial block
Sub-urban detached yard house	Tower on a podium
Accessory dwelling	Tower in a plaza
Duplex/triplex	Liner
Rowhouse	Industrial shed
Modernist slab	Daylight factory
Courtyard block	Factory complex
Mansion apartment	<b>Civic building</b>
<b>Stacked dwellings</b>	Functional structure
Shopfront house	Other

## Parcel Characteristics

SECTOR	TYP. PARCEL WIDTH	TYP. FRONT SETBACK*	TYP. BLDG. HEIGHT	TYP. BLDG. SPACING
<b>A</b>	775'+	50'-100'+	4-10	40'-100'
<b>B</b>	775'+	30'	1	25'-100'+

\* from property line

## Sector A

Civic and/or modernist campus buildings with significant dedicated open space.



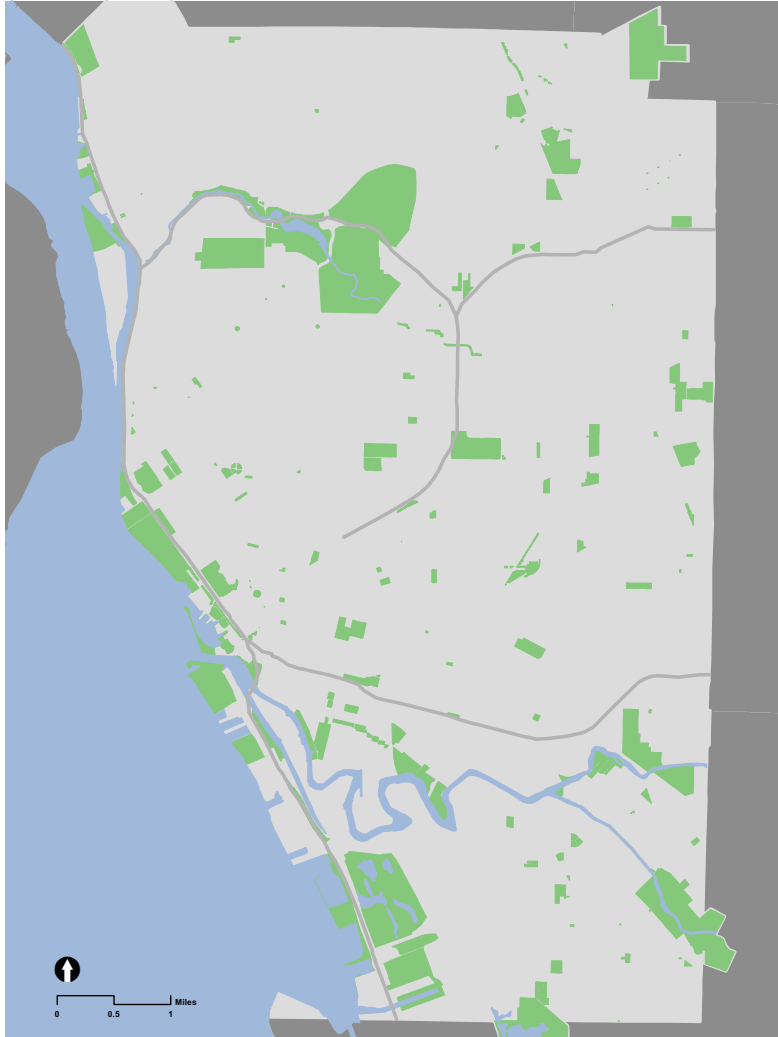
## Sector B

Edge condition of education campus that abuts open/civic space.



