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STATE OF NEW YORK
DEPARTMENT OF STATE
FILED
MAY 30 2003

County
City of Saratoga
Town
Village

Local Law No. 1 of the year 2003

MISCELLANEOUS
& STATE RECORDS

A local law amending the Zoning Ordinance of the Town of Saratoga (Local Law #1 of 1981)
(Insert Title)

Be it enacted by the Town Board of the
(Name of Legislative Body)

County
City of Saratoga
Town
Village as follows:

Local Law #1 of 1981 of the Town of Saratoga, the Zoning Ordinance, is hereby amended in the following respects:

SECTION 1.

Article IV, Section 8 is amended by deleting the present Section 8 and replacing it with a new Section 8 as follows:

CONSERVATION SUBDIVISION DEVELOPMENT

A) Purpose and Intent

The purpose of this regulation is to implement the recommendations in the Town of Saratoga 2002 Comprehensive Land Use Plan. This regulation is a guideline to the eligibility, design, review and approval process for developments that preserve open land, reduce sprawl, enhance visual character, and practice environmental conservation. It is intended to permit flexibility and creativity for continued residential growth. Proper implementation should also enhance property values. Conservation Subdivision Development is the preferred technique when requesting approval of a subdivision.

It is the intent of this regulation to provide residential developments that respect, conserve and enhance current topography, natural habitats, forests, hydrological, archeological, historical and visual features of the Town. In the implementation of this regulation, primary consideration will be focused on the preservation of forestlands, open space and viable farmland. This approach, conservation subdivision design, is also intended to provide a means for diversity of housing that includes low, middle and upper income residential communities.

(If additional space is needed, attach pages the same size as this sheet, and number each.)

B) Definitions

Base Density

The original density permitted under the property's zoning district.

Buildable Land

The total land area minus lands identified as unbuildable (see definition).

Conservation Subdivision Design

Lot clustering that provides a flexible density-neutral approach for a fair and equitable way to balance conservation and development objectives.

Community Open

The area of open space remaining after natural open space has been designated. The area may be used for passive or active recreation for stormwater management.

Green Space

Open space maintained in a natural, undisturbed or revegetated condition.

Impervious Cover

Any surface in the urban/suburban landscape that cannot effectively absorb or infiltrate rainfall.

Natural Condition

The topography and vegetation of an area that is unaltered by clearing and grading during construction and protected in perpetuity.

Open Space

A portion of a development site that is permanently set aside for public or private use and will not be developed. Open space may be used as community open space or preserved as green space.

Open Space Development

A development pattern that arranges the layout of buildings in a compact area of the site so as to reserve a portion of the site for community open space or green space and is protected in perpetuity.

Unbuildable Land

The area of a site that includes wetlands and submerged area, slopes of 25 percent or more, and the 100-year floodplain.

C) Requirements for Eligibility

Conservation Subdivision Development (CSD) will be permitted wherever practical in the zoning districts listed in Section C. below. As such, review and permit authority is through the Planning Board.

1. **Number of Lots**
CSD is the preferred method of subdivision for all projects that propose more than four residential lots on 10 acres or more.
2. **Minimum Parcel Size**
The minimum parcel size for CSD shall be 10 acres or greater of buildable lands.
3. **Zoning Districts**
CSD is the preferred method of subdivision in the Rural District, Rural District 2, Rural Residential, and Moderate Density Residential zoning districts.

D) Procedural Elements

Each step of the design process must be discussed and approved of by the Planning Board with fees paid prior to the presentation of the Preliminary Design. Additional costs for experts needed by the Planning Board may also be levied if the developer is made knowledgeable of the action.

It is important that requesters provide straightforward and complete information to the best of their knowledge. Obvious or intentional omission greatly hampers the progress and degrades the quality of the finished product. A properly designed and managed project will increase profitability for the developer, ensure community goodwill and enhance the environment.

I. Submittal Requirements

A pre-application review meeting is strongly encouraged. The primary purpose of this meeting is to introduce the potential applicant to the intent of the standards and procedures of this bylaw.

