



Community Open House Engagement Summary

2025 City of Fraser Zoning Ordinance Update

January 28, 2025

On January 28, 2025, City of Fraser hosted a public open house at City Hall from 6:00 to 7:30 PM, providing a valuable opportunity for community members to provide feedback for their City. The event was part of the ongoing effort to update the 2025 Zoning Ordinance, a comprehensive vision that will guide development, land use, and community priorities for years to come. Attendees were encouraged to share their ideas, concerns, and aspirations, ensuring that the updated plan reflects the needs and goals of all residents.

Approximately 12 people attended the event. Comments were received about the topics of land use and zoning districts. Below is a summary of the key topics discussed as well as the main points derived from the comments for each board at the open house.



Commercial Building Material

This board is used to gather community input on desired design elements, styles, and characteristics for commercial development to ensure they align with local preferences and aesthetics. Participants were asked to place a dot on the commercial styles they liked.

Commercial Building Material Preferences

For each material, vote by placing a sticky dot if it should be a primary material, accent material, or prohibited. Primary materials consist of 75% or more of building.

Material	Primary	Accent	Prohibited
Brick Masonry (natural, glazed, painted)	4 dots	1 dot	0 dots
Stone Composite Panels	1 dot	1 dot	0 dots
Concrete Masonry (painted, burnished or scored)	3 dots	1 dot	0 dots
Metal Panels	0 dots	0 dots	1 dot
Fiber Cement Board	1 dot	1 dot	0 dots
Wood (natural, composite)	1 dot	0 dots	0 dots
Vinyl	0 dots	1 dot	0 dots
Glass	0 dots	1 dot	0 dots
Stone	1 dot	1 dot	0 dots
Stucco/EIFS	1 dot	1 dot	0 dots

Scan here to take the survey and learn more about the project!
[MOKENNA.NY.SOCIALPINPOINT.COM/FRASER20](https://www.mokenna.ny.socialpinpoint.com/fraser20)

Summary

Participants showed a strong preference for the aesthetics and functionality of Brick Masonry (natural, glazes, or painted). They also liked Concrete Masonry (painted, burnished, or scored), Fiber Cement Board, Stone, and Stucco/EIFS. For aesthetic accents participants showed a preference for Stone Composite Panels, along with Vinyl, Stone and Glass.

Permitted Uses

Five boards, each with two zoning districts, were presented with draft permitted uses (by right, by special land use, and as an accessory use). Participants were instructed to place a red dot where they believe specific land uses were not appropriate within the district and leave comments if uses they thought should be added. Below are the results of the engagement.

Residential Low Density

Use	Red Dots
Special Land Uses	
Cemetery (without crematoriums)	3
Child Care Center	3
Cultural Centers	3
K-12 School	3
Planned Unit Development	3
Recreation - Indoor	3
Religious Institution	3
Accessory Uses	
Accessory Dwelling Units	3
*State Licensed Foster Care, Adult Family Home (1-6 persons)	4
*State Licensed Foster Care, Adult Large Group Home (13-20 persons)	3
*State Licensed Foster Care, Adult Small Group Home (7-12 persons)	3
*State Licensed Foster Care, Family Group Home	3
*State Licensed Foster Care, Family Home	3
*State Licensed Group Child Care Home (up to 14 children)	3

**State Licensed facilities cannot be preempted by local zoning*

Residential Medium Density

Use	Red Dots
Permitted Uses	
Duplex	2
Government/Municipal Services	3
Single Attached Dwelling Unit	3
Single Detached Dwelling Unit	3
Special Land Uses	
Cemetery (without crematoriums)	3
Child Care Center	3
Cultural Centers	3
K-12 School	3
Recreation - Indoor	3
Religious Institution	3
Accessory Uses	
Accessory Dwelling Units	3
* State Licensed Family Child Care Home (Up to 7 children)	2
*State Licensed Foster Care, Adult Family Home (1-6 persons)	2
*State Licensed Foster Care, Adult Large Group Home (13-20 persons)	3
*State Licensed Foster Care, Adult Small Group Home (7-12 persons)	3
*State Licensed Foster Care, Family Group Home	3
*State Licensed Group Child Care Home (up to 14 children)	3

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Residential Transition

Use	Red Dots
Permitted Uses	
Religious Institution	1
Special Land Uses	
Hospitals	2
Hotel, Bed and Breakfast	1
Planned Unit Development	1
Senior Living Facility (assisted / independent)	2
Accessory Uses	
* State Licensed Family Child Care Home (Up to 7 children)	3
*State Licensed Foster Care, Adult Family Home (1-6 persons)	3
*State Licensed Foster Care, Adult Large Group Home (13-20 persons)	3
*State Licensed Foster Care, Adult Small Group Home (7-12 persons)	3
*State Licensed Foster Care, Family Group Home	3
*State Licensed Group Child Care Home (up to 14 children)	3

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Residential High Density

Use	Red Dots
Permitted Uses	
Religious Institution	2
Special Land Uses	
Hospitals	3
Hotel, Bed and Breakfast	2
Manufactured Housing	2
Transitional Housing / Shelters	1
Accessory Uses	
* State Licensed Family Child Care Home (Up to 7 children)	3
*State Licensed Foster Care, Adult Family Home (1-6 persons)	3
*State Licensed Foster Care, Adult Large Group Home (13-20 persons)	3
*State Licensed Foster Care, Adult Small Group Home (7-12 persons)	3
*State Licensed Foster Care, Family Group Home	3
*State Licensed Group Child Care Home (up to 14 children)	3

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Commercial Neighborhood

Use	Red Dots
Permitted Uses	
Grocery Store	2
Massage Establishment	3
Special Land Uses	
Funeral Home /Mortuary (without crematories)	3
Hospitals	2
Laundry / Dry Cleaner	2
Tobacco / Smoke Shop	4
Vehicle Wash (automatic)	4

Commercial General

Use	Red Dots
Permitted Uses	
Massage Establishment	2
Special Land Uses	
Adult Businesses	2
Gas Station	3
Laundry / Dry Cleaner	2
Vehicle Wash (automatic)	2
Vehicle Wash (self-service)	2
Accessory Uses	
Firearm Retail Sales	2
24-Hour Operations	2

Central Business District – Fringe

Use	Red Dots
Permitted Uses	
Massage Establishment	3
Special Land Uses	
Tobacco / Smoke Shop	3

Central Business District – Core

Use	Red Dots
Permitted Uses	
Body Art / Tattoo Shop	3
Massage Establishment	2
Special Land Uses	
Tobacco / Smoke Shop	3

Industrial Restricted

Use	Red Dots
Permitted Uses	
Body Art / Tattoo Shop	2
Massage Establishment	2
Special Land Uses	
Adult Businesses	2
Firearm Retail Sales	2
Gas Station	2
Self-Storage	2

Industrial Controlled

Use	Red Dots
Permitted Uses	
Massage Establishment	2
Outdoor Storage	2
Pawn Shop	3
Trucking Facility	2
Vehicle Wash (automatic)	3
Special Land Uses	
Adult Businesses	2
Crematories	3
Gas Station	3
Junk Yard	3
Smoking Lounge (Hookah or Cigar)	3
Accessory Uses	
24-Hour Operations	2

