

Article 9.2

Woodhaven Redevelopment District

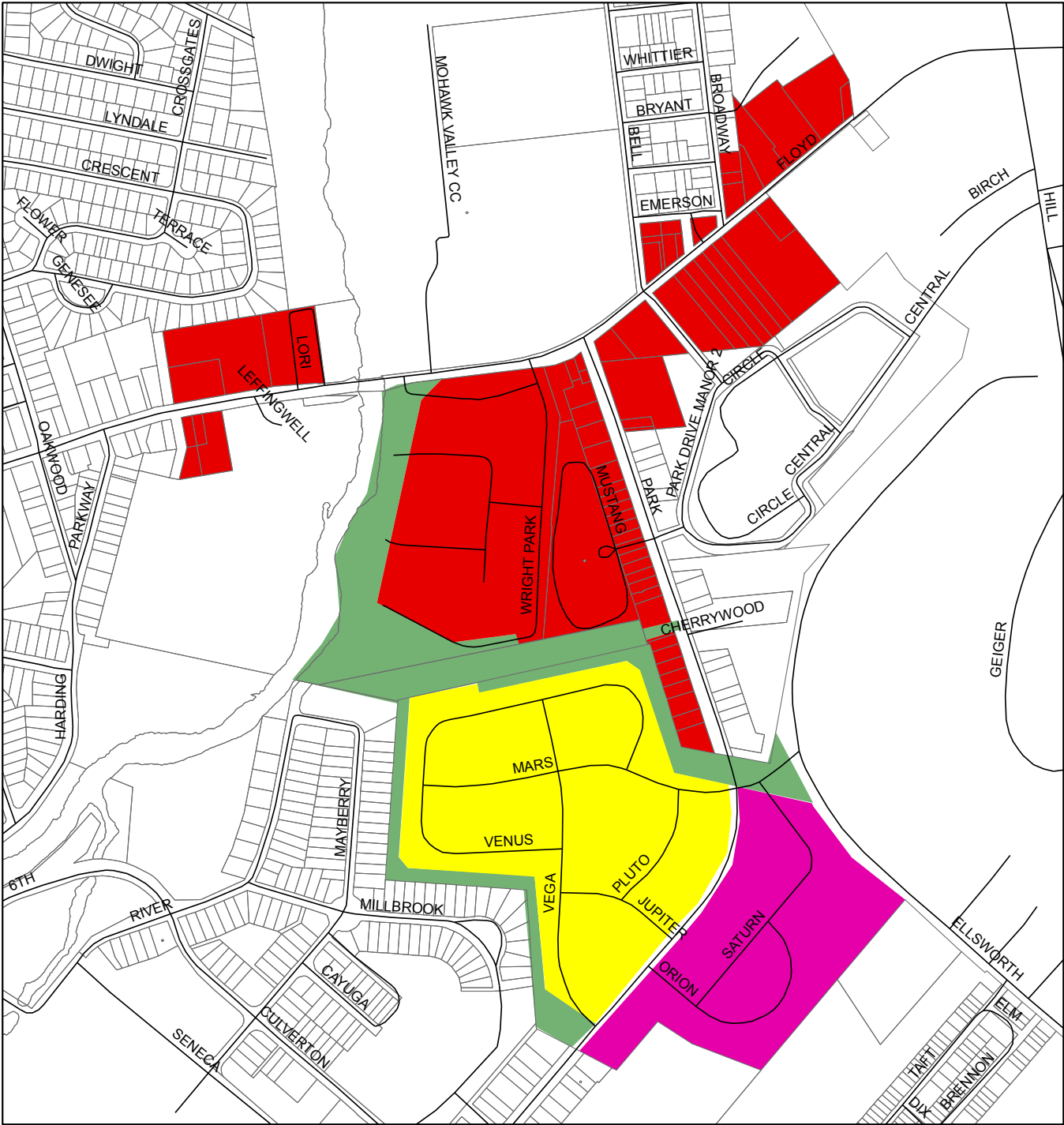
Form-Based Code







City of Rome, New York

September 2018

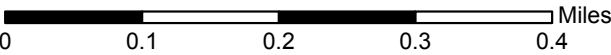
Woodhaven Redevelopment District Boundary and Subareas



-  Subarea_A
-  Subarea_B
-  Subarea_C
-  Open Space



This information has been compiled for planning purposes and is based on the applicable scale. Accordingly, the locations of the various district lines and the areas encompassed within the identified districts are not exact and are subject to interpretation. Please be advised that the City of Rome Zoning Board of Appeals has the sole authority to interpret the depictions on this map and any questions relating to the same should initially be directed to the City of Rome Code Enforcement Officer. Any person who undertakes any action based on this map without the assistance of the City of Rome Code Enforcement Officer and/or the Rome Zoning Board of Appeals does so at his/her own risk. The City of Rome shall not be liable for any misuse or misrepresentation of this information. The City of Rome makes no claim as to the completeness of the data contained herein. The information contained herein may not be reproduced or transmitted for commercial purposes or for any other purpose without the express approval of the City of Rome.