A. Conceptual Subdivision Plan

The developer must meet with the Planning Board to discuss the proposed development and should do so before expending significant engineering funds. Materials needed for the discussion must include:

- 1) Site Context Map, which illustrates the parcel in relation to its surrounding neighborhood. This map should be to scale and show various kinds of major natural resource areas or features particularly if they cross parcel lines or adjoining lands.
- 2) Site Analysis Map, which locates and describes noteworthy resources that should be protected. This map identifies topography, boundaries, intended density and the location of special resources and features. Special resources and features include unbuildable areas such as wetlands, 100 year floodplains and steep slopes greater than 25%, mature woodlands, hedgerows, farmland, unique or special wildlife habitats, historic, archeological or cultural features vistas, unusual geologic formations, and scenic views onto and off of the parcel. Water bodies, significant or endangered plant life (where readily definable), and probable soil composition should also be identified on the Site Analysis Map.
- 3) Alternative layouts for the proposed development, which consider that a minimum of 50 percent of the buildable property will be set aside as open space.
- 4) A written discussion of how the developer has addressed the intent of this ordinance as stated in paragraph A.

B. Preliminary Subdivision Design Plan

The preliminary design is a formalization of the conceptual design and must be done by a certified landscape architect or professional engineer. It should have been developed in the following manner:

- 1) Verify the extent of conservation areas regulated by law such as floodplains and wetlands. Graphically represent the secondary limitations imposed by this regulation identified in the Site Analysis Map.
- 2) Identify common recreational space including proposed improvements such as trails.
- 3) Locate the housing sites in a fashion that respects the intent of this ordinance, plus delineates the private yards and shared amenities so as to provide a rational integrated community.

- 4) Align the streets and community pathways to properly connect the previously established residential sites.
- 5) Draw property lines so that no property is less than one-half an acre unless both municipal sewer and water are available.
- 6) Identify the projected price range for individual properties and residences.

This approach is recommended and is understood to be somewhat iterative. Development of septic systems, roads, sidewalks and stormwater control must meet the Town standards. When planning for stormwater control and on-site septic systems, the community may use access to certain areas of the restricted lands if these lands are restored to the pre-development condition. Specific design standards for the Conservation Subdivision Development are described in Sections V-VIII.

C. The Final Subdivision Design Plan represents the projects' final submittal and should contain the final, detailed engineering drawings of the agreed upon subdivision design. The plan must include standard notations, plot plan, buildable areas for residences, restricted conservation lands, circulation roadway/pathway designs, stormwater control measures, landscaping, septic system designs, soil examination test results, water quality reports, and water quantity estimates.

D. Residential cluster subdivisions (including CSD's) shall be approved by the Planning Board simultaneous with their approval of the subdivision plat pursuant to the "Town of Saratoga Subdivision Regulations" or its replacement or update. A public hearing shall be held prior to rendering a decision.

E) Dimensional Requirements

1. Minimum lot sizes in clustered subdivisions are set at the following levels:

- Lots with municipal sewer *and* water- 10,000 square feet;
- Lots with municipal sewer - 20,000 square feet;
- Lots with on-site sewer and water- 30,000 square feet.

2. The Planning Board encourages applicants to modify lot size, shape, and other dimensional requirements for lots within a CSD, subject to the following limitation:

- At least 50% of the required setbacks for the district shall be maintained in the CSD unless the Planning Board otherwise authorizes a reduction.

F) Design Process

At the time of the application for a special permit for CSD in conformance with Section VI.1, applicants are required to demonstrate to the Planning Board that the following Design Process was performed by a certified landscape architect and considered in determining the layout of proposed streets, house lots, and open space.

Step One: Identifying Conservation Areas. Identify preservation land by two steps. First, Primary Conservation Areas (such as wetlands, riverfront areas, and floodplains regulated by state or federal law) and Secondary Conservation Areas (including unprotected elements of the natural landscape such as steep slopes, mature woodlands, prime farmland, meadows, wildlife habitats and cultural features such as historic and archeological sites and scenic views) shall be identified and delineated. Second, the Potentially Developable Area will be identified and delineated. To the maximum extent feasible, the Potentially Developable Area shall consist of land outside identified Primary and Secondary Conservation Areas.

Because the design process intends to maximize the intrinsic value of a parcel of land, the house sites are located before the roads are laid out, ensuring that the former will dictate the later and not vice versa. Therefore emphasis is placed on principles of good landscape design and not solely engineering.

