

# Local Law Filing

(Use this form to file a local law with the Secretary of State.)

Text of law should be given as amended. Do not include matter being eliminated and do not use italics or underlining to indicate new matter.

County  City  Town  Village  
(Select one.)

of Cicero

Local Law No. 16 of the year 2023

A local law adopting a resolution approving local law amendments to Chapter 210 of  
(Insert Title)  
the Town Code establishing a new Article XV, Design Standards.

Approved by the Town Board on December 13, 2023.

Be it enacted by the Town of Cicero Town Board of the  
(Name of Legislative Body)

County  City  Town  Village  
(Select one.)

of Cicero, in the County of Onondaga, as follows:

LOCAL LAW # 16 of 2023:

Local Law #16 of 2023 in the Town of Cicero adopting a resolution approving local law amendments to Chapter 210 of the Town Code establishing a new Article XV, Design Standards.  
To be known as Local Law #16 of 2023.

See Attachments

(If additional space is needed, attach pages the same size as this sheet, and number each.)

# Local Law Filing Instructions

New York State Department of State  
Division of Corporations, State Records and Uniform Commercial Code  
One Commerce Plaza, 99 Washington Avenue  
Albany, NY 12231-0001  
www.dos.ny.gov/corps

## PLEASE OBSERVE THESE INSTRUCTIONS FOR FILING LOCAL LAWS WITH THE SECRETARY OF STATE

1. Each local law shall be filed with the Secretary of State within 20 days after its final adoption or approval as required by section 27 of the Municipal Home Rule Law. The cited statute provides that a local law shall not become effective before it is filed in the office of the Secretary of State.
  2. Each local law to be filed with the Secretary of State shall be an original certified copy.
  3. Each local law shall be filed on a form provided by the Department of State. If additional pages are required, they must be the same size as the form. Typewritten copies of the text may be attached to the form. Only legible copies will be accepted.
  4. File only the number, title and text of the local law.
  5. In the case of a local law amending a previously enacted local law, the text must be that of the law as amended. Do not include any matter in brackets, with a line through it, italicized or underscored to indicate the changes made. The printed number of the bill and explanatory matter must be omitted.
  6. For the purpose of filing a local law with the Department of State, number each local law consecutively, beginning with the number one for the first local law filed in each calendar year. The next number in sequence should be applied to each local law when it is submitted for filing, regardless of its date of introduction or adoption. The date of filing of a local law is the date on which the local law is placed on file by the Department.
- It is suggested that municipalities use introductory identifying bill numbers for proposed local laws. After the local law is enacted (and approved by the voters, if required), the local law should then be numbered with the next consecutive local law number, as described above, and then submitted to the Department for filing.
7. Each copy of a local law filed with the Secretary of State shall have affixed to it a certification by the Clerk of the County legislative body or the City, Town or Village Clerk or other officer designated by the local legislative body. Certification forms are provided herewith.
  8. A copy of each local law may be mailed or delivered to:  
NYS Department of State  
Division of Corporations, State Records and Uniform Commercial Code  
One Commerce Plaza, 99 Washington Avenue  
Albany, NY 12231.

**(DO NOT FILE THIS INSTRUCTION SHEET WITH THE LOCAL LAW.)**

(Complete the certification in the paragraph that applies to the filing of this local law and strike out that which is not applicable.)

**1. (Final adoption by local legislative body only.)**

I hereby certify that the local law annexed hereto, designated as local law No. 16 of 2023 of the (County)(City)(Town)(Village) of Cicero was duly passed by the Town Board on December 13 2023, in accordance with the applicable provisions of law.  
*(Name of Legislative Body)*

**2. (Passage by local legislative body with approval, no disapproval or repassage after disapproval by the Elective Chief Executive Officer\*.)**

I hereby certify that the local law annexed hereto, designated as local law No. \_\_\_\_\_ of 20\_\_\_\_ of the (County)(City)(Town)(Village) of \_\_\_\_\_ was duly passed by the \_\_\_\_\_ on \_\_\_\_\_ 20\_\_\_\_, and was (approved)(not approved) *(Name of Legislative Body)* (repassed after disapproval) by the \_\_\_\_\_ and was deemed duly adopted *(Elective Chief Executive Officer\*)* on \_\_\_\_\_ 20\_\_\_\_, in accordance with the applicable provisions of law.

