Clay says no to Soule Road senior housing plan

Clay Town Board voted 7-0 Monday night to deny a zoning change request from a developer who wanted to build a 35-unit senior housing complex on Soule Road.

Planning board does not discuss special permit proposal for apartment building Westcott Remix

Manlius Village Board rejects zone change for proposed apartments at Limestone Commons

Town rejects plan for redeveloping Hinerwadel’s

The town of Clay has rejected a proposal by three developers who planned to redevelop the site of the former Hinerwadel’s Grove into a mix of commercial/retail and residential.

The developer needed zone changes for the 30-acre site at 5300 W. Taft Road, and the town voted in August not to grant these changes.

Fayetteville

Apartment project rejected; developer will revise plan

The Fayetteville Village Board voted unanimously to reject the proposal for apartments and a restaurant at the busy intersection of East Genesee Street (Route 5) and Highbridge Road.

Neighbors

Cicero

Town nixes $100 million project that called for 278 apartments, townhomes

Van Buren: Planning board asks Crego Farm developer to nix apartments, keep townhouses

Fair Housing

Exclusionary Zoning in Onondaga County

February 2023
The road to segregation is paved with weak intentions...Its sin is not bigotry, but blandness. Not a lack of goodwill, but a lack of will.

Senator Edward Brooke on the necessity of the Fair Housing Act, 1968

Acknowledgements

CNY Fair Housing thanks Jonnell Allen Robinson and Jackson Zimmerman of Syracuse Community Geography at Syracuse University’s Maxwell School for their assistance and counsel in preparing the maps in this report.

We also thank zoning and planning officials from the Syracuse-Onondaga County Planning Agency and every village and town in Onondaga County for their assistance in procuring the official zoning codes and maps for each municipality.
# Table of Contents

**Introduction**  
Fast facts  

**Findings**  
Exclusionary Zoning is Widespread  
Bans on Apartments and Missing Middle Housing  
Onerous Permitting Requirements  
Land-Intensive Zoning Restrictions  
Exclusionary Zoning Perpetuates Segregations  

**Recommendations**  
Allow a Greater Mix of Housing  
Allow SmallerLots  
Allow Infill Housing in Commercial and Industrial Districts  

**References**  

**Appendices**  
Glossary  
Methods  
Maps
Introduction

Like many communities across the state and the nation, Onondaga County faces a housing affordability crisis. This crisis is particularly acute for County residents who rent their homes. Almost half of all renting households in Onondaga County are rent-burdened, meaning they spend at least 30% of their income on housing.¹ More than half of such cost-burdened households—that is, a quarter of all renter households in the County—are severely rent-burdened and spend at least half of their income on housing.² Although the share of homeowners that are cost-burdened is comparatively lower, still nearly 7% of owner households countywide were severely cost-burdened in 2020 while another 9% were moderately cost-burdened.³

The strain of the housing affordability crisis is not experienced equally by all County residents. Both Black and Hispanic households are more likely than white households to face high rental cost burdens. While 22% of White renter households in Onondaga County faced severe housing cost-burdens in 2020, that figure was nearly 27% for Hispanic households and over 35% for Black households.⁴

Zoning ordinances – laws that regulate whether and what type, size, and mix of housing and other land uses may be built in a given locality or neighborhood – have a dominant influence on housing costs through their impact on housing supply. The City of Syracuse created Onondaga County's first zoning ordinance in 1922. In the 100 years since Syracuse introduced zoning to Central New York, every other municipality in the County—except the Town of Otisco—has adopted its own zoning ordinance. These 34 distinct ordinances govern development on 95% of the land in Onondaga County.

Despite zoning’s ubiquity, it can be difficult to assess its impact on housing construction. Each of the County's 34 zoning ordinances has its own unique district regulations, and not every ordinance is easily accessible to the public. There is neither a unified countywide zoning ordinance database nor a countywide zoning map. The lack of countywide zoning data obscures zoning’s role in shaping our community.

This report seeks to shine a light on how zoning influences housing opportunities in Onondaga County. It does so by examining all 34 zoning ordinances in the County to map where such laws allow different types of housing to be built. Using those maps, it then analyzes the distinct dimensional, administrative, and other requirements applicable to residential development within each zoning district and assigns a grade to each municipalities’ zoning ordinance based upon the degree to which it allows for the construction of a variety of housing types and thereby affords County residents greater and more affordable housing options.

This analysis shows that land-use regulations in Onondaga County are dominated by exclusionary zoning—a term that refers to zoning regulations that restrict housing diversity by largely prohibiting
apartment buildings and other multi-unit housing and allowing only the construction of detached single-family houses. The vast majority of municipalities in the County severely constrain the construction of a more diverse and affordable array of housing types, which contributes to both residential segregation and urban sprawl. With the County expected to experience a substantial influx of new residents in the coming years, the County’s municipalities must revise current zoning laws to avoid further exacerbating the existing housing affordability crisis and to accommodate a growing demand for housing in a more equitable manner.