Step Two: Locating House Sites. Locate the approximate sites of individual houses within the Potentially Developable Area and include the delineation of private yards and shared amenities, so as to reflect an integrated community, with emphasis on consistency with the Town's historical development patterns. The number of homes enjoying the amenities of the development should be maximized.

Step Three: Aligning the Streets and Trails. Align streets in order to access the house lots. Additionally, new trails should be laid out to create internal and external connections to existing and/or potential future streets, sidewalks, and trails.

Step Four: Lot Lines. Draw in the lot lines.

G) Design Standards

The following Design Standards shall apply to all CSD's and shall govern the development and design process:

1. Open Space: A minimum of fifty percent (50%) of the tract shown on the development plan shall be open space. Any proposed open space, unless conveyed to the Town, shall be subject to a recorded restriction enforceable by the Town.
2. All open space shall be designed to add to the visual amenities of the area by maximizing its visibility for persons passing the site or overlooking it from nearby properties. Providing that such land shall be perpetually kept in an open state, that it shall be preserved exclusively for the purposes set forth herein, and that it shall be maintained in a manner, which will ensure its suitability for its intended purposes.
3. Lands that are not usable for the purposes of calculating density are not usable for the purposes of calculating open space.
4. The open space shall be contiguous. Contiguous shall be defined as being connected. Open Space will still be considered connected if it is separated by a roadway or an accessory amenity. The Planning Board may waive this requirement for all or part of the required open space where it is determined that allowing non-contiguous open space will promote the goals of this bylaw and/or protect identified primary and secondary conservation areas.
5. The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal. Any grade changes shall be in keeping with the general appearance of the neighboring developed areas. The orientation of individual building sites shall be such as to maintain maximum natural topography and cover. Topography, tree cover, and natural drainage ways shall be treated as fixed determinants of road and lot configuration rather than as malleable elements that can be changed to follow a preferred development scheme.
6. Streets shall be designed and located in such a manner as to maintain and preserve natural topography, significant landmarks, and trees; to minimize cut and fill; and to preserve and enhance views and vistas on or off the subject parcel.

7. The removal or disruption of historic, traditional or significant uses, structures, or architectural elements shall be minimized insofar as practicable, whether these exist on the site or on adjacent properties.
8. Clustered lots should be separated from active farmland by vegetated buffer strips of 75-100 feet wide.
9. Walkways and bicycle paths shall be provided to link residences with parking areas, recreation facilities (including parkland and open space) and adjacent land uses where appropriate.

H) Ownership, Use, and Maintenance of Open Space

Ownership and maintenance of open space lands shall occur under the following conditions:

- Through a homeowner's association; or
- Conveyed to the town with the approval of the Town Board; or
 - Held by the developer; or
 - Another ownership as approved by the Town Board.

The open space shall be used for wildlife habitat and conservation historic, preservation, education, outdoor education, recreation, park purposes, agriculture, horticulture, forestry, a combination of these uses, and shall be served by suitable access for such purposes. Wastewater and stormwater management systems serving the CSD may also be located within the open space.

SECTION 2.

Article IV Section 2 is amended by adding a new Section 2(L) as follows:

STEEP SLOPES, EROSION AND SEDIMENT CONTROL

A) Definition

This regulation applies to all land use ordinances. It strives to prevent major impacts of development on the hydrological environment. The primary approaches used will be to limit clear cutting of forests and to provide natural buffer zones within reasonable distances of the shores of Saratoga Lake, major streams and the Hudson River.

(B) Purpose

The purpose of these control measures is to limit erosion, reduce sediment transport, and prevent the introduction of man made pollutants in the Town's water drainage and reservoir systems. Specific geologic concerns addressed are aquifers, unstable soils, floodplains, wetlands, lakes, wells, and storm drainage. Biological concerns include natural aquatic plants, plus preservation of life cycle environments for non-domesticated animals.

The Planning Board must consider the impact of the action with special concern that the proposed activity is properly managed and that the long-term adverse impact to the aquifer, slopes, waterways and reservoirs is minimal. It should not be the objective to further restrict farming operations.

(C) Submitted Requirements

When a disturbance is proposed for slopes or near streams and reservoirs the following regulations must be followed and an explanation of how they are being addressed must accompany applications to the Zoning Administrative Officer or to the Planning Board. Documents to be provided should include a land survey with applicable topographical and hydrological features.