**3. (Final adoption by referendum.)**

I hereby certify that the local law annexed hereto, designated as local law No. \_\_\_\_\_ of 20\_\_\_\_ of the (County)(City)(Town)(Village) of \_\_\_\_\_ was duly passed by the \_\_\_\_\_ on \_\_\_\_\_ 20\_\_\_\_, and was (approved)(not approved) *(Name of Legislative Body)* (repassed after disapproval) by the \_\_\_\_\_ on \_\_\_\_\_ 20\_\_\_\_. *(Elective Chief Executive Officer\*)*

Such local law was submitted to the people by reason of a (mandatory)(permissive) referendum, and received the affirmative vote of a majority of the qualified electors voting thereon at the (general)(special)(annual) election held on \_\_\_\_\_ 20\_\_\_\_, in accordance with the applicable provisions of law.

**4. (Subject to permissive referendum and final adoption because no valid petition was filed requesting referendum.)**

I hereby certify that the local law annexed hereto, designated as local law No. \_\_\_\_\_ of 20\_\_\_\_ of the (County)(City)(Town)(Village) of \_\_\_\_\_ was duly passed by the \_\_\_\_\_ on \_\_\_\_\_ 20\_\_\_\_, and was (approved)(not approved) *(Name of Legislative Body)* (repassed after disapproval) by the \_\_\_\_\_ on \_\_\_\_\_ 20\_\_\_\_. Such local law was subject to permissive referendum and no valid petition requesting such referendum was filed as of \_\_\_\_\_ 20\_\_\_\_, in accordance with the applicable provisions of law. *(Elective Chief Executive Officer\*)*

\* Elective Chief Executive Officer means or includes the chief executive officer of a county elected on a county-wide basis or, if there be none, the chairperson of the county legislative body, the mayor of a city or village, or the supervisor of a town where such officer is vested with the power to approve or veto local laws or ordinances.

**5. (City local law concerning Charter revision proposed by petition.)**

I hereby certify that the local law annexed hereto, designated as local law No. \_\_\_\_\_ of 20\_\_\_\_ of the City of \_\_\_\_\_ having been submitted to referendum pursuant to the provisions of section (36)(37) of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of such city voting thereon at the (special)(general) election held on \_\_\_\_\_ 20\_\_\_\_, became operative.

**6. (County local law concerning adoption of Charter.)**

I hereby certify that the local law annexed hereto, designated as local law No. \_\_\_\_\_ of 20\_\_\_\_ of the County of \_\_\_\_\_ State of New York, having been submitted to the electors at the General Election of November \_\_\_\_\_ 20\_\_\_\_, pursuant to subdivisions 5 and 7 of section 33 of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of the cities of said county as a unit and a majority of the qualified electors of the towns of said county considered as a unit voting at said general election, became operative.

**(If any other authorized form of final adoption has been followed, please provide an appropriate certification.)**

I further certify that I have compared the preceding local law with the original on file in this office and that the same is a correct transcript therefrom and of the whole of such original local law, and was finally adopted in the manner indicated in paragraph \_\_\_\_\_ above.

(Seal)

*Maya C. ...*

Clerk of the county legislative body, City, Town or Village Clerk or officer designated by local legislative body