**Methodology**

To evaluate the degree to which the County’s 34 zoning ordinances impede more inclusive and affordable housing development, we first used GIS mapping software to create a comprehensive and previously non-existent countywide zoning map. To do so, we reviewed the official zoning maps for each of the 34 County jurisdictions that have adopted a zoning ordinance and then assigned a distinct zoning district to each parcel in Onondaga County’s countywide GIS parcel file. The assigned zoning districts reflect the housing types and other land uses permitted within each district. Using this map, we calculated the total land area encompassed by each of the 355 distinct zoning districts in Onondaga County.

After creating the countywide zoning map, we then applied a 15-factor scoring rubric to each zoning district within each municipality to allow for cross-jurisdictional comparisons of restrictions on housing construction. The scoring rubric measures the exclusionary restrictions of each municipality’s zoning regulations on a 100-point scale by identifying the presence and extent of zoning regulations known to drive up the cost of housing. Such regulations include additional permitting requirements, onerous dimensional restrictions, excessive parking mandates, and outright prohibitions on apartment buildings and other forms of multifamily housing. Cost-increasing regulations also include large lot size requirements for single-family housing. A complete description of the factors considered and methodology used is included in Appendix 2.
Figure 1: Countywide Zoning Map

Rural  
Non-Residential  
Detached Single-Family Housing  
Missing Middle Housing  
Multifamily Housing  
Unzoned Municipality

(definitions of these terms as used in this report can be found in Appendix 1)
Figure 2: Zoning Inclusivity Ratings For Onondaga County Municipalities

- **Very Exclusive**
- **Moderately Exclusive**
- **Somewhat Exclusive**
- **Slightly Exclusive**
- **Moderately Inclusive**
- **Somewhat Inclusive**
- **Slightly Inclusive**
- **Unzoned Municipality**
Fast Facts

- Overall, Onondaga County's zoning is **Somewhat Exclusive**.

- Multifamily and missing middle housing is banned in 74% of urbanized residential land.

- Multifamily housing is allowed by-right on just 3% of urbanized residential land. Outside the City of Syracuse, that figure drops to 1%.

- 24% of Onondaga County's land zoned for urbanized detached single-family housing requires each house to sit on a lot at least an acre in size.

- Just 14% of Onondaga County's land zoned for urbanized residential use allows enough homes per acre to support walkability and transit service. Outside of the City of Syracuse, that number drops to 5%.
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<td>Town of Pompey</td>
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Findings
Exclusionary Zoning is Widespread

Across Onondaga County, existing zoning laws largely mandate that new housing construction take the form of detached single-family houses. With very few exceptions, the County’s municipalities have adopted zoning ordinances that either prohibit or severely restrict the development of both apartment buildings and even smaller-scale inclusionary housing options, such as duplexes and rowhouses.

Bans on Apartments and Missing Middle Housing

Of all land zoned for urbanized residential use* in the County, approximately three quarters (74%) is zoned to restrict residential development to only detached, single-family homes. Conversely, development of small multi-unit housing types of a similar scale to single-family homes and commonly referred to as “missing middle” housing – including duplexes, rowhomes, mobile homes, accessory dwelling units, and small apartment buildings with fewer than 10 units – are allowed on only 26% of residentially zoned land in the County. This figure is even smaller for multifamily apartment buildings with 10 units or more. Construction of such apartment buildings is restricted to just 15% of Onondaga County’s residentially zoned land. Such pervasive restrictions on any residential development other than detached, single-family homes makes housing more expensive because such housing requires more land and building material per housing unit than duplexes, townhomes, apartments, and other housing types.

Figure 3 shows where different housing types are allowed in urbanized residential zoning districts across Onondaga County. A larger version of this and other maps can be found in Appendix 3.

*As used in this report, this term refers to land zoned both exclusively for residential uses and mixed use districts such as village centers and downtown Syracuse, but not including agricultural land or rural residential districts not meant to be served by municipal utilities. A full glossary of terms used in this report is included in Appendix 1.
Onerous Permitting Requirements

Even the small percentages of land zoned to allow multifamily apartments and missing middle housing give an overgenerous impression of the opportunities to build such housing in the County. That’s because even when multifamily and missing middle housing is allowed within a given district under local zoning codes, development of such housing is often subject to special permitting requirements that are not applicable to detached single-family housing, which can be developed by-right. Taking such additional permitting requirements into account, we found that missing middle housing can be developed by-right on only 12% of residentially zoned land in the County—less than half the total area where missing middle housing is listed as an allowed use. By-right development of multifamily apartments with 10 or more units is allowed on just 3% of all land zoned for residential use—less than a quarter of the total area where it is nominally allowed.