For exact district boundaries see Setion 80, Article 23.4 Map Exhibits

DESIGN OBJECTIVES

The Woodhaven Redevelopment District seeks to realize the community's vision for the most dynamic, sustainable and attractive mixed-use neighborhood in Upstate New York with a high standard for design and a practicable phased redevelopment strategy. Design objectives strive to provide a sustainable mixed-use revitalization plan to advance Smart Growth principles and include:

- Mix land uses
- Compact building designs
- Create a range of housing opportunities and choices
- Create an accessible and multi-generational, walk-able community
- Foster distinct, attractive communities with a strong sense of place
- Preserve open space, natural beauty, and critical environmental areas
- Engage the waterfront of the Mohawk River
- Strengthen and direct development toward existing communities
- Provide a variety of multimodal transportation choices



§Article 9.2 Woodhaven Redevelopment District

A. INTRODUCTION

This Section provides regulatory standards governing land use and building form within the Woodhaven Redevelopment District. The form-based code is a reflection of the community's vision for Woodhaven and implements the intent of the Woodhaven Revitalization Plan.

The form-based code is intended for adoption as part of the City of Rome Zoning Ordinance. Upon adoption, it will supersede and replace existing Zoning provisions regarding zoning districts, allowable land uses, permit requirements, and site development standards.

1. Purpose & Intent

The purpose of the Woodhaven Redevelopment District is to create a dynamic, sustainable and attractive mixed-use neighborhood with a focus on recreation. The Woodhaven Redevelopment District will harmonize single-family, two-family, multiple-unit, and mixed-use structures to attract a broad spectrum of families, professionals, retirees, and students. In the context of a multiple-use, intermodal Greenbelt concept, this District will connect to existing municipal streets, sidewalk, and trails in the surrounding neighborhoods and prioritize the preservation and enhancement of natural resources, urban trees, and public greenspaces along the Mohawk River area to maximize the environmental, financial, and social benefits. The redevelopment of this area will also serve to prioritize and enhance the physical connection to the Rome Free Academy High School, and the Griffiss Business and Technology Park.

2. Applicability

The provisions in this section shall apply to all development of property within the Woodhaven Redevelopment District.

3. Conflicting Provisions

In the event that this Section conflicts with any other provision of the Rome Zoning Code or the attached Appendices, the provision of this Section shall supersede, except that where this Section is silent, the Rome Zoning Code or the attached Appendices shall apply.

B. SUBAREAS ESTABLISHED

The Woodhaven Redevelopment District is hereby divided into subareas as shown here which is hereby made part of this ordinance.

- SUBAREA A - MIXED-USE COMMERCIAL AND RESIDENTIAL
- SUBAREA B - SINGLE-FAMILY RESIDENTIAL
- SUBAREA C - MID-DENSITY CAMPUS
- SUBAREA - BUFFER/OPEN SPACE

The subareas have been organized based upon the Woodhaven Revitalization Plan preferred Master Plan.

C. USE REGULATIONS¹

Uses permitted within the Woodhaven Redevelopment District Subareas are those listed in Sub-section F

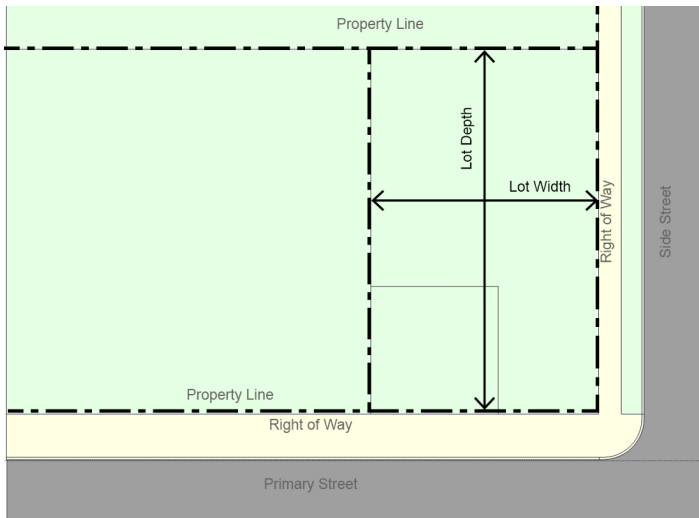
D. REGULATIONS APPLICABLE TO ALL

The following standards apply to all sites and buildings in all Subareas unless expressly stated otherwise.