Date: 12/14/2023

# ARTICLE XV. DESIGN STANDARDS

## § 210-102 PURPOSE & INTENT

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- A. Purpose.** The purpose of this Article is to improve the overall character and image of the Town of Cicero through the application of design standards to future development and investment. These regulations are further intended to guide redevelopment of existing properties and new facilities in a manner compatible with the future development vision of Cicero. As development takes place, emphasis should be placed on improving the aesthetics of the site and surrounding area, fostering high-quality investment, and promoting the Town as an attractive place for people to live, work, shop, and socialize.
- B. Objectives.** All nonresidential, mixed-use, and multi-family buildings and structures within in the Town shall be designed to achieve the following objectives:
1. Create inviting, attractive buildings, sites, open spaces, and streetscapes;
  2. Require that future private development positively contribute to the public realm and overall character of the Town;
  3. Utilize good site planning techniques that provide visual interest and connectivity such as varying building massing, emphasizing street corners, highlighting points of entry, and integrating site circulation and access between uses;
  4. Promote diversity in architectural design, variations in building footprints, and visually interesting façades, while also creating a cohesive aesthetic between buildings on the same site and/or streetscape; and
  5. Utilize high-quality building materials and avoid prototypical corporate or franchise style architecture to ensure longevity in the life and use of buildings and structures.
- C. Flexibility.** Recognizing that the rigidity of these regulations may limit the extent to which development proposals may be sensitive to context and unique site conditions, the standards herein may be waived or modified, in whole or in part, by the Planning Board as part of its site plan review authority. In this regard, a finding must be made by the Planning Board that such waivers or modifications:
1. Are in keeping with the intent of this Article and Chapter;
  2. Offer an innovative development/design solution for the site in question;
  3. Are not requisite in the interest of the public health, safety, or general welfare or inappropriate to a particular development plan; and/or
  4. Are otherwise compatible with the stated vision and goals of the Town's relevant plans and studies.

## § 210-103 APPLICABILITY

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- A. Uses Subject to Regulation.** These design standards shall apply to all existing, altered, or newly constructed buildings, sites, and structures generally along the Route 11, Route 31, and East Taft Road corridors, as shown in the Design Standards Overlay Map included as an attachment to this Article, for following uses and developments:
1. Nonresidential uses, including industrial uses;
  2. Mixed-uses, whether located on the same site or within the same structure; and
  3. Multi-family dwellings over three units.
- B. Site Plan Review.** The requirements of this Article shall be applied and approved through site plan review as provided for by Article VII.
- C. Supplemental Regulations.** The requirements of Article VI Supplemental Regulations shall be applicable in addition to the requirements of this Article. Where the provisions of this Article conflict with those In Article VI, the more restrictive provision will apply.

## § 210-104 BUILDING PLACEMENT & ORIENTATION

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- A. Context.** Placement refers to how a building is situated on the lot. Orientation refers to the location of a building's main axis, or primary façade. Building placement and orientation is a crucial part of the interface of private building façades with public thoroughfares, which shape an appealing, inviting walkable public realm.
- B. Building Placement.**
1. The placement of buildings shall follow the minimum front setback requirements of this Chapter. Relief from this provision may be provided for appropriate architectural elements and pedestrian amenities, such as recessed entries (see Figure 1) or chamfered corners (see Figure 2), as deemed appropriate by the Planning Board.

**FIGURE 1. Recessed Entry**



**FIGURE 2. Chamfered Corner**



2. In accordance with the intent of this Article, the Town encourages the use of smaller setbacks to encourage a more walkable character. New development should mimic smaller setbacks where they currently exist.

**C. Building Orientation.**

1. The primary façade(s) shall be oriented to the street.
2. Where multiple buildings are located on the same lot, the buildings should be oriented to foster a campus style environment (see Figure 3) as deemed appropriate by the Planning Board.
3. In the instance a building is situated on the corner of two or more public roadways, two or more private roadways, or a combination of both the building shall be treated as a corner building with two primary facades facing each roadway, in accordance with §210-105 C.2.