Of the 34 Onondaga County municipalities that have adopted a zoning code, 23 towns and villages – more than two thirds of all County jurisdictions – have no land within their boundaries on which apartment buildings with 10 or more units can be developed without a special permitting process. Another two jurisdictions allow multifamily development by-right on less than 1% of residentially zoned land. Outside of the City of Syracuse, just 1% of land zoned for urbanized residential use allows multifamily housing by-right.

Figures 4 through 6 show how discretionary approval processes constrain the availability of detached single-family, missing middle, and multifamily housing. Figure 7 shows where all three types of housing are allowed by-right in urbanized residential zoning districts. Areas that allow multiple types of housing (such as multifamily and detached single-family) are shown in the color corresponding to the allowed housing type that can accommodate the greatest number of households (e.g. districts that allow both detached single-family and missing middle housing are shown in brown). Larger versions of these maps can be found in Appendix 3.

Pervasive restrictions on the location of missing middle and multifamily housing, combined with more onerous permitting requirements, work together to inflate housing costs across the County. Discretionary approval processes for apartment and other multifamily housing construction increase the cost of housing because such processes commonly result in approval delays and additional expenditures on project redesigns and legal fees in order to secure project approval. In one empirical study that examined the impact of various land use regulations on housing prices, researchers found that local political pressure – a metric that included involvement by local elected officials in the approval process and the importance given to citizen opposition to residential development – inflated housing prices more than any of the other regulatory indices evaluated. The same study found that the degree of approval delays typical for residential development had the second highest inflationary impact on housing prices.
Land-Intensive Zoning Restrictions

Apartment bans and other zoning restrictions based on housing type aren’t the only local land use regulations that limit housing construction and increase housing prices. Excessive minimum lot size regulations, which ban new housing construction on lots below a certain square footage, also constrain housing development across Onondaga County, including development of single-family housing. Large lot size requirements inherently limit the number of housing units that can be constructed in a given area, which constrains supply and spurs sprawl.

Research has repeatedly shown that by constraining housing supply, large lot zoning drives up housing prices. While the precise impact is difficult to measure, one study by Harvard researchers found that increasing minimum lot size requirements by one-acre is associated with a 13% increase in house prices, even for comparable house types. Another study found that large lot size requirements can increase the price of single-family homes by as much as 20% and that the inflationary impact on housing prices of such requirements increases over time. Research also demonstrates that large lot size requirements drive up the cost of rental housing. In one recent study to assess the impact of minimum lot size requirements on rents nationwide, a researcher at Yale University found that doubling the minimum lot area requirement increases rents by 6%. A similar study that compared housing costs across zoning district boundaries in the Boston metro area found that average monthly rents were 12.6% lower per unit for multifamily properties located in districts with more relaxed lot area restrictions as compared to properties located immediately across the zoning boundary in the district with more stringent area restrictions.

Of all County land zoned to allow urbanized detached single-family housing, just 10% (almost entirely within the City of Syracuse) allows homes to be built on lots of less than 5,000 square feet (a development pattern common in the County’s historic neighborhoods). Countywide, zoning regulations require individual homes to sit on lots of at least 40,000 square feet (roughly 1 acre) on approximately a quarter (24%) of all urbanized residential land zoned to allow detached single-family houses. The spatial distribution of large-lot zoning in Onondaga County is depicted in Figure 8.

Some municipalities combine these absolute minimum lot area requirements with per-unit or per-bedroom area requirements for multifamily housing that increase housing costs for family-sized apartments. The Towns of Manlius and Clay, for instance, require apartment buildings of three- and four-bedroom units to sit on larger lots than those required for buildings containing just studio and one-bedroom units.

Excessive parking requirements for multifamily housing that are out of step with actual rates of car ownership are also commonly found in the County’s municipal zoning codes and increase the cost of providing such housing. Despite the fact that 78% of renting households in Onondaga County own...
either one or no car, as compared to 35% of homeowner households,¹² the vast majority of local codes impose either the same or greater parking requirements for multifamily housing as compared to detached single-family housing. In some instances, zoning codes require more than two parking spaces per unit, even though 87% of all households in the County own fewer than three cars.¹³ For example, the Town of Cicero requires 2 parking spaces for detached single-family homes and small apartments, but 3 parking spaces for family-sized apartments of 3 bedrooms or more.¹⁴

By reducing the number of homes that can be built in a given area, these lot size requirements spread people out so that neighborhood foot traffic can't support local businesses and public transit becomes impractical. These dynamics make for unsustainable development, and they contribute to segregation.

As shown in Figure 9, just 14% of urbanized residential land in Onondaga County is zoned to allow at least 10 housing units per net residential acre (a development pattern that would result in transit-supportive and walkable neighborhoods). Outside of the City of Syracuse, only 5% of urbanized residential land allows that many homes.