(D) Development Standards

1. No development will be permitted in a 50-foot buffer zone at the sides of a designated wetland, of flowing significant flowing streams (designated by the DEC and normally flows more than six months per year) or active reservoir (greater than 1/10 acre with a six month per year discharge). When average slopes next to the stream exceed 10 percent, a special review and consultation will be required by the Town Planning Board prior to establishing a development buffer.
2. Development includes any activity that temporarily disturbs 10 percent of the buffer zone between the plot and the water. Permanent development is not allowed in the buffer zone unless reviewed by the Town Planning Board. Possible permitted uses would be walking path access or slope stabilization. During development of the remaining plot, silt fences will be required for average, existing or proposed slopes of greater than 10 percent in the construction zone.
3. No activity will be permitted within the buffer zone that contributes to stream pollution such as septic systems and pesticides. Storm drainage through the buffer zone must be designed to prevent erosion and sediment transport and must not exceed the flow rate that existed prior to the proposed development.
4. Land clearing proposals of greater than 20 percent of wooded slopes that exceed 10 percent must provide plans to the Town Planning Board that address erosion control, bank stabilization, sediment transport and visual impact.
5. No disturbance shall be created on areas of steep slopes greater than 25% (greater than six and one-quarter (6.25) vertical feet in twenty-five (25) horizontal feet) unless the Zoning Administrative Officer or Planning Board determines that:
 - There are no reasonable alternatives to the disturbance;
 - The activity complies with the eleven (11) standards for steep slopes (see below list); and
 - No sewage disposal system or well component nor any pipes or other components used in their connection is located in or on steep slopes greater than 25%.
6. No disturbance shall be created on areas of steep slopes greater than 35% (greater than eight and three-quarters (8.75) feet of vertical rise in twenty-five (25) horizontal feet) unless the Zoning Administrative Officer or Planning Board determines that:
 - Land disturbance has been restricted to the maximum extent practicable;
 - Disturbance is clearly needed for foot paths and essential utility corridors; and
 - There is no practical alternative available to enable access to or within a tract or upon an existing lot and without such access substantially all reasonable use of the tract or lot would be precluded.
7. All requests to Town Planning Board must be reviewed and approved by Town Engineer.
8. When considering an application, which includes the disturbance of steep

slopes, the Zoning Administrative Officer or Planning Board shall seek to minimize, to the greatest extent practicable, the negative impacts of such development. In so doing, the Zoning Administrative Officer or Planning Board shall ensure that:

- A. Excavation, filling, grading and stripping shall be permitted to be undertaken only in such locations and in such a manner as to minimize the potential of erosion and sediment and the threat to the health, safety and welfare of neighboring property owners and the general public.
- B. Steep slopes are protected to the extent feasible by assuring that:
 - (1) Disturbance is limited to ground areas clearly needed for development by using cluster or open space design principles whereby lots, structures, utilities and other improvements are located in areas most suitable for development.
 - (2) The padding or terracing of building site, including mounding of septic tile fields, shall be minimized.
 - (3) Roads and driveways follow natural topography, and minimize grading.
 - (4) Natural elevations and vegetative cover of ridgelines shall be disturbed only if the crest of the ridge and the tree line at the ridge remains uninterrupted either by positioning buildings and areas of disturbance below the ridgeline or by positioning buildings and areas of disturbance at the ridgeline so that the roof line of the building is seen as a continuation of the natural tree line.
 - (5) Sewage disposal systems and wells are sited to minimize fill requirements, and the potential for disturbance, erosion, sinking, and slope failure.
 - (6) Grading, cuts and fills are minimized and, to the greatest extent possible, a natural appearance is retained upon completion of the activity.
 - (7) The angle of slope created by a cut or fill does not exceed the natural angle of repose of the soil or rock materials in the cut or fill, except where retaining walls or other structural stabilization is used. Generally, for soils, angles of a cut or fill shall be no steeper than thirty-three (33) vertical to one-hundred (100) horizontal feet (33% slope) except up to fifty (50) vertical to one-hundred (100) horizontal (50% slope) may be permissible for certain soils designated by a qualified Professional Engineer, Architect or Landscape Architect.
 - (8) Tops and bottoms of cuts and fills are set back from structures and property lines a distance that will ensure the safety of the structure and neighboring property in the event of the collapse of the cut or fill.
 - (9) Removal of rock or rock outcrop is accomplished by labor or machines. Blasting is minimized, and any blasting that is required is done in accordance Chapter 100 of this code and with federal and state regulations by a person holding a current Class A or Class B Certificate of Competence from the New York State Department of Labor.
 - (10) Disturbance on steep slopes within fifty (50) feet of a water body, watercourse or wetlands is avoided to the maximum extent feasible.
 - (11) Disturbance of steep slopes is undertaken in workable units in which the disturbance can be completed within one construction season. Areas shall