**FIGURE 3. Campus Style Development**



**§ 210-105 BUILDING MASSING & FORM**

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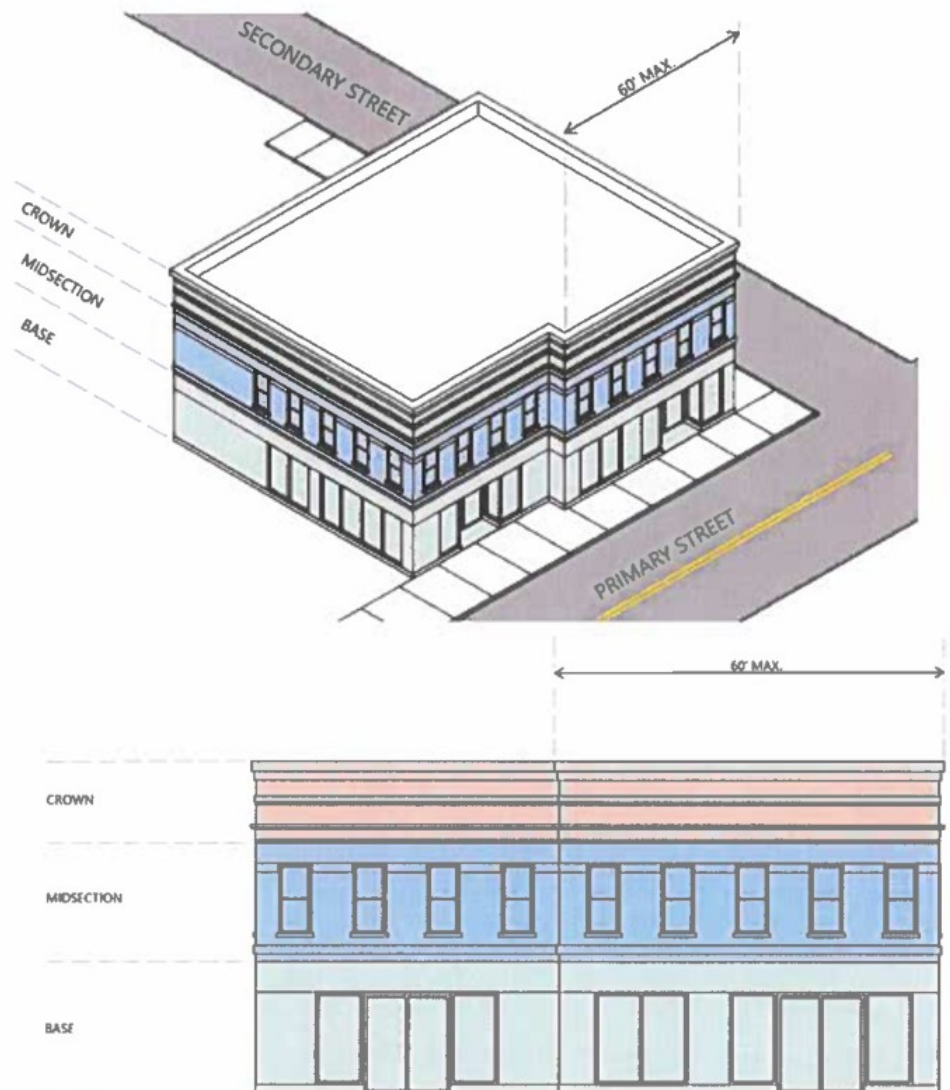
**A. Context.** Massing and form refer to the volume and shape of a building. Buildings should provide visual interest that engages pedestrians and others to promote activity and business vitality.

**B. Building Massing.**

1. Primary buildings in the Design Standards Overlay shall appear to be a minimum of 1 and ½ stories in height.
2. All buildings shall exhibit a clearly defined base, mid-section, and crown. This can be accomplished using a combination of architectural details, materials, textures, and colors (see Figure 4).

3. A single, large, dominant building mass shall be avoided. No façade visible from a public right of way or residential use shall have a blank, uninterrupted length exceeding 60 feet without including architectural features such as columns, pilasters, piers, or changes in plane, in texture or masonry pattern, storefronts and entry treatments, or equivalent design element that subdivides the wall into pedestrian-scaled proportions (see Figure 4).
4. Each façade longer than 60 feet in length visible from the public right of way shall incorporate a change in the wall plane at least two feet in depth.