---

**Figure 8: Minimum Lot Size for Detached Single-Family Houses**

<table>
<thead>
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<th>Minimum Lot Size</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt;⅛ acre</td>
<td>4%</td>
</tr>
<tr>
<td>⅛-¼ acre</td>
<td>27%</td>
</tr>
<tr>
<td>¼-1 acre</td>
<td>39%</td>
</tr>
<tr>
<td>1+ acre</td>
<td>24%</td>
</tr>
</tbody>
</table>

**Figure 9: Housing Allowed per Acre in Land Zoned for Urbanized Residential Use**

<table>
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<tr>
<th>Housing Units per Acre</th>
<th>Percentage</th>
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<td>20+</td>
<td>86%</td>
</tr>
<tr>
<td>10-20</td>
<td>10%</td>
</tr>
<tr>
<td>Fewer than 10</td>
<td>10%</td>
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</table>
Exclusionary Zoning Perpetuates Segregation

Excessive zoning restrictions on missing middle and multifamily housing development not only increase the cost of housing, they also contribute to racial and ethnic residential segregation. Discretionary approval processes for apartments and other residential projects create opportunities for bias, prejudice, and misinformation—either from local officials or from the people who speak at zoning and planning meetings—to influence what kind of housing gets built in a neighborhood and, correspondingly, who is able to live there. Participants at zoning and planning hearings tend to be unrepresentative of the broader community. Research shows that such participants overwhelmingly oppose the construction of new housing and, as compared to the local population as a whole, are disproportionately white, older, male, and homeowners.¹⁵

Analyses of the impact of restrictions on multifamily housing construction, minimum lot size requirements, and other housing-limiting zoning measures have repeatedly demonstrated that such land use regulations increase racial segregation.¹ For example, one recent study of zoning regulations in cities and counties in California concluded that areas dominated by land zoned for single-family detached homes are more likely to contain higher shares of white residents and lower shares of Black and Hispanic residents.¹⁷ Similarly, another recent study of zoning restrictions in metropolitan areas across Massachusetts reported that blocks zoned to allow multifamily housing by-right have Black and Hispanic population shares 3.4% and 5.5% higher, respectively, than single-family zoned blocks located directly across a zoning district border from them.¹⁸ More broadly, an assessment of zoning regulations in the largest 25 metropolitan areas in the U.S. estimated that anywhere from 25% to 50% of contemporary segregation is attributable to housing-limiting zoning.¹⁹

The mechanisms by which exclusionary zoning ordinances contribute to residential segregation in other communities operate similarly in Onondaga County. Compared to white residents of the County, minority residents are twice as likely to rent their homes²⁰ and almost twice as likely to live in missing middle or multifamily housing.²¹ Zoning restrictions that ban the construction of diverse housing types perpetuate the County’s entrenched patterns of segregation.
Recommendations
Allow a Greater Mix of Housing

As noted above, many municipalities in Onondaga County allow just one single type of housing development on the vast majority of their residentially-zoned land—detached single-family houses. This housing monoculture hampers new residential construction, increases housing costs in a given neighborhood, and thereby contributes to both economic and racial segregation.

Local zoning codes should be amended to allow a greater variety of housing types in currently exclusionary zoning districts that allow only detached single-family housing, which presently constitute the predominant form of residential zoning in Onondaga County.

The Villages of East Syracuse and Jordan have shown how this can be done.

In East Syracuse, there is no exclusionary detached single-family-only zoning. Instead, missing middle housing, such as two-family houses, accessory dwelling units, and small apartment buildings, are allowed in every residential zoning district in the Village.

The Village of Jordan recently amended its zoning ordinance to make a similar change. It replaced three of its residential zoning districts—one for detached single-family housing, one for missing middle housing, and one for multifamily housing—with one new district that allows the construction of a wide variety of housing types including detached single-family, missing middle, and multifamily options.

Any municipality in the County could make similar changes to its zoning ordinance to allow a wider diversity of housing types and create more inclusive neighborhoods.

Allow Smaller Lots

Onondaga County’s municipal zoning ordinances should allow new housing to be constructed on less land. Many suburban municipalities require detached single-family housing—their most common type of development—to be constructed on lots no smaller than a quarter acre. Even worse, many suburbanizing areas are governed by even more restrictive area regulations that require lots to be at least an acre in size. Even where these ordinances allow missing middle or multifamily housing, many require huge lot sizes and land-intensive design features such as large setbacks and excessive parking. These regulations mandate sprawl, they make public transit impractical, and they make new housing more expensive.
The County’s municipalities should relax their dimensional requirements to allow more housing on smaller lots. This is already the case within the City of Syracuse. In all of its districts zoned principally for residential use, the City of Syracuse allows detached single-family, missing middle, and/or multifamily housing on 4,000 square foot lots.

Every municipality should amend its zoning ordinance to allow similarly sustainable, walkable, transit-supportive development patterns of at least 10 housing units per net acre.