be seeded and planted immediately after completion of disturbance to prevent erosion and slope failure.

9. This regulation does not alter or reduce any constraints imposed by NYSDEC or the US Army Corps of Engineers.

E) Exempted from Regulations

1. The following uses are exempted from the previously mentioned regulations. Nonetheless, every effort should be made to abide by the above development standards:
 - Agricultural pursuits;
 - Intermittent on property stream fording and erosion resistant culverts which are sized to the highway department specifications for the next downstream public road passing (or an engineer approved design);
 - Domesticated animal access to drinking water.

SECTION 3.

Article IV Section 2 is amended by adding a new Section 2(M) as follows:

FLAG LOTS

A) Definition

A flag-shaped lot which does not meet the required minimum road frontage requirements set within the existing zoning regulations but has an area that exceeds the required minimum lot size and narrow access way connecting the major portion of the lot to the road.

B) Purpose and Intent

The use of keyhole lots is generally discouraged. The primary objective is to prevent incremental development that unnecessarily uses valuable farmland and degrades the open space perspective of the Town. Allowing limited flag lots allows the Planning Board the flexibility to negotiate the set-aside of roadside views and agriculturally-used lands to get a better land use pattern than would be achieved by the straight road frontage rule.

The second objective is to plan for the proper use of our roadway system by limiting public road access points.

(C) Submittal Requirements

At a preliminary hearing the requester must provide graphical representation of the total contiguous property involved as well as a narrative outlining how the project would proceed. An 8x10 photo shall be provided to show potential open space views that would be preserved.

D) Development Standards

1. A single flag lot of one acre may be approved by the Planning Board if an equivalent sized lot or larger is legally set aside that forfeits future development rights and which provides an unobstructed (by structures) open space view from the road or public waterways. The driveway to the proposed lot must be a minimum of 30 feet in width. The driveway must be legally attached to

the flag lot owner or to an association of lot owners under legal agreement. Property cannot be landlocked by the implementation of this regulation. Therefore, access right-of-ways and setbacks for backland development or usage must be presented at time of request for approval.

2. The lot shall be large enough to contain the minimum lot area for the zone, as required by the zoning ordinance, without including the area within the driveway access strip. The lot width and setbacks shall comply with the zoning requirements for the zone that the lot is in.
3. Flag lots will not be approved if they will cause an additional public road access for a minimum of 600 feet to existing driveways on the property of the seller. This rule would prevent the request for flag lots every 240 feet. If a property owner has 200 feet or greater he may still be given approval for one flag lot if he combined driveways. Requests for closer flag lots require going through subdivision review.
4. All driveways to flag lots must be accessible to and be able to hold a fifty-thousand pound thirty-foot long vehicle, as determined by a licensed engineer. All lots with driveways longer than 200 feet shall have facilities for a turn-around with sufficient stabilized surface for fire trucks within 100 feet of any structure.
5. In situations where the above requirements cannot be met or where environmental and scenic considerations are paramount, the Planning Board can permit access to a final one residence flag lot if deed restrictions are imposed. This standard prevents future incremental land development of difficult properties.

SECTION 4.

