

Code Compliance Review

Reviewer: Kate Powers

Address	11 Cairn St
Flag	LWRP
Zoning	M-1
Enforcement	No
Acreage	7.97
Existing Conditions	CZC for junkyard license in 2008; Premier Metals scrap yard operation; Demolition of warehouse in 2018/2019
Permit History	2019: temporary construction trailer 2018/2019: demolition of warehouse (does not include redevelopment) 2013: installation of diesel tanks & removal of underground storage tanks and pumps 2008: addition and new roof on existing scrap metal facility 2007: Interior alterations to existing building
Current Legal Use	Junkyard (0951849)
Proposed Use(s)	Junkyard
Description	To construct a one-story, 12,250 square foot building with two loading bays, a recessed loading dock, and a 13 space parking lot to serve the metal scrapping/reclamation business.
Permit Number	1220421
File Number	SP-020-21-22
Case Type	Site Plan
Code Section	120-191D[5]Parking lots over 10 spaces that do not meet the requirements for parking lots in § 120-173. 120-191D[9]Any new construction on a vacant parcel of one acre or more. 120-83L 120-142
SEQR	Unlisted
239M	No
Neighborhood(s)	19 th Ward Community Association
Next Steps	Special Permit

JUNKYARD or SALVAGE YARD

Any property or place where nonputrescible junk or salvage materials are bought, exchanged, collected, received, stored, accumulated, sold or otherwise transferred, other than wholly within an enclosed building. In addition, a junkyard shall include property used for the storage of impounded, abandoned, partially dismantled, obsolete or wrecked automobiles, other than wholly within an enclosed building.

Legend
Meets requirement
More information needed
Does not meet requirement

Additional Requirements for Specified Uses

§120-142 Junkyards or salvage yards.

Requirement:	Compliance?
Junkyards shall be located at least 1,000 feet from any residential, planned development, Village Center, or open space district or the Genesee River or the CCD and at least 500 feet from any commercial district.	819' from Open Space District

No curb cuts or driveways that provide access from a local or a collector street shall be used or established.	Access from private road
No curb cuts or driveways shall be located within 150 feet of any residential, planned development or open space district boundary line.	In Compliance
In the event that a protest is presented to the Manager of Zoning no later than 24 hours before the Planning Commission is scheduled to consider the special permit, which protest is duly signed and acknowledged by the owners of 20% or more of the total of all properties located in Residential, Planned Development and Open Space Districts within 1,000 feet of the subject property and in Commercial Districts within 500 feet of the subject property, a special permit shall not be approved except by a three-fourths vote of the Planning Commission.	TBD. Only open space within 1,000' of subject property.

M-1 Industrial District

§120-84 Lot, area and yard requirements.

Requirement:	Compliance?
None	

§120-85 Bulk requirements.

Requirement:	Compliance?
None	

City-Wide Design Guidelines and Standards

§120-158 City-wide design standards.

Requirement:	Compliance?
Any building facade facing a sidewalk, street, waterway or open space district shall have an active building elevation. Active building elevations shall include windows, building entrances and other architectural features that enhance the pedestrian scale and experience of the building facade.	Building façade does not face a sidewalk, street, waterway or open space district.
New construction shall respect existing building widths by providing a division of the building facade into visible building increments no larger than the average width of existing buildings on the block.	Surrounded by manufacturing/industrial buildings, width of proposed building is appropriate.
Where the street frontage is defined by a continuous building facade, the proposed new building or infill construction shall maintain such continuous facade by building from side lot line to side lot line unless access is required for rear yard parking.	N/A
Building facades shall not contain blank wall areas that exceed 25 linear feet, measured parallel to the street. Building facades that are 100 linear feet or more shall include a repeating architectural pattern with two or more of the following elements: color change, texture change, material change, or a wall articulation change such as a reveal, recess, offset, or pilaster.	N/A

Building entrances. The front facade and main entrance shall face a public street and shall have a direct pedestrian connection to the street.	N/A
Roof - Reflective surfaces that produce glare are prohibited, except for solar panels or white roofs intended to radiate absorbed or nonreflected solar energy and reduce heat transfer to the building.	Metal roof
Site development, including the construction of buildings, structures or signs, shall not unnecessarily interfere with or obstruct significant, identified views or vistas of (or from) the Genesee River, Lake Ontario or the Erie Canal from the street or significant designated landscape features beyond existing conditions and as listed in the City of Rochester's Local Waterfront Revitalization Program (LWRP).	N/A
The proposed design and arrangement of the building, structure or use shall provide for public pedestrian and visual access to and along the waterfront.	Not possible based on adjacent existing building.
To the maximum extent practical, all roof-mounted and ground-mounted mechanical equipment shall be screened from view or isolated so as not to be visible from any public right-of-way or residential district within 150 feet of the subject lot, measured from a point five feet above grade. Roof screens, when used, shall be coordinated with the building to maintain a unified appearance.	Need location of transformers/HVAC if applicable.
Mechanical equipment and open storage areas shall be screened from public streets, alleys, paths, private streets and abutting lots to a minimum height of six feet. When solid screening is used, the materials shall be compatible with the building.	No fence proposed for oil/water separator and junkyard area to screen West Ave