**Allow Infill Housing in Commercial and Industrial Districts**

On their own, reforms to existing urbanized residential zoning regulations will not be enough to allow sufficient construction of new, inclusive housing simply because so much residentially zoned land is already being used for housing and is unlikely to be redeveloped. Onondaga County needs a way to make new land available for infill housing in order to expand housing opportunities while also protecting increasingly scarce rural, agricultural and environmentally sensitive land.

Fortunately, the County has ample underutilized urbanized land that is already served by municipal utilities and which could easily be used for new housing. Commercial and industrial zoning districts account for 34% of all urbanized land in Onondaga County. Due to deindustrialization and changing retail markets, many of these properties are currently underutilized, and the County’s urbanized area is littered with dead malls, empty shopping strips, and crumbling factories. Zoning reform can allow new housing on this land to create inclusive housing opportunities across Onondaga County.

The Town of DeWitt, the City of Syracuse, and the Village of Camillus have demonstrated how zoning reform can allow these ailing properties to be redeveloped as much-needed mixed-use, multifamily housing. In DeWitt, the Town created a set of "Mixed-Use Village" zoning overlays that allow greater flexibility in redeveloping distressed commercial properties, and a team of local developers is already taking advantage of them to convert vacant Shoppingtown Mall into a neighborhood containing a healthy mix of housing types. Similarly, the Village of Camillus created a Planned Development zoning district on the vacant Camillus Cutlery site, and it’s been redeveloped as a mix of retail and multifamily housing. The City of Syracuse does even better by allowing multifamily housing by-right in some industrial districts—thereby eliminating many of the costs and delays associated with discretionary development—and builders have converted many vacant factories into new housing.

Other municipalities in Onondaga County should take a similar approach and leverage new housing demand to redevelop distressed nonresidential properties such as Seneca Mall in Clay and Northern Lights in Salina into new housing.
References

2. Id.
3. Id.
4. Id.
13. Id.
18. Resseger supra note 16.
19. Rothwell supra note 16.
Appendices
Appendix 1: Glossary

**By-Right**: When a use is allowed in a zoning district—provided it complies with all district regulations such as setback, density, and parking requirements—without additional review or discretionary approval by some government body such as a town board or village planning commission.

**Detached-Single-Family Housing**: A freestanding house with yard space on all sides occupied by a single household without any other residential structures on the lot.

**Exclusionary Zoning**: Residential zoning regulations that privilege detached single-family housing while either banning or making it difficult to construct other diverse housing types such as missing middle and multifamily housing.

**Missing Middle Housing**: A set of small-scale housing types with the capacity to house more people than detached-single-family housing including rowhouses, two-family houses, mobile homes, and small apartment houses with fewer than ten apartments.

**Multi-Family Housing**: Apartment houses with ten or more apartments.

**Residential**: Zoning districts where housing is an intended use. This includes districts that ban most other uses and it includes mixed-use districts like village centers and neighborhood main streets where housing and commercial uses are intended to mix.

**Rural**: Zoning districts not intended to be served by municipal utilities like sewers. These districts often allow agricultural and some residential uses.

**Urbanized Residential Land**: Land governed by zoning districts intended for residential uses served by municipal utilities including those used exclusively for housing and also mixed-use districts such as village centers and downtown Syracuse, but not including agricultural land or rural residential districts not meant to be served by municipal utilities.

**Zoning**: A set of land-use regulations that determine what can be built where. Zoning governs the shape, size, type, and use of buildings. It is supplemental to safety regulations such as building and fire codes.
Appendix 2: Methods

To grade each municipal zoning ordinance, we analyzed the proportion of land in each municipality governed by different zoning regulations that influence housing opportunity.

We began by reviewing official zoning maps to assign a distinct zoning district to each parcel in the Onondaga County Parcel File. Parcel boundaries in the parcel file are updated through 2020, but many official zoning maps are either older or newer and do not reflect the exact boundaries in the Parcel File. Additionally, many zoning maps assign single parcels multiple zoning districts. In cases where zoning districts in the official zoning maps did not match the boundaries in the Parcel File, we assigned the zoning district that covered the majority of the parcel. Once we had assigned a zoning district to each parcel, we measured the total land area governed by each of the 355 distinct zoning districts in Onondaga County.

We then asked a series of 15 yes-or-no questions of each zoning district in each ordinance. These questions covered the ordinances' regulations governing land use, dimensional requirements, and administrative procedure. Based on the answers to these questions, we created a set of proportions of total land area governed by discrete rules comparable across zoning districts and ordinances. We input each proportion into a weighted rubric to generate a numeric score for each municipality. We then curved these raw scores to ensure a more even distribution on a 100-point scale.