Applications must conform to the provisions set forth in the Rome Zoning Code, including but not limited to Articles 12 through 16 (Uses, Development Standards, Off-Street Parking and Loading, Landscape, and Signs), and any additional provisions noted in this Section.

¹ As defined in the Rome Zoning Code

1. Site Requirements

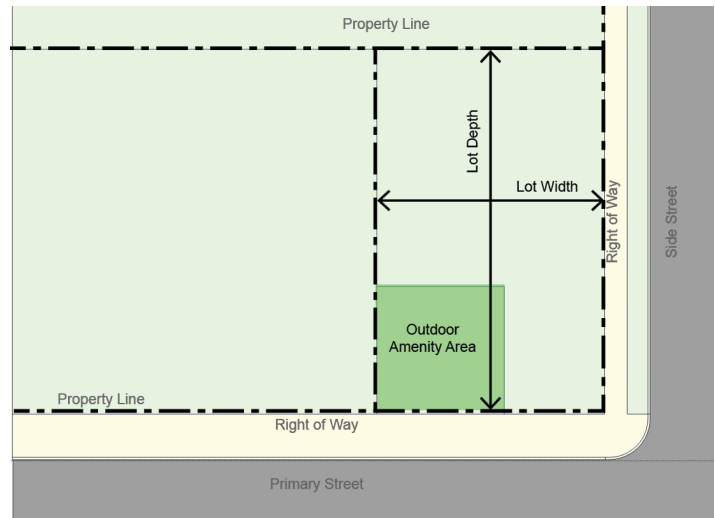


A. Lot Width

The distance between side lot lines measured at right angles to the lot depth at a point from the front lot line equal to the front yard specified for the district.

B. Lot Depth

The mean horizontal distance between the front and rear lot lines, measured in the general direction of the side lot lines.



C. Outdoor Amenity Space

Where required, as noted within each Subarea, outdoor amenity areas must be provided on the site and must be available as unenclosed, improved active or passive space for use by the occupants of the development. It may be provided in one contiguous open area or multiple areas on the site.

i. Size and Type

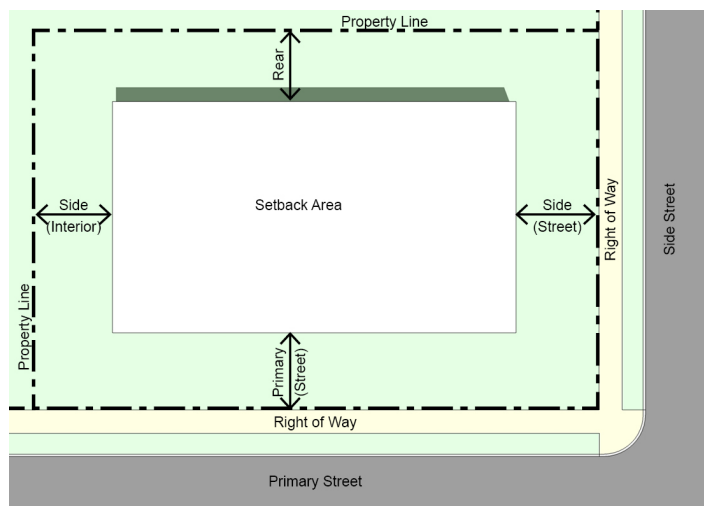
Each must be at least 100 square feet in size and may include:

- Playgrounds and athletic court
- Splash pad
- Trail, path (minimum 10 feet wide)
- Garden, sitting area
- Rooftop deck
- Pavilion, gazebo, greenhouse
- Outdoor dining

ii. Other Requirements

- Outdoor amenity areas can include bike racks, kiosks, benches, sculptures, and fountains.
- Outdoor amenity areas cannot be used for parking except for emergency access
- Outdoor amenity areas must be designed to be permanent.

2. Building Placement



A. Building Setbacks

Building setbacks apply to all structures, refer to sub-section F. Regulations Pertaining to Subareas.