**FIGURE 4. Façade Articulation.**

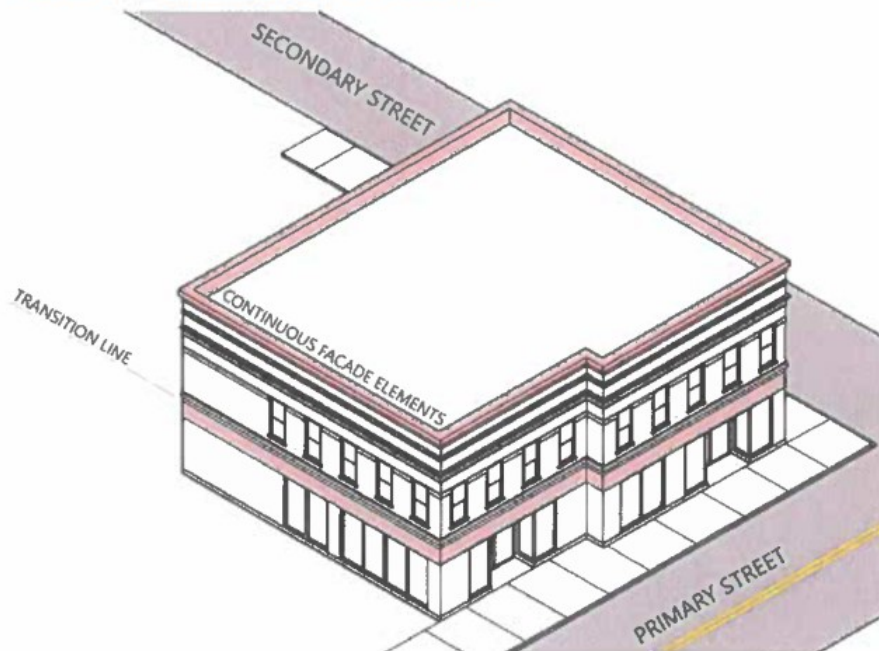




### C. Building Form.

1. Buildings designed to advertise or promote a uniform corporate image in a manner that may render the building undesirable or unable to reasonably accommodate future uses shall be prohibited.
2. Buildings situated at street corners shall "wrap" the corner by continuing certain façade elements (such as the cornice, roofline treatments, or horizontal accent bands) on all street elevations (see Figure 5).
3. Buildings of two or more stories should have a transition line. A transition line is a horizontal architectural element, such as a cornice, balcony or change in material, which spans the full width of the façade, and creates a distinction between the first and second stories. Transition lines shall be designed in proportion to the overall height and width of the building (see Figure 5).

**FIGURE 5. Continuous Façade Elements.**



## § 210-106 BUILDING FAÇADES & FENESTRATION

### A. Context.

1. A building façade serves as the interface between the public realm and the interior space of the building and should be compatible with the character and context of the surrounding area. Building facades should positively contribute to the transformation of the character of the Town. Proper façade composition creates visual interest and adds character to a façade, providing visibility into the building interior, particularly for retail uses, contributing to the pedestrian, bicyclist, and motorist experience throughout the Town.

2. Fenestration refers to the area of the façade or building exterior covered with openings, in particular windows and doors, how transparent the enclosing glass in the openings is, and how the openings are arranged and/or relate to each other with respect to size, depth, location, etc.

**B. General Façade Design.**

1. Buildings should employ four-sided architecture design practices, extending and relating architectural detailing and design elements across all façades.
2. The same exterior treatment provided to the primary façade shall also be provided to any side and rear wall visible from a public right-of-way or residential use.
3. For the purposes of this Article, buildings that are located on a street corner are considered to have two primary façades.
4. Façade elements such as windows and bays should be of a consistent proportion to each other.
5. The use of depth is encouraged to highlight façade openings such as windows to create a three-dimensional relief which produces shadows.

**C. First Floor.** Includes the area of façade below the roofline for single-story structures, or the transition line for two or more story structures.

1. The first floor of any building should be a minimum of 12 feet in height.
2. The first-floor levels of a façade should provide the highest amount of façade openings, articulation, and transparency.

**D. Upper Floors.** Includes all façade area above the transition line.

1. The spacing and rhythm of upper-floor openings should match that of the major entrance and design elements on the first floor.

**E. Windows and Doors.**

1. All primary façades shall observe the transparency requirements in Figure 6 and Table 1 below:



**FIGURE 6. Transparency Requirements**

BUILDING / USE	
<b>MIN Transparency – First Floor (A)</b>	
Commercial/Mixed Use	<b>50%</b>
Other	<b>35%</b>
<b>MIN Transparency – Upper Floors (B)</b>	
All Buildings/Uses	<b>30%</b>
<b>MAX Transparency – Total Façade Area (A + B)</b>	
All Buildings/Uses	<b>85%</b>

**TABLE 1. Transparency Requirements**

**NOTE:** Transparency shall be measured as the percentage of the primary wall area per floor.

2. Transparency of the first floor shall be measured between two and eight feet above grade.
3. Doors that are comprised of an area of at least 30% transparent glass should be used for building entrances on the primary façade. Opaque doors may be used for doorways providing access to upper floors.
4. The use of opaque, mirrored, or tinted glass with less than 50% light transmittance is prohibited. If screening is necessary, interior blinds or curtains are encouraged.

