



NEW YORK STATE BUILDERS ASSOCIATION, INC.

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ZONING REFORM IDEAS TO ADDRESS LOCAL HOUSING CRISIS

- Housing production must increase significantly to adequately address the local housing crisis
- Increasing density and shortening the approval process must be the goal, if housing production is to increase rapidly and the cost of housing is to come down
- Municipalities that are serious about increasing housing production need to take action to reform their zoning to achieve their desired result: **more housing that is affordable and attainable**

Zoning reform ideas to decrease cost and increase production of housing

1. Change the use chart to allow one- to four-family homes **As of Right** in all zones that allow housing.
2. Change by 50% the number of areas on Use Chart where housing requires a Special Uses Permit to Permitted **as of Right**.
3. Allow one- to two-family housing in all areas where single-family homes are currently allowed.
4. Reduce Lot size requirements for one- and two-family homes by 50%.
5. Reduce per dwelling units lot square footage requirements for three units or greater by 50%.
6. Reducing frontage requirements for housing to 20 feet.
7. Reduce off-street parking requirements by 50% or if not possible, eliminate completely.
8. Combine multifamily (more than 4 units) and single-family development in 25% of areas that are currently limited to single-family use.
9. Reduce front, side and rear yard setbacks requirements by 50%.
10. Allow total lot area/square footage to be used in density calculations. Entire lot would be used in calculation with no exclusions.
11. Increase density by increasing lot coverage percentage by 50%.
12. Simplify and accelerate approval process by reducing the number of projects requiring SEQRA review by 50%.
13. Eliminate site plan review requirements for small housing projects (20 units or smaller).
14. Change review process for small housing projects (20 units or smaller) from planning board review to administrative review with objective criteria.
15. Increase density by incorporating cluster regulations (Town Law Section 278) into at least 50% of the area that currently allows housing.
16. Allow accessory dwelling units (ADU) as of right in all areas that allow housing.
17. Use only DEC standards to determine if a SWPPP stormwater pollution prevention plan is required. (Do not supersede State standards)
18. Small rural communities eliminate zoning completely to incentivize housing.