Measurement of setbacks

Primary and Secondary street setbacks are measured from the property line. Side, rear, and interior setbacks are measured from the property line (or edge of right-of-way where there is an alley).



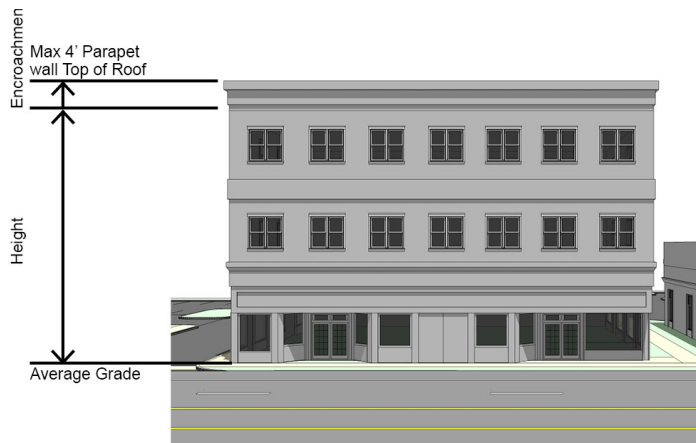
B. Build-to Zone

One of the most important defining elements of the public realm is the street wall. The street wall is made up of building facades that are placed within the build-to zone to create a continuous building fabric. The build-to-zone is the area between the minimum and maximum front setbacks. Portions of a building must be placed within this zone along a prescribed percentage of the lot width.

To determine compliance with the build-to zone requirements, the total width of the building portion located within the build-to zone is divided by the width of the lot.

Build-to zone standards are prescribed in sub-section F *Regulations Pertaining to Subareas*.

3. Building Height



A. Measurement

Building height is regulated in feet and is measured from the average grade of the frontage facing a Primary Street to the mean height level between the eaves and ridge of a gable, hip, mansard, or gambrel roof or to the highest point of roof surface of a flat roof, not including allowed encroachments.

B. Height Encroachments

All buildings must be constructed within the maximum building height, with the exception of height encroachments allowed within each Subarea. Allowed encroachments are specified in sub-section *F Regulations Pertaining to Subareas*.

4. Facade Requirements



A. Transparency

Transparency is the minimum percent of street-facing facade that must be comprised of transparent windows. The ground story is measured between 2 and 12 feet above the sidewalk. This requirement applies to Primary and Secondary streets only. Opaque elements of a window (such as panes, frosted or tinted areas, and opaque portions of window signs) cannot be used to meet the transparency requirement.

B. Building Materials

Permitted building materials are prescribed within each Subarea, as specified in sub-section *E Regulations Pertaining to Subareas*.

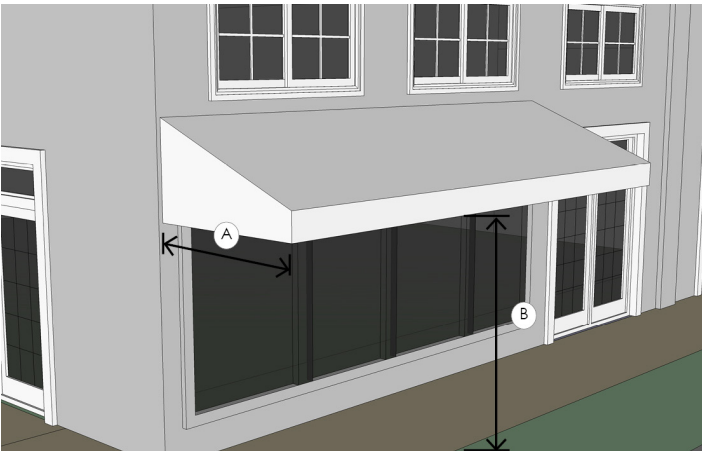
C. Pedestrian Access

All buildings must provide a street-facing entrance operable to residents or customers at all times. There must be a connection between all main building entrances and the closest sidewalk (or street if there is no sidewalk).

5. Setback Encroachments

All buildings and structures must be located behind the required setback except for the encroachments allowed below.