**F. Storefronts and Entrances.**

1. Primary entrances shall face the street and be so located to afford direct access from the sidewalk, where applicable.
2. Where parking areas are located behind the building, secondary entrances should be provided at the rear or side of the building to offer direct access.
3. Corner buildings may have two separate entry points or a single-entry point at the corner.
4. Storefront construction should be recessed enough at the point of entry to allow the door to swing out without obstructing the sidewalk, where applicable.

**G. Awnings and Canopies.**

1. Awnings or canopies may be permitted over entrances, storefronts, large first-floor windows, and upper-floor windows.
2. Awnings and canopies shall be designed to fit the window, door, or storefront openings that they are intended to cover. Placement should not conceal architectural features.
3. The use of reflective, neon, or translucent materials is prohibited.
4. Awnings and canopies shall be capable of withstanding both high winds and winter snow loads.
5. Street-level awnings and canopies shall be mounted so that the bottommost edge is no less than seven feet above grade.

**§ 210-107 MATERIALS & COLORS**

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**A. Materials.**

1. Building façades shall be constructed of durable materials such as brick, stone, finish masonry, or fiber cement (panels, siding, and trim boards) or finished wood, or their equivalent or better. The most stringent quality standards will be applied to buildings in locations most visible to people in public spaces.
2. In proposing other exterior building materials, the applicant must show that the material is durable in the climate of the Town, appropriate to the use proposed, and will not significantly impact the overall visual quality of the environment.
3. The use of modern materials or design may be permitted at the discretion of the Planning Board. This may include, but is not limited to, the use of metal for decorative features.
4. The use of stucco, vinyl, fiberglass, plastic panels, clear-coated or corrugated aluminum, mirrored glass, concrete block, or unfinished concrete is discouraged.
5. Finishes that are intended or designed to reflect light and glare are not permitted in any district.
6. No building or structure may be constructed 100% of metal materials,
7. The finishing of pole barn style accessory structures should reflect the character and design of the primary structure on the same lot.
8. The use of EIFS shall be prohibited on the primary façade(s) of a structure. Any use of EIFS on secondary facades shall not be permitted from grade level to 4' above grade. More durable materials such as brick or masonry are required along the base of secondary facades.

**B. Variety of Colors and Materials.**

1. No less than two and no more than four building materials or colors (excluding trim) should be used on any one façade of a building.
2. A single material or color should be used as the dominant theme in the façade, with secondary materials and colors used to highlight and accent the design.
3. Changes in materials should occur at inside corners. Material changes at the outside corners or in a plane should be prohibited, unless otherwise approved by the Planning Board (see Figure 7.)
4. Florescent, neon, day-glow, or metallic colors are prohibited.
5. Primary and pastel colors are discouraged.

**FIGURE 7. Change in Materials**



**ENCOURAGED**



**DISCOURAGED**

**§ 210-108 MULTI-FAMILY DESIGN STANDARDS**

**A. Building Placement.**

1. Buildings shall be laid out so that the primary entrances face the street. Each entrance shall be connected by sidewalk to the public sidewalk system, where applicable.
2. Attached or detached garages shall be located behind the primary building, and shall not be visible from a public right-of-way.

**B. Building Mass and Articulation.**

1. The maximum allowable consecutive units contained within a row of townhouses shall be six units per building.
2. Varied roof heights, projecting bays, gables, recesses, balconies, and porches should be used to visually divide larger building facades to produce a scale that is compatible with and complimentary to adjacent residential development.