15-question matrix:
A. Does this district allow housing?
B. Does this district intend housing?
C. Does this district allow retail?
D. Does this district allow multifamily housing?
E. Does this district allow multifamily housing by-right?
F. Does this district allow missing middle housing?
G. Does this district allow missing middle housing by-right?
H. Does this district allow detached single-family housing?
I. Does this district allow detached single-family housing on lots of 1/4 acre or less?*
J. Does this district allow 10 or more housing units per acre?*
K. Does this district allow 20 or more housing units per acre?*
L. Does this district require less than 1 parking space per housing unit?
M. Does this district require no parking spaces per housing unit?
N. Does this district allow group homes?
O. Does this district allow group homes by right?

* in these measures and throughout this report, we follow the standard practice of treating 1 acre as equivalent to 40,000 square feet.
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<thead>
<tr>
<th>Category</th>
<th>Total Possible Score</th>
<th>Calculation*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Multi-Family</td>
<td>25</td>
<td>(\frac{((\text{Area}(A \land D) / \text{Area}(A) / 4) + \text{Area}(B \land D) / \text{Area}(B) / 2) + \text{Area}(A \land E) / \text{Area}(A) / 4) + \text{Area}(B \land E) / \text{Area}(B) / 2)}{6})</td>
</tr>
<tr>
<td>Missing Middle</td>
<td>10</td>
<td>(\frac{((\text{Area}(A \land F) / \text{Area}(A) / 4) + \text{Area}(B \land F) / \text{Area}(B) / 2) + \text{Area}(A \land G) / \text{Area}(A) / 4) + \text{Area}(B \land G) / \text{Area}(B) / 2}{15})</td>
</tr>
<tr>
<td>Dimensional Requirements</td>
<td>30</td>
<td>(\frac{((\text{Area}(B \land I) / \text{Area}(B \land H) / 5) + \text{Area}(A \land J) / \text{Area}(A) / 10) + \text{Area}(B \land J) / \text{Area}(B) / 10) + \text{Area}(A \land K) / \text{Area}(A) / 10 + \text{Area}(B \land K) / \text{Area}(B) / 10}{2})</td>
</tr>
<tr>
<td>Concentration</td>
<td>10</td>
<td>(\frac{((\text{Area}(A \land F \land H) / \text{Area}(A \land F) / 8) + \text{Area}(A \land G \land H) / \text{Area}(A \land F) / 8) + \text{Area}(B \land F \land H) / \text{Area}(B \land H) / 8) + \text{Area}(A \land G \land H) / \text{Area}(B \land H) / 8) + \text{Area}(A \land D \land H) / \text{Area}(A \land D) / 8) + \text{Area}(A \land E \land H) / \text{Area}(A \land D) / 8) + \text{Area}(B \land D \land H) / \text{Area}(B \land H) / 8) + \text{Area}(B \land E \land H) / \text{Area}(B \land H) / 8) / 10}{10})</td>
</tr>
<tr>
<td>Mixed Use</td>
<td>10</td>
<td>(\frac{((\text{Area}(A \land C) / \text{Area}(A) / 4) + \text{Area}(B \land C) / \text{Area}(B) / 4) + \text{Area}(A \land C) / \text{Area}(C) / 4) + \text{Area}(B \land C) / \text{Area}(C) / 4)}{10})</td>
</tr>
<tr>
<td>Parking Requirements</td>
<td>10</td>
<td>(\frac{((\text{Area}(A \land L) / \text{Area}(A) / 4) + \text{Area}(B \land L) / \text{Area}(B) / 4) + \text{Area}(A \land M) / \text{Area}(A) / 4) + \text{Area}(B \land M) / \text{Area}(B) / 4)}{10})</td>
</tr>
<tr>
<td>Group Homes</td>
<td>5</td>
<td>(\frac{((\text{Area}(A \land N) / \text{Area}(A) / 4) + \text{Area}(B \land N) / \text{Area}(B) / 4) + \text{Area}(A \land O) / \text{Area}(A) / 4) + \text{Area}(B \land O) / \text{Area}(B) / 4)}{20})</td>
</tr>
</tbody>
</table>

* Letters in these calculations refer to the corresponding question in the matrix above. The value for the calculation is equal to the total area of all parcels governed by zoning districts for which the answer to all questions in a set of parentheses is ‘yes.’
Appendix 3: Maps

Figure 1: Countywide Zoning Map
Figure 2: Zoning Inclusivity Ratings for Onondaga County Municipalities
Figure 3: Land Zoned for Urbanized Residential Use in Onondaga County
Figure 4: Land Zoned for Detached Single-Family Housing By-Right and Subject to Discretionary Approval in Onondaga County
Figure 5: Land Zoned for Missing Middle Housing By-Right and Subject to Discretionary Approval in Onondaga County
Figure 6: Land Zoned for Multifamily Housing By-Right and Subject to Discretionary Approval in Onondaga County
Figure 7: Land Zoned for Urbanized Residential Use By-Right in Onondaga County
Figure 8: Minimum Lot Size for Detached Single-Family Houses
Figure 9: Housing Allowed per Acre in Land Zoned for Urbanized Residential Use