A. Awnings



Description	Standards
An ornamental roof-like protective cover over a door, entrance, window or outdoor service area that projects from the face of a structure and is constructed of durable materials.	<div><div>A</div>Depth (max)5'</div>
	<div><div>B</div>Clear height above sidewalk (min)7'</div>
General Provisions	Right-of-Way Permit
Awnings shall be continuous above openings below. Breaks in awnings shall coincide with breaks in facade openings below.	All applicants proposing encroachments into the public right-of-way must obtain a right-of-way permit from the Department of Public Works.
Canvas and fabric awnings must be made of durable fabric.	
High-gloss or plasticized fabrics are prohibited.	
Awnings should be made of a traditional material (canvas-like), design and color. Traditional colors include black, dark green, navy, and maroon. Vertical stripes are an appropriate option.	
Internally illuminated or backlit awnings are prohibited.	
Awnings must be self-supporting. No support poles may encroach onto the right-of-way.	

B. Balconies



Description	
A balcony is an exterior platform that projects from or into the façade of a building and is surrounded by a railing, handrail, or parapet.	

Standards	
Ⓐ Projecting depth (max)	6'
Ⓑ Clear height above sidewalk (min)	9'

General Provisions
Balconies may not be fully enclosed.
Balconies must match the architectural design of the building, using similar details and materials.

Right-of-Way Permit
All applicants proposing encroachments into the public right-of-way must obtain a right-of-way permit from the Department of Public Works.

Inappropriate (fully enclosed balcony)



6. Screening

Appropriate Screening



Inappropriate



A. Screening

i. Service Areas

Trash collection, recycling, compaction, and other similar service areas must be located to the side or rear of buildings and must be screened from view from adjacent properties and from a public right-of-way (not including alleys).

Service areas that are not integrated into a building must be screened on at least three sides by a wall at least six feet high and on the 4th side by a solid gate at least six feet high.

ii. Roof Mounted Equipment

Roof mounted equipment must be screened from ground level view from adjacent property and adjacent public rights-of-way.

iii. Wall Mounted Equipment

Wall mounted equipment must be screened by landscaping or an opaque screen and is not allowed on any surface that directly faces a front or side yard lot line.

iv. Ground Mounted Equipment

Ground mounted equipment must be screened from view by landscaping or a fence or wall that is equal to or greater than the height of the equipment.

B. Fences and Walls

i. Height

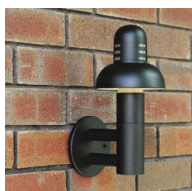
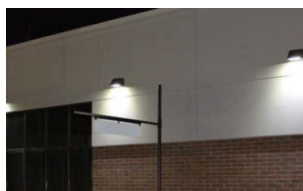
Fences and walls required pursuant to this Subsection may be no higher than 8 feet.

ii. Materials

- Walls and fences must be constructed of high quality materials, such as decorative blocks, brick, stone, split-faced block, or other materials consistent with the associated building.
- Exposed standard concrete walls are prohibited.
- Barbed wire, concertina, and chain-link fences are prohibited.

7. Lighting Regulations

Appropriate Lighting



Inappropriate Lighting



A. Lighting

i. Prohibited Sources/fixtures

- Cobra-head style fixtures having dished or drop lenses or refractors.
- Temporary search lights and other high intensity, narrow beam lights.
- Amber hue lighting, such as high pressure sodium fixtures and equivalent performance are not permitted.

ii. Building Lighting

- Building mounted lighting must be complementary to the architectural style of the building and surroundings.
- Building lighting may not be installed at a height exceeding 15 feet above grade.
- Exterior building light fixtures must be full cutoff.

iii. Site Lighting

- Site lighting fixtures must be complementary to the architectural style of the building and surroundings.
- Site lighting fixtures must be full cutoff. Light trespass into adjacent non-commercial areas shall not exceed 0.1 foot candles in intensity.
- Fixtures within pedestrian areas, along sidewalks and walkways may be no higher than 8 feet.
- Fixtures within parking lots may be no higher than 20 feet.

E. REGULATIONS PERTAINING TO SUBAREAS

The following regulations shall apply to property within each corresponding Subarea.

SUBAREA A - MIXED USE COMMERCIAL AND RESIDENTIAL

The northern area is defined by +30-acre parcel fronting Floyd Avenue and the Mohawk River (north of the electrical transmission right-of-way), and includes the Floyd Avenue commercial corridor from just west of the Mohawk River bridge stretching to Griffiss Business and Technology Park; where the plan prescribes mixed-uses including commercial, residential, and recreation. The multi-story buildings on the 30 acre parcel should front on Floyd Avenue, extending the existing commercial corridor and paying close attention to the streetscape aesthetic. Proposed buildings should extend along the Woodhaven entrance drive as much as practical to pull the streetscape aesthetic interior to the site. The western building should, ideally, interact with the Mohawk River, engaging the public riverfront and trail. Commercial activities should be encouraged to spill outside the building by providing semi-private patios and outdoor spaces that maximize the interplay of humans and nature. Pedestrian connections and outdoor amenities are vital components of any site plan proposed for the northern section.