§120-159 Nonresidential and mixed-use building standards.

Requirement:	Compliance?
<p>Exterior walls. The following building materials are prohibited on any exterior wall:</p> <ul style="list-style-type: none"> (a) Concrete finishes or precast concrete panels (tilt wall) that are not exposed aggregate, hammered, embossed, imprinted, sandblasted or covered with a cement-based acrylic coating, except in an M-1 District when some other relief is offered (architectural or landscaping). (b) Metal panels with a depth of less than one inch or a thickness less than U.S. Standard 26 gauge. (c) Mirrored glass with a reflectance greater than 40% shall be prohibited from covering more than 40% of the exterior walls of any building in the C-3 and M-1 Districts. 	Metal panels proposed – need depth/thickness
<p>Facades. The following building materials are prohibited on any facade:</p> <ul style="list-style-type: none"> (a) Plain concrete block, except in the M-1 District. (b) Glass block, except in the C-3 and M-1 Districts. 	Metal panels proposed

<ul style="list-style-type: none"> (c) Exposed aggregate (rough finish) concrete wall panels, except in the M-1 District. (d) Exterior insulating finish systems (EIFS) installed lower than four feet above grade on any building facade, except in the C-3 and M-1 Districts. (e) Exterior insulating finish systems (EIFS) installed lower than eight feet above grade on any building facade within 10 feet of a public right-of-way, except in the C-3 and M-1 Districts. (f) T-111 plywood or oriented strand board (OSB) siding. (g) Plastic. (h) Vinyl, except cellular vinyl trim may be used as decorative or detail elements for up to 25% of the facade. (i) Metal, except in the PMV, C-3, and M-1 Districts. In all other districts, metal may be used as decorative or detail elements for up to 30% of the facade. 	
<p>Windows and transparency.</p> <ul style="list-style-type: none"> (1) Renovations of the first floor of existing buildings within 60 feet of a street right-of-way shall not decrease the area of transparency. Where feasible, renovations shall increase the area of transparency to that required for new construction unless the original historic character of the building requires less transparency area. (2) All windows shall be clear or lightly tinted. 	New build, four windows proposed
In the C-3 and M-1 Districts, when offices are part of new industrial construction, the entry to such offices shall have direct access from street frontages and parking areas. Offices that are part of new industrial construction and new construction of commercial buildings within 60 feet of street rights-of-way shall provide areas of transparency equal to 40% of the wall area between the height of two feet and eight feet from the ground. The percentage of transparency required on buildings may be reduced to 20% of the wall area if landscaping improvements consisting of one tree of at least two-inch caliper for every 20 feet of lot frontage are installed between the building and the public street.	<p>Entry to office space does not have direct access from street frontage.</p> <p>Transparency requirements not applicable as building is greater than 60' from ROW.</p>
The use of opaque materials such as plywood, brick, metal or sheet rock to cover or fill a window opening is prohibited.	N/A
The installation of any device which obstructs transparency or impacts the architectural design of a window is not permitted. This prohibition includes the blocking of windows with interior shelving or the like but does not apply to nonpermanent devices such as curtains, blinds, shades and non-opaque roll-down grills.	N/A
All new building construction within five feet of the front lot line shall be built parallel to the lot line for at least 80% of its frontage and up to a height of 20 feet. Up to	N/A

20% of this building frontage may be built skewed from the lot line; any portion of the building above 20 feet in height may be built skewed from the lot line.	
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XX. Requirements Applying To All Districts