Individual Municipality Maps:

City of Syracuse Maps
Town of Camillus Maps
Town of Cicero Maps
Town of Clay Maps
Town of DeWitt Maps
Town of Elbridge Maps
Town of Fabius Maps
Town of Geddes Maps
Town of LaFayette Maps
Town of Lysander Maps
Town of Manlius Maps
Town of Marcellus Maps
Town of Onondaga Maps
Town of Pompey Maps
Town of Salina Maps
Town of Skaneateles Maps
Town of Spafford Maps

Town of Tully Maps
Town of Van Buren Maps
Village of Baldwinsville Maps
Village of Camillus Maps
Village of East Syracuse Maps
Village of Elbridge Maps
Village of Fabius Maps
Village of Fayetteville Maps
Village of Jordan Maps
Village of Liverpool Maps
Village of Manlius Maps
Village of Marcellus Maps
Village of Minoa Maps
Village of North Syracuse Maps
Village of Skaneateles Maps
Village of Solvay Maps
Village of Tully Maps
Figure 1: Countywide Zoning Map

- Rural
- Non-Residential
- Detached Single-Family Housing
- Missing Middle Housing
- Multifamily Housing
- Unzoned Municipality

(definitions of these terms as used in this report can be found in Appendix 1)
Figure 2: Zoning Inclusivity Ratings For Onondaga County Municipalities

Very Exclusive
Moderately Exclusive
Somewhat Exclusive
Slightly Exclusive
Slightly Inclusive
Somewhat Inclusive
Moderately Inclusive
Unzoned
Figure 3: Land Zoned for Urbanized Residential Use In Onondaga County

- Detached Single-Family Only: 74%
- Missing Middle Allowed: 11%
- Multifamily Allowed: 14%
Figure 4: Land Zoned for Detached Single-Family Housing By-Right and Subject to Discretionary Approval in Onondaga County

- Detached Single-Family Allowed By-Right: 92%
- Detached Single-Family Subject to Discretionary Approval: 6%
- Urbanized Residential Land Not Zoned for Detached Single-Family: 2%
Figure 5: Land Zoned for Missing Middle Housing By-Right and Subject to Discretionary Approval in Onondaga County

- **Missing Middle Allowed By-Right**: 13%
- **Missing Middle Subject to Discretionary Approval**: 12%
- **Urbanized Residential Land Not Zoned for Missing Middle**: 75%
Figure 6: Land Zoned for Multifamily Housing By-Right and Subject to Discretionary Approval in Onondaga County

- Multifamily Allowed By-Right: 11%
- Multifamily Subject to Discretionary Approval: 86%
- Urbanized Residential Land Not Zoned for Multifamily: 3%
Figure 7: Land Zoned for Urbanized Residential Use By-Right in Onondaga County

- No Housing By-Right: 7%
- Detached Single-Family By-Right: 80%
- Missing Middle By-Right: 10%
- Multifamily By-Right: 3%
Figure 8: Minimum Lot Size for Detached Single-Family Houses

- Minimum Lot <⅛ acre: 10%
- Minimum Lot ⅛-¼ acre: 27%
- Minimum Lot ¼-1 acre: 39%
- Minimum Lot 1+ acre: 24%
Figure 9: Housing Allowed per Acre in Land Zoned for Urbanized Residential Use
City of Syracuse Zoning Map

City of Syracuse Land Zoned for Urbanized Housing By-Right

City of Syracuse Housing Allowed Per Acre

City of Syracuse Minimum Lot Size for Detached Single-Family Housing
Town of Clay Zoning Map

- Rural
- Non Residential
- Detached Single-Family
- Missing Middle
- Multifamily

51% 27% 17% 4%

Town of Clay Land Zoned for Urbanized Housing By-Right

- None
- Detached Single-Family
- Missing Middle
- Multifamily

18% 77% 5%

Town of Clay Housing Allowed Per Acre

- 20+ homes
- 10-20 homes
- Fewer than 10 homes

100%

100%

Town of Clay Minimum Lot Size for Detached Single-Family Housing

- <⅛ acre
- <⅛-¼ acres
- <¼-1 acre
- 1+ acre

51% 49%

36
**Town of Elbridge Zoning Map**

- **Rural**
- **Non Residential**
- **Detached Single-Family**
- **Missing Middle**
- **Multifamily**