The multi-family housing in this area should be laid out with a walkable concept including pedestrian connections to the Mohawk River Trail and the proposed commercial uses.



SUBAREA B - SINGLE-FAMILY RESIDENTIAL



The central area, between the overhead electrical transmission lines and the realigned Park Drive, provides for flexibility to potential developers. This subarea provides a balance between the community's desire for single-family housing with the desire for natural or open space areas and trails. This subarea allows for flexibility to subdivide or sell acreage as the market demands. The style of this development within this subarea should include small lots consistent with lot sizes in the adjacent neighborhoods. Sidewalks and trail spurs must be included to enhance pedestrian and bicycle connectivity and accessibility for the mobility impaired.

SUBAREA C - MID-DENSITY CAMPUS

The southern area, southeast of Park Drive, is comprised of moderate density residential allowing for townhomes and apartments. This area could be proposed as a senior living community or be open to a broad spectrum of residents. Uses could include low maintenance properties, access to sidewalks and trails, safe and well-lit open spaces, and accessibility to minor conveniences (i.e. coffee shop, small retail). Sidewalks and trails should connect within and to the adjacent neighborhoods.

SUBAREA BUFFER AND OPEN SPACE

The buffer and open space areas shall be owned and controlled by the City of Rome. This subarea should include augmenting the urban canopy and preserving the continuity of natural areas. Further this subarea should provide circulation for non-motorized users and act as a “Greenbelt”.



F. WOODHAVEN SUBAREAS PERMITTED USE MATRIX

TABLE F	A	B	C
Adult Entertainment Business			
See Sec. 12.3(a)			
Agricultural Implement Sales			
Agriculture			
Airport			
See Sec. 12.3(b)			
Amusement Facility - Indoor	X	X	X
Amusement Facility - Outdoor	X	X	X
Animal Boarding			
See Sec. 12.3(c)			
Animal Hospital	X		X
See Sec. 12.3(c)			
Animal Kennel: Commercial			
See Sec. 12.3(c)			
Animal Shelter			
See Sec. 12.3(c)			
Art Gallery	X		X
Arts Studio	X		X
Bank/Financial Institution	X		
Bed and Breakfast			
See Sec. 12.3(d)			
Billboard			
See Sec. 12.3(e)			
Boat Launch			
Boat and Marine Sales - No body work or collision repair			
Boat and Marine Rental			
Boat and Marine Repair and Service			
Body Modification Establishment			
Broadcasting Facility - With Antenna			
Broadcasting Facility - No Antenna			
Brew Pub	X		

TABLE F	A	B	C
Campground			
See Sec. 12.3(f)			
Car Wash			
See Sec. 12.3(g)			
Cemetery			
Community Center	X		X
Community Garden		X	
See Sec. 12.3(h)			
Contractor Office - No Equipment Storage			
Contractor Office - With Equipment Storage			
Conservation Area			
Convention Center	X		
Cultural Facility	X		X
Day Care Center	X		X
See Sec. 12.3(i)			
Day Care Home			X
See Sec. 12.3(i)			
Drive-Through Facility			
See Sec. 12.3(j)			
Drug Treatment Clinic			
Drug/Alcohol Treatment Facility, Residential			
Dwelling, Accessory Dwelling Unit		X	X
See Sec. 12.3(k)			
Dwelling, Caretakers Unit			X
Dwelling, Above the Ground Floor	X	X	X
Dwelling, Attached Single-Family	X	X	X
Dwelling, Detached Single-Family		X	X
Dwelling, Two-Family	?	?	?
Dwelling, Multi-Family	X		X
Farmstand	X		
Freight Terminal			
Funeral Home - Without Crematorium			
Funeral Home - With Crematorium			

TABLE F	A	B	C
Gas Station			
See Sec. 12.3(l)			
Golf Course/Driving Range			
Government Office	X		X
Group Home			X
See Sec. 12.3(m)			
Healthcare Facility			X
Heavy Retail, Rental, & Service			
Hotel	X		X
Industrial Design	X		X
Industrial, Artisan	X		X
Industrial, General			
See Sec. 12.3(n)			
Live Entertainment	X		
Manufactured Home Park			
See Sec. 12.3(o)			
Marina and Dock			
Medical/Dental Clinic	X		X
Medical Marijuana Dispensary			
Micro-Brewery/Distillery/Winery	X		
Neighborhood Non-Residential Reuse			
See Sec. 12.3(p)			
Nursery/Greenhouse - Retail			
Office	X		X
Outdoor Dining	X		
See Sec. 12.3(q)			
Outdoor Storage			
See Sec. 12.3(r)			
Park	X	X	X
Parking Lot (Principal)			
See Sec. 12.3(s)			
Parking Structure (Principal)			
See Sec. 12.3(s)			
Passenger Terminal			
Personal Service	X		