Requirement:	Compliance?
Dumpsters?	Need info
Fence?	Need info
<p>Landscaping requirement, general. For purposes of this section, the landscaped area shall include the area required or permitted, under this section, to be devoted to landscaping and environmental improvement, which may include existing and new vegetation, berms, lighting, street furnishings and ornamental features which are integrated with the vegetation. The following standards shall be observed for all projects subject to this section:</p> <ol style="list-style-type: none"> (1) In general, landscaped areas shall be located along public streets and sidewalks. (2) All landscaped areas must be within an excavated area and not placed in containers on top of a hard surface. (3) A landscaped area shall have a minimum width of five feet excluding curbs, retaining walls or similar enclosing structures. (4) All landscaped areas shall be mulched. (5) Landscaping materials shall be contained so as not to spill or intrude into the public right-of-way. (6) Wooden timbers may not be used for containing a landscaped area. (7) All trees shall be planted and maintained to grow upright and plumb and the tree pit mulched. (8) The use of synthetic vegetation (turf, plastic plants, etc.) shall not be allowed for any required landscaping. (9) A landscape maintenance plan must accompany every site plan. (10) The applicant may submit an alternative landscaping plan that includes an alternate way of meeting the landscaping requirements that may include masonry or stone street walls, more mature plant materials, hedges, public art or other similar amenities to improve the aesthetics of the site. Such alternative landscaping plan shall require a minor site plan review as outlined in § 120-191D. The alternative landscaping plan shall be prepared by a licensed professional. 	None proposed
<p>Plant sizes and specifications.</p> <ol style="list-style-type: none"> (1) Tree and plant species provided to meet the landscaping and screening standards of this section shall comply with the City of Rochester Approved Plant Materials List. 	<p>Shrubs required: One shrub for every 15 feet of perimeter of the lot. 217 shrubs required. Proposed: None</p> <p>Trees required: One tree for every 40 feet of perimeter of the lot. 81 trees required.</p>

<ul style="list-style-type: none"> (2) The minimum size for a shrub shall be 24 inches in height at the time of planting. (3) The number of shrubs shall be determined by requiring one shrub for every 15 feet of perimeter of the lot. (4) The minimum size for a tree shall be two-inch caliper. (5) The number of trees shall be determined by requiring one tree for every 40 feet of perimeter of the lot. Trees planted in the right-of-way may count towards this requirement. An existing tree may be counted towards meeting the requirements of this provision provided that the tree has a caliper of at least three inches, is viable and is approved for that purpose by the Manager of Zoning. Such trees must be depicted on the landscape plan. (6) When a combination of trees and shrubs is proposed, one tree may be substituted by three shrubs. (7) Ground covers planted to satisfy the standards of this section shall have a minimum container size of one gallon. (8) The Manager of Zoning may waive these requirements if the overall objectives of the ordinance are met and the general character of the area and community goals are protected in conjunction with an alternative landscaping plan. 	<p>Proposed: None</p>
<p>Screening.</p> <ul style="list-style-type: none"> (1) Screening shall be required for any nonresidential use where it abuts an area zoned or used residentially on the ground floor. (2) Unless a perimeter landscaped open space, a minimum of 10 feet in depth, is provided, a durable and well-maintained solid wall, fence or other screening device, not less than four feet nor more than six feet in height, shall be provided along every lot line shared in common by a parking lot and a lot devoted to any residential use. 	<p>Need to know location of existing fencing</p>
<p>§120-169E Landscaping plans and additional information. Guidelines and Landscape Plan</p>	<p>Need info</p>
<p>Lighting Standards.</p> <ul style="list-style-type: none"> (1) No use shall produce a strong, dazzling light or reflection of a strong, dazzling light or glare that is visible from any point along a lot line. (2) Pedestrian areas, plazas and walk lights shall not exceed 15 feet in height and should be designed to be harmonious with light fixtures on site. (3) All light fixtures shall be concealed source fixtures except for pedestrian-oriented accent lights. 	<p>Need lighting plan</p>

