



# Town of DeWitt

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## Summary of Five Local Laws presented to the Town Board of DeWitt

August, 11, 2008

### A. Comprehensive Miscellaneous Code Revisions

- 1) Exhibit A – Business Park Overlay District – *creates an overlay district to allow restaurants in Hi-Tech zones for parks of 40 acres or more.*
- 2) Exhibit B – Mixed Use definition/application – *defines “mixed use” to be a residential and commercial planned development on 10 or more acres.*
- 3) Exhibit C – Telecommunications Collocation – *amends Ch 172 to require land sufficient to accommodate up to three additional telecom users.*
- 4) Exhibit D – *corrects zoning lot area and yards, fencing for animal support businesses, parking requirements, corner lot setbacks, real estate signs and clearing of trees.*
- 5) Exhibit E – *amends Streets and Sidewalks Code (Ch. 161) by adding Curbcuts & Driveways rules to define and control the number, size, location and construction of these residential improvements through Highway Work Permit review and approval.*

B. Residential Area Vehicle Storage and Overlay District – *Exhibit 1 limits the storage of vehicles to garages or in a rear yard near a house with provisions for recreational vehicle parking (10 days) and commercial vehicle (less than 10,000 #, 2 axles and 6 wheels) parking on approved drives or aprons. Implementation is delayed so that neighborhoods may choose the level of vehicle storage preferred. Exhibit 2 allows the formation of an overlay district by petition of the Town Board with 100 or more abutting residences which will permit more flexible storage options.*

C. Energy Conversion Systems – *creates an Energy Conversion System law (Ch. 80) that allows solar collectors and certain wind energy conversion systems throughout the Town for the benefit of the property’s principal user.*

### D. Hamlet Zoning Map Revision

*See following maps for existing and proposed Jamesville Hamlet zoning including a “Hamlet Residential Overlay District” and a “Hamlet District”.*

E. Hamlet Zoning Provisions - *Institutes new mixed-use rules and simple architectural design rules for new construction, reconstruction or change of use in the main Hamlet business area or “Hamlet District”. Establishes simple architectural design rules for new construction or reconstruction in a “Hamlet Residential Overlay District”.*

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