**81%**

---

**Town of Elbridge Land Zoned for Urbanized Housing By-Right**

- **None**
- **Detached Single-Family**
- **Missing Middle**
- **Multifamily**

**100%**

---

**Town of Elbridge Housing Allowed Per Acre**

- **20+ homes**
- **10-20 homes**
- **Fewer than 10 homes**

**100%**

---

**Town of Elbridge Minimum Lot Size for Detached Single-Family Housing**

- **<⅛ acre**
- **<⅛-¼ acres**
- **<¼-1 acre**
- **1+ acre**

**100%**
**Town of Geddes Zoning Map**

- **Rural**: 44%
- **Non Residential**: 51%
- **Detached Single-Family**: 4%
- **Missing Middle**: 1%
- **Multifamily**: 99%

**Town of Geddes Land Zoned for Urbanized Housing By-Right**

- **None**: 100%
- **Detached Single-Family**: 51%
- **Missing Middle**: 4%
- **Multifamily**: 1%

**Town of Geddes Housing Allowed Per Acre**

- **20+ homes**: 100%
- **10-20 homes**: 51%
- **Fewer than 10 homes**: 4%
- **1+ acre**: 44%

**Town of Geddes Minimum Lot Size for Detached Single-Family Housing**

- **<1/8 acre**: 100%
- **<1/8-1/4 acres**: 4%
- **<1/4-1 acre**: 4%
- **1+ acre**: 44%
Town of Skaneateles Zoning Map

- Rural
- Non Residential
- Detached Single-Family
- Missing Middle
- Multifamily

93%

Town of Skaneateles Land Zoned for Urbanized Housing By-Right

- None
- Detached Single-Family
- Missing Middle
- Multifamily

100%

Town of Skaneateles Housing Allowed Per Acre

- 20+ homes
- 10-20 homes
- Fewer than 10 homes

100%

Town of Skaneateles Minimum Lot Size for Detached Single-Family Housing

- <⅛ acre
- <⅛-¼ acres
- <¼-1 acre
- 1+ acre

100%
Town of Tully Zoning Map

- Rural
- Non Residential
- Detached Single-Family
- Missing Middle
- Multifamily

Town of Tully Land Zoned for Urbanized Housing By-Right

- None
- Detached Single-Family
- Missing Middle
- Multifamily

Town of Tully Housing Allowed Per Acre

- 20+ homes
- 10-20 homes
- Fewer than 10 homes

Town of Tully Minimum Lot Size for Detached Single-Family Housing

- <⅛ acre
- <⅛-¼ acres
- <¼-1 acre
- 1+ acre
**Town of Van Buren Zoning Map**

- Rural
- Non-Residential
- Detached
- Single-Family
- Missing
- Middle
- Multifamily

- 86%
- 7%
- 4%

**Town of Van Buren Land Zoned for Urbanized Housing By-Right**

- None
- Detached
- Single-Family
- Missing
- Middle
- Multifamily

- 55%
- 29%
- 16%

**Town of Van Buren Housing Allowed Per Acre**

- 20+ homes
- 10-20 homes
- Fewer than 10 homes

- 100%

**Town of Van Buren Minimum Lot Size for Detached Single-Family Housing**

- <⅛ acre
- <⅛-⅓ acres
- <⅓-1 acre
- 1+ acre

- 55%
- 45%
Village of Camillus Zoning Map

Village of Camillus Land Zoned for Urbanized Housing By-Right

Village of Camillus Housing Allowed Per Acre

Village of Camillus Minimum Lot Size for Detached Single-Family Housing
Village of East Syracuse Zoning Map

Village of East Syracuse Land Zoned for Urbanized Housing By-Right

Village of East Syracuse Housing Allowed Per Acre

Village of East Syracuse Minimum Lot Size for Detached Single-Family Housing
Village of Fayetteville Zoning Map

Village of Fayetteville Land Zoned for Urbanized Housing By-Right

Village of Fayetteville Housing Allowed Per Acre

Village of Fayetteville Minimum Lot Size for Detached Single-Family Housing
Village of Jordan Zoning Map

Village of Jordan Land Zoned for Urbanized Housing By-Right

Village of Jordan Housing Allowed Per Acre

Village of Jordan Minimum Lot Size for Detached Single-Family Housing
Village of Marcellus Zoning Map

- Rural
- Non-Residential
- Detached Single-Family
- Missing Middle
- Multifamily

Village of Marcellus Land Zoned for Urbanized Housing By-Right

- None
- Detached Single-Family
- Missing Middle
- Multifamily

Village of Marcellus Housing Allowed Per Acre

- 20+ homes
- 10-20 homes
- Fewer than 10 homes

Village of Marcellus Minimum Lot Size for Detached Single-Family Housing

- <⅛ acre
- <⅛-¼ acres
- <¼-1 acre
- 1+ acre
Village of Tully Zoning Map

Village of Tully Land Zoned for Urbanized Housing By-Right

Village of Tully Housing Allowed Per Acre

Village of Tully Minimum Lot Size for Detached Single-Family Housing

20+ homes
10-20 homes
Fewer than 10 homes

<⅛ acre
<⅛-¼ acres
<¼-1 acre
1+ acre

82%
18%
7%
18%
74%