<p>(4) Security lighting fixtures shall not project above the facade or roofline of any building and are to be shielded. Lighting shields shall be painted to match the surface to which they are attached. Security lighting fixtures shall not be substituted for parking lot or walkway lighting fixtures and are restricted to lighting only loading and storage locations or other similar areas requiring security lighting.</p> <p>(5) Service-area lighting shall be contained within the service yard boundary. No light spillover shall occur outside the service area; the light source shall not be visible from the street.</p> <p>(6) Exterior wall-mounted floodlights shall be prohibited except for security lighting in enclosed service courtyards</p>	
<p>Lighting Guidelines.</p> <p>(1) Soft lighting of building faces is encouraged. Building lighting should be indirect in character. Indirect wall lighting or "wall-washing" overhead downlighting or interior illumination that spills outside is encouraged. Architectural lighting should articulate the particular building design and provide required functional lighting for safety and clarity of pedestrian movement.</p> <p>(2) When possible, overhead wiring should be avoided</p>	Need lighting plan
<p>§120-172 Off-Street Loading</p> <p>Location of required loading spaces. Loading spaces shall be located on the same lot, or on a directly adjoining lot in the same zoning district, as the building or structure to which they are accessory. No loading space shall be located in any required front yard setback.</p>	In compliance
<p>Required spaces. Loading spaces shall be provided in sufficient number and of sufficient size so that no loading and unloading operations infringe upon any street or sidewalk.</p>	In compliance
<p>Design and maintenance. Every loading space shall be designed, constructed and maintained in accordance with the standards and requirements herein set forth:</p> <p>Screening.</p> <p>(a) Sufficient screening shall be provided along all lot lines abutting any residentially zoned or developed property to buffer the residential use from all operations, materials and vehicles within any loading space.</p> <p>(b) Loading areas accessory to commercial uses, shopping centers or planned business developments shall be so located and screened from public view.</p>	N/A
<p>Design standards.</p> <p>(a) Each loading space shall have the following minimum dimensions, in feet, except for those</p>	Required: W 12, L 55

<p>spaces approved by the Manager of Zoning after site plan review:</p> <p>Tractor-trailer: W 12, L 55, H 14</p> <p>Other: W 12, L 35, H 14</p> <ul style="list-style-type: none"> (b) Loading spaces shall be designed and arranged to provide access to a street or alley in a manner that shall create the least possible interference with traffic movement. Access to and from the right-of-way to the loading spaces shall be referred to the City Engineer for comment. (c) Every loading space shall be surfaced with an asphalt or portland cement binder pavement providing an all-weather, durable and dustless surface and shall be graded and drained to dispose of surface water accumulation by means of a positive stormwater drainage system connected to a public sewer system. Individual stalls shall be clearly identified by markings four inches to six inches in width. (d) Loading and unloading operations shall take place wholly within the site. (e) No part of a loading area utilized for the access, maneuvering and temporary parking of delivery vehicles shall also be used for the parking of employee or customer vehicles. (f) No part of a loading area shall be utilized for the open air outdoor storage of materials, merchandise and equipment. (g) When any part of a loading area is also utilized for refuse and trash disposal and storage purposes, all outdoor containers shall be closed and permanently stationed in an area that is easily accessible for pickup and removal and that satisfies the screening requirements of this chapter. (h) Loading and unloading operations shall be designed so they minimize the number and width of curb cuts. 	<p>Proposed: W 22, L 80</p>
<p>§120-173 Off-Street Parking</p> <p>Change in use or intensity.</p> <ul style="list-style-type: none"> (1) Whenever a use existing on the effective date of this chapter is changed thereafter to a new use, parking facilities shall be provided as required herein for such new use, except that when any such existing use was deficient in required parking spaces on such effective date, such new use may be established with a deficiency in required parking spaces equal in number to not more than such preexisting deficiency. (2) Whenever the intensity of use of any building, structure or use is increased, parking facilities shall be provided for such increase in intensity of use. 	<p>N/A</p>

Required parking spaces. Office, professional or business: 2 per 1,000 square feet net floor area	Pending office square footage
Bicycle parking. Bicycle parking shall be provided equal to 10% of the vehicle parking requirements for the property, for a minimum of two bicycles, for all multifamily housing (over 10 units), commercial and industrial uses.	Required: 1 space Proposed: none
Maximum number of parking spaces. No use other than single, two-family and attached residential uses, subject to the per unit requirements in § 120-173F, shall provide more than 110% of any of the above-listed requirements, except through the submission of a parking demand analysis in accordance with § 120-173B and approval of a special permit in accordance with § 120-192.	Pending additional information
F. Design and maintenance for vehicle parking. Parking shall be located within 1,000 feet of the use served.	In compliance
In addition to the requirements of this section, parking shall be subject to the lot, area and yard requirements of the applicable district. In cases where the provisions of this chapter impose differing restrictions, the greater restrictions shall apply.	No requirements in M-1
Vehicular access to parking shall not be located on the principal pedestrian-oriented street unless there is no other practical alternative.	In compliance
Parking for nonresidential uses shall not be located within 10 feet of any residential district or use, except where a solid screening wall at least four feet in height is placed on the lot line with vehicle stops or a bumper to ensure the integrity of the fence, in which case no setback shall be required.	In compliance
Except for residential uses listed in Subsection C above, parking shall not be located within 10 feet of any street frontage, except where a decorative fence or wall of no more than three feet in height is used in conjunction with landscaping.	In compliance
Parking lot landscaping. In addition to the standards of § 120-169, the following shall apply: <ul style="list-style-type: none"> (a) A landscaped area shall have a minimum width of five feet, excluding curbs, retaining walls or similar enclosing structures. (b) All front yard perimeter landscaping shall include concrete, masonry or metal barriers to contain and/or protect landscaping materials. (c) Plant materials located in snow storage areas shall be selected to withstand the conditions associated with these areas. (d) All parking lot landscaping shall be salt tolerant. (e) Trees located in paved areas shall be provided with adequate tree pits to permit proper watering. (f) A minimum of one landscaped area with a minimum size of 162 square feet (approximately 	None proposed