TABLE F	A	B	C
Places of Worship			
Private Clubs or Lodge			
See Sec. 12.3(t)			
Public Safety Facility			
Public Works Facility			
Reception Facility	X		
See Sec. 12.3(u)			
Recreational Vehicle Park			
See Sec. 12.3(f)			
Research & Development	X		X
Residential Care Facility			X
See Sec. 12.3(v)			
Restaurant	X		
Retail Goods Establish- ment	X		
Salvage Yard			
See Sec. 12.3(r)			
School - Primary or Secondary			
School - College or University			
School - Trade or Voca- tional			
Self-Storage			
Solar Array			
See Sec. 12.3(w)			
Specialized Food Produc- tion	X		
Stable			
Tavern	X		
Utilities			
Vehicle Dealership			
See Sec. 12.3(x)			
Vehicle Operation Facility			
Vehicle Rental Agency			
Vehicle Repair – Major			
See Sec. 12.3(y)			

TABLE F	A	B	C
Vehicle Repair – Minor			
See Sec. 12.3(y)			
Vehicle Parts & Accessor- ies Sales			
Warehouse			
Wholesale			
Wind Energy System			
See Sec. 12.3(z)			
Wireless Telecommuni- cations			
See Sec. 12.3(aa)			
Temporary Uses			
Farmer's Market	X	X	X
See Sec. 12.4(a)			
Temporary Camping (Private Property)			
See Sec. 12.4(b)			
Temporary Contractor's Office			
See Sec. 12.4(c)			
Temporary Mobile Food Sales	X	X	X
See Sec. 12.4(d)			
Temporary Outdoor Enter- tainment	X	X	X
See Sec. 12.4(e)			
Temporary Outdoor Sales			
See Sec. 12.4(f)			

G. SUBAREA STANDARDS MATRIX

Standards	Subarea A	Subarea B	Subarea C
Lot Dimensions			
Area (min.)	Detached single-family: none allowed Attached single-family: none allowed MF: 5,000 sf + 1,000sf/du	Detached single-family: 4,000 sf Attached single-family: 2,500 sf Two-family: none allowed	Detached single-family: 5,000 sf Attached single-family: 2,500 sf Two-family: 5,000 sf MF & Complex: 5,000 sf + 1,000sf/du
	No minimum lot area for commercial and mixed use		
Width (min)	none	none	none
Outdoor Amenity Area			
Lots under 5,000 sf	not required	not required	not required
Lots over 5,000 sf	20%	10%	15%
Landscaping			
Site Landscaping	As required by Rome Zoning Code Article 15		
Setbacks			
Floyd Ave/ Park Drive/ Primary Street (min/max)	0'	20' or Equivalent to Building Height, whichever is greater / 20' or Equivalent to Building Height, whichever is greater	20' or Equivalent to Building Height, whichever is greater / 20' or Equivalent to Building Height, whichever is greater
Secondary or Internal Street (min/max)	10'/20'	15' Min. for Detached, 20' Min. for Attached	10'/20'
Side (min/max)	5'/10' for Interior Lot Lines	5'/10'	Single & Two-Family: 5'/10' Multi-Family: Minimum 20' or Equivalent to Building Height, whichever is greater
Rear (min/max)	20' min	5' min	Minimum 20' or Equivalent to Building Height, whichever is greater
Mohawk River (min from Open Space Subarea)	50'	n/a	n/a
Required Façade within Build-to Zone			
Front	75%	75%	75%
Side Street	50%	50%	50%
Building Height (feet)			
Max	50'	35'	40'
Min	25'	16'	16'
Permitted Height Encroachments (max feet)			
Spire, cupolas, flagpoles	5'	5'	5'
Chimney, flue, vent stack	5'	5'	5'
Elevator/stairway access to roof	12'	12'	12'
Parapet Wall	4'	6'	6'
Mechanical Equipment	6'	6'	6'
Skylights	9'	9'	9'
Transparency			
Ground story, street facing	75%	60%	60%
Ground story, river facing	60%	n/a	n/a
Upper story street facing	60%	50%	50%
Residential (ground floor)	50%	50%	50%
Restricted Materials			
Stucco (cementitious finish)	Prohibited	Prohibited	Prohibited
Wood clapboard or shingles (cedar shake/shingle is allowed)	Prohibited	Allowed	Allowed
Vinyl (Vinyl siding shall meet the standards of the vinyl siding institute (VSI) and be a min. thickness of .048")	Allowed	Allowed	Allowed
EIFS	Prohibited	Prohibited	Prohibited
Metal (accent only is allowed)	Prohibited	Prohibited	Allowed
Pedestrian Access Required			
Entrance facing street	Yes	Yes	Yes
Entrance facing waterfront	Yes	n/a	n/a