**C. Open Space.**

1. Developments of 20 or more units shall provide recreational open space at a standard of 750 square feet per 20 dwelling units.
2. Each recreation area should be developed with both passive and active recreation opportunities.
3. To ensure the privacy of dwelling units, ground level private open space should be physically and visually separated from common open space with perimeter landscaping or perimeter fencing.
4. Where compliance with this requirement is infeasible due to lot size or other physical restriction, the reviewing board may waive or modify the minimum open space area requirement.

**D. Buffers.**

1. A combination of landscaping and screening shall be provided to buffer between the multi-family development and the abutting property(ies).
2. Trees that mature to thirty (30) feet or more should be provided between multi-family residential structures and adjoining property(ies).

**§ 210-109 GENERAL SITE DESIGN STANDARDS**

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**A. Open Space.** Areas of open space should be designed as integral parts of the overall site and should be properly related to existing and proposed buildings, multi-modal connections, and the streetscape.

**B. Pedestrian and Bicyclist Accommodations.**

1. Pedestrian connections shall be designed as integral parts of an overall site design and be properly related to existing and proposed buildings. Separated circulation should be provided to the extent practicable (See Figure 8).
2. Buildings and vehicular circulation areas should be arranged so that pedestrians moving between buildings are not unnecessarily exposed to vehicular traffic.
3. Bicycle and walking paths should be parallel to major roadways or driveways and should form an interconnected network of path facilities within a property or group of properties.

4. Wherever practicable, every effort should be made to interconnect on-site pathways to adjacent parks and trails, including the larger regional network of paths.

**FIGURE 8. Pedestrian Sidewalk Network**



- C. **ADA Conformance.** All new or reconstructed off-street parking areas must conform to Americans with Disabilities Act standards.

## § 210-110 LANDSCAPING STANDARDS

### A. Lawn Area.

1. Grass areas shall be planted in a species well adapted to localized growing conditions in Onondaga County, New York. Grass areas may be sodded, plugged, sprigged, hydro-mulched, or seeded except that solid sod shall be used in swales or other areas subject to erosion.
2. In areas where other than solid sod or grass seed is used, over-seeding should be sown for immediate effect and protection until coverage is otherwise achieved.
3. Replacement or over-seeding mixes shall match or complement the original installation.

**B. Perimeter Landscaping.** Landscaping shall be required along the perimeter of projects, or within the required setbacks, and shall be provided except where driveways or other openings may be required. The Planning Board may consider alternatives to the location of landscaping materials, based on the existing character of the neighborhood. For large development projects such as shopping centers, perimeter landscaping shall apply to the full perimeter of the project, and not to internal property lines. The linear feet guidelines below are to be used to calculate the number of required plantings; they do not require that plantings be uniformly spaced. Rather, grouping of plants consistent with accepted landscape practice is encouraged. Specific requirements are as follows:

1. At least one tree for each 40 linear feet of the perimeter of the lot; and
2. At least one shrub for each 10 linear feet of the perimeter of the lot.

**C. Building Foundations.** Building foundations shall be planted with ornamental plant material, such as ornamental trees, flowering shrubs, perennials, and ground covers. The arrangement of said landscaping shall be arranged along the front façade as well as any facades visible from the public right-of-way. Trees and shrubs should be provided according to the following requirements:

1. At least one tree for each 30 linear feet of the perimeter of the building; and
2. At least one shrub for each five linear feet of the perimeter of the building.

**D. Parking Areas.** Parking lots containing 20 or more spaces shall be internally landscaped and provide the following:

1. A landscaped buffer at least 10 feet in width provided between a parking lot and the public rights of way;
2. A landscaped island or median for every 20 spaces, planted with at least one tree no smaller than two inch caliper (trunk diameter at four foot height). Large and medium shade trees (no less than eight feet in height at maturity) are recommended. Due to heat and drought stress and vision clearances, ornamental and evergreen trees are not recommended in parking areas;
3. Islands and medians a minimum of eight feet wide at the shortest side to protect plant materials and ensure proper growth (see Figure 9);
4. Islands utilized to separate parking stalls into groupings of not more than 20 spaces between islands (see Figure 9 below); and
5. Parking lots broken up into "rooms" of no more than 40 spaces, separated by landscaped islands or pedestrian accessways or sidewalks (See Figure 9).



**FIGURE 9. Parking Lot Design & Landscaping**