<p>nine feet by 18 feet) shall be provided for every 15 parking spaces and developed as islands within the parking surface area. Alternatives to this requirement may be considered in an alternative landscaping plan as set forth in § 120-169.</p> <p>(g) Parking lot stops shall consist of durable material, such as concrete, masonry, metal or rubber. In no case shall wooden stops be used.</p> <p>(h) All required screening and landscaping shall be maintained and, if required, replaced to comply with the requirements in this section or any approvals issued per this section.</p>	
<p>Design Standards The following minimum standards shall apply to the width and length of required parking spaces. These requirements may be modified for various uses including valet parking lots or vehicle sales storage and sales areas where the Manager of Zoning has obtained plans verifying that stacked parking will not produce streetscape or on- and off-site traffic impacts.</p> <p>Angle 90° Stall Length 18'00" Stall Width 9'00" Aisle Width 24'00"</p>	<p>Proposed: Stall Length 18'00" Stall Width 9'00" Aisle Width >24'00"</p> <p>In compliance</p>
<p>Ingress and egress.</p> <p>(a) Every parking garage and parking lot of 10 or more spaces shall be provided with one two-way driveway at least 22 feet in width or two one-way driveways, each at least 11 feet in width.</p> <p>(b) When ingress and egress are less than 22 feet in width, marked separate entrances and exits shall be provided so that traffic shall flow in one direction only.</p>	<p>Required: 22' driveway Proposed: 24' driveway</p>
<p>Maneuvering space.</p> <p>(a) Maneuvering space shall be located completely off the right-of-way of a public street, place or court.</p> <p>(b) Maneuvering space shall be designed to prevent any vehicles from backing into the public right-of-way, with the exception of alleys, and except for one-family, two-family and attached dwellings.</p>	<p>In compliance</p>
<p>Surface.</p> <p>(a) Off-street parking lots and parking areas shall be constructed in such a manner so as to provide an all-weather, durable and dustless surface. Individual stalls shall be clearly identified by markings four to six inches in width.</p> <p>(b) Parking surfaces shall be graded and drained to dispose of all surface water accumulation in the area without shedding additional water on an adjoining property or right-of-way.</p>	<p>Proposed: heavy duty asphalt concrete pavement, 5" thick, and storm sewer with 4 inlets</p>

<p>(c) The use of interior catch basins or a similar system linked to the Monroe County Pure Waters District facilities shall be approved by the Manager of Zoning.</p> <p>(d) The Manager of Zoning shall approve the surface material.</p>	
<p>Lighting.</p> <p>(a) Illumination shall not be used for the purpose of advertising or attracting attention to the principal use.</p> <p>(b) Lighting fixtures shall be designed, sized and located so as not to cast direct rays of excessive brightness upon adjoining premises or cause glare hazardous to pedestrians or person using adjacent public streets.</p> <p>(c) Parking lots used after sundown shall be lighted to give protection to persons using the lot and the light source shall cast down.</p> <p>(d) All parking lots shall be required to provide lighting from dusk to dawn that meets the Illumination Engineers Society of North America (IESNA) standards.</p>	Need more information
<p>Design of bicycle parking.</p> <p>(1) Bicycle parking shall be located and clearly designated in a safe and convenient location, at least as convenient as the majority of auto spaces provided.</p> <p>(2) Facilities shall be designed to accommodate U-shaped locking devices and shall support bicycles in a stable position without damage to wheels, frame or other components and shall be securely anchored and of sufficient strength to resist vandalism and theft.</p>	None proposed
<p>§120-120-178 Site Grading</p> <p>Lot grading will be done in such a way as to preserve or enhance the topographic features and to provide positive drainage of stormwater away from structures and into public storm sewers or approved drainage channels. All site grading shall be designed to meet the following standards:</p> <p>Parking lot pavement</p> <p>Min slope: 2%</p> <p>Max slope: 4%</p>	Need more info