H. APPLICATION REVIEW

1. Applicability

Development applications within the Woodhaven Redevelopment District must comply with the approval requirements of this subsection.

2. Environmental Review

Development applications on parcels within the Woodhaven Redevelopment District are subject to review under SEQR, in accordance with Rome Zoning Code Article 9.10, Environmental Quality Review.

3. Pre-application Conference

Prior to submission of a development application, the applicant is encouraged to schedule a pre-application conference with the Planning Department to discuss application procedures, standards, and regulations of this subsection.

A request for a pre-application conference by a potential applicant must be accompanied by preliminary project plans in hard copy format no smaller than 11 x 17. The request must also include a cover letter describing the project, including the parcel number(s) and address of the proposed site, the proposed land uses, the square footage(s), height(s) and character of the proposed development.

4. Application Requirements

For proposals subject to compliance with requirements set forth in the Woodhaven Redevelopment District, an application for approval must be submitted in accordance with the site plan checklist requirements prescribed by Rome Code Zoning Code Section 19.4, Application for Site Plan Approval.

5. Completeness Review

The Planning Department will review the submitted materials for completeness and, within 10 business days, either accept the application as complete or request further information from the applicant.

6. Administrative Review

Upon acceptance of a complete application, the Planning Department will, within 30 days,

review the application for consistency with the requirements of this Section and forward the application to the appropriate City Departments and, if necessary, local agencies (ex. county 239 review) for review and recommendation.

Upon receipt of department and agency comments, the Planning Department must make an initial determination of compliance with the requirements of this Section and any applicable requirements of the City's Zoning Code, and prepare a written staff report.

7. Administrative Approval

Applications that comply with all standards of this Section and fall within the thresholds listed below may be processed and approved by the Planning Director or designee.

Administrative Approval Thresholds

Multi-Family Residential Uses

1. New multi-family up to 4 units or multi-family conversions up to 4 units.
2. Expansion of existing structures by less than 30% or more of current square footage.

Non-Residential Uses

1. Non-residential or mixed-use development of less than 4,000 square feet.
2. Expansion of less than 30% of the current gross square footage.

Parking Lots, Parking Structures, Loading and Stacking Area

1. Any new parking lot or parking structure with less than 20 spaces.
2. Expansion of a parking lot, parking structure, loading or stacking areas by less than 30% of total area. Changes to parking lots, parking structures, loading or stacking areas may require Planning Board Approval at the discretion of the Planning Director.

Applications that exceed the thresholds listed above are subject to Planning Board Approval.

8. Planning Board Approval

The Planning Board may approve applications that do not comply with the standards of the Woodhaven Redevelopment District, if the proposal is substantially consistent with the criteria in this subsection.

The Planning Board may request comments from the public to make a determination to approve, approve subject to conditions, or disapprove the application.

i. Planning Board Approval Criteria

The criteria herein must be used by the Planning Board in reviewing applications subject to Site Plan review, including all buildings, structures, signs, and other site features:

- The purpose, intent, and Design Objectives of the Woodhaven Redevelopment District are met.
- The proposal is compatible with the surrounding properties.
- The proposal minimizes impacts of noise, light, debris, and other undesirable effects upon abutting properties and the abutting District or Subarea as a whole.
- Loading and refuse areas are adequately screened such that they are not visible from adjacent rights-of-way and abutting properties.
- Ingress, egress, internal circulation, off-street parking, loading/service areas are designed to promote safety, convenience, and provide a high quality pedestrian environment.
- Signage is designed to provide compatibility with building form, shape and color.

ii. Exceptions

This Section does not authorize the Planning Board to approve the following in the Woodhaven Redevelopment District:

- Electronic message boards
- A use prohibited by this Section