# D-O Open Space

## Place Type Map

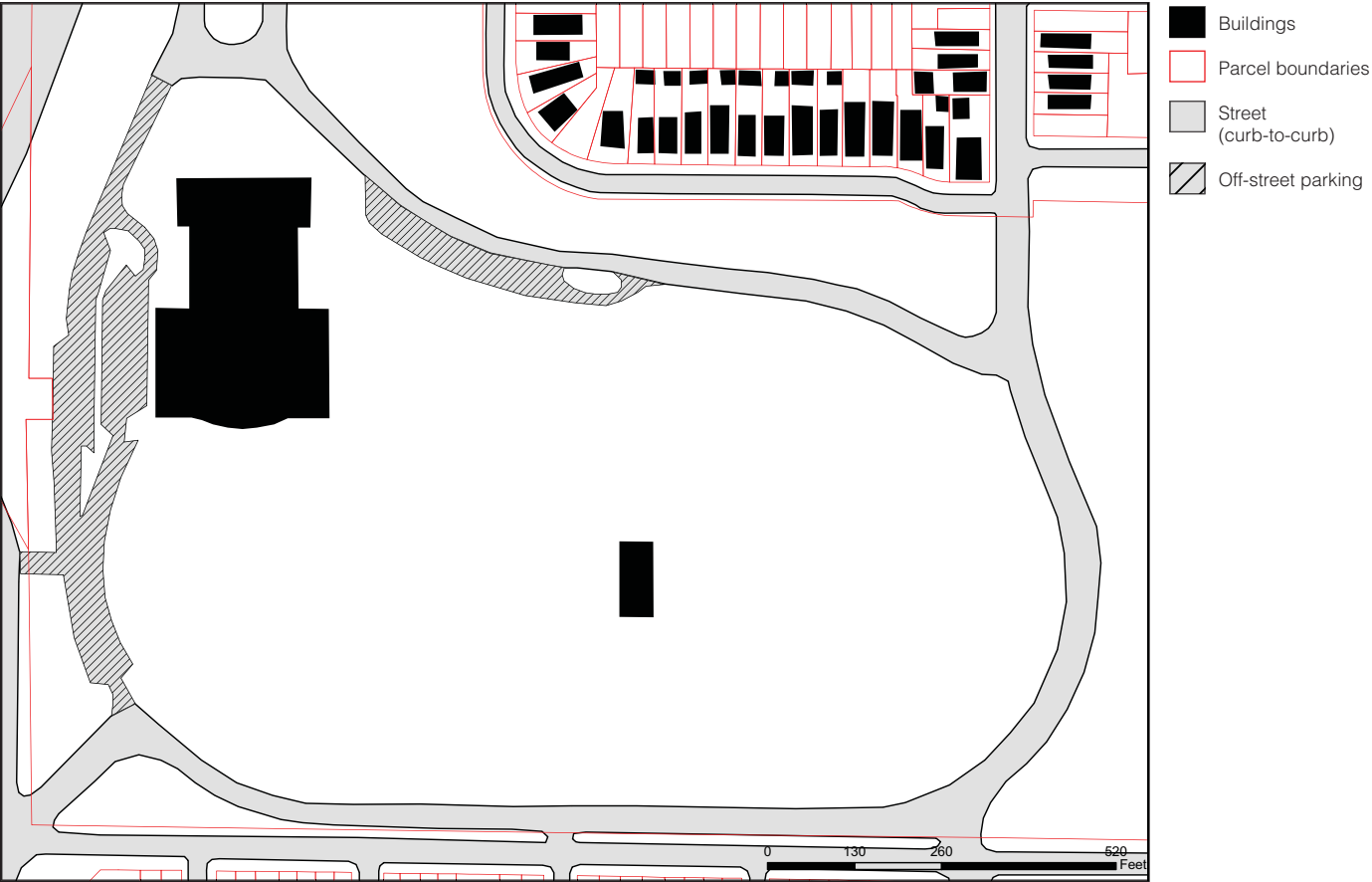


## Typical Development Characteristics

		RESIDENTIAL	COMMERCIAL/MIXED USE
<b>PARCEL WIDTH</b>	TYP. RANGE ..... MIN./MAX.		
<b>BUILDING SETBACK</b>	TYP. RANGE ..... MIN./MAX.		
<b>BUILDING WIDTH</b>	TYP. RANGE ..... MIN./MAX.	Site specific due to unique arrangements of open spaces and/or civic structures	
<b>BUILDING SCALE</b>	TYP. RANGE ..... MIN./MAX.		
<b>PUBLIC REALM</b>	TYP. ROW WIDTH ..... TYP. ROADWAY WIDTH		



# Representative Development Pattern



# Typical Cross Section





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