Article IV Section 2 is amended by adding a new Section 2(N) as follows:

KEEPING OF ANIMALS FOR NON-FARM PURPOSES

A) Standards

Notwithstanding the land uses permitted by this Zoning Ordinance, the following regulations shall apply to the keeping, including the temporary keeping such as boarding of animals in any zoning district for purposes other than agricultural pursuits:

1. In the absence of a special use permit and site plan approval as specified in this law, the keeping of large animals, including but not limited to horses, ponies, cattle, goats, pigs, or sheep shall meet the following minimum area requirements:
 - The first two (2) acre parcel: two (2) large animals;
 - Each additional acre over the initial two (2) acres: one (1) large animal per acre.
2. The Planning Board may issue a special use permit for the keeping of animals upon lots containing less than the minimum area set forth above, subject to site plan approval, provided that the applicant shall meet all conditions and satisfy the criteria applicable, and provided further that the Planning Board shall find that adequate open space and facilities for the proper care of such animals are available and will be established, and that the keeping of such animals will not interfere with the reasonable use and enjoyment of the property of others.
3. Manure storage shall be located a minimum of 100 feet from any property line or a minimum of 200 feet from a property line up gradient from existing well.

SECTION 5.

Article III Section 1 is amended by eliminating the "Moderate Density Residential District" and the "Lake District" and adding a new "Lake Commercial District" and "Lake Residential District".

SECTION 6.

Article III Section 2, the Zoning Map of the Town of Saratoga, is amended by eliminating the Moderate Density Residential District and extending the Rural Residential District to cover the entire Moderate Density Residential Zoning District. The zoning map is further amended to change a portion of the Lake District to "Lake Commercial District", and the remainder to "Lake Residential District". The revised Zoning Map is hereby made a part of this local law (Appendix B).

SECTION 7.

Article IX Section 2(B) is hereby amended as follows:

B. Schedule of Uses and Regulations: Rural Residential District

USES	MIN. LOT AREA (Sq. Feet)	MIN. LOT WIDTH H (Feet)	MIN. FRNTG (Feet)	MIN. YARD DIMENSIONS IN FEET OF THE PRINCIPAL BLDG.				MAX. LOT COVERAGE OF BLDGS. (percent)
				FRONT (Feet)	TOTAL 2 SIDES (Feet)	ONE SIDE YARD (Feet)	REAR YARD (Feet)	
PERMITTED USES								
a. Single-family detached dwelling unit	60,000 sf	200	200	60	100	40	50	10
b. Two-family dwelling unit	120,000 sf	200	200	60	100	40	50	10
c. All other permitted uses per Rural District schedule	-	-	-	-	-	-	-	-
USES REQUIRING SPECIAL PERMIT All Special Permitted Uses in Rural District plus:								
a. Retail Business and/or Service	2A	200	200	75	150	50	50	10
b. Wholesale Business	2A	200	200	75	150	50	50	10
c. Printing Shop	1A	200	200	75	150	50	50	10
d. Motel	3A	250	250	75	150	50	50	10
e. Automobile Sales and/or Service	2A	250	250	75	150	50	75	10
f. Gasoline Station	2A	250	250	75	150	75	75	10
g. Fuel Storage & Distribution	3A	300	300	75	200	75	100	10
h. Medical Facility	2A	200	200	75	150	50	50	10
i. Bank	2A	200	200	75	150	50	50	10
j. Professional Office Building (1)	1 A	20	20	60	80	30	50	10
k. Multi-Family Dwelling (2)	60,000 sf	20	20	60	80	30	50	10

(1) One (1) acre required for up to two (2) professional offices in a building. For each additional office, an additional 10,000sf is required. In no case, however, will more than four (4) offices be established.

(2) 60,000sf required for each multi-family building with up to four (4) dwelling units. For multi-family buildings with more than 4 dwelling units, an additional 5,000sf is required for each additional dwelling unit.

SECTION 8.

Article IX Section 3 is hereby repealed.

SECTION 9.

Article 9 Section 7 is hereby amended to read as follows:

Lake Commercial District

A. District Preamble

It is the purpose of this zoning district to recognize the northeast area of 9P along Saratoga Lake as an existing built up area consisting of mixed land uses at a higher density than that in the surrounding area of the Town.

Intent

It is the intention of this district to accommodate additional land uses at such densities that is in keeping with the essential character of the hamlet and its ability to accommodate them.

B. Schedule of Uses and Regulations: Lake Commercial District

USES	MIN. LOT AREA (Sq. Feet)	MIN. LOT WIDT H (Feet)	MIN. FRNTG (Feet)	MIN. YARD DIMENSIONS IN FEET OF THE PRINCIPAL BLDG.				MAX. LOT COVERAGE OF BLDGS. (percent)
				FRONT (Feet)	TOTAL 2 SIDES (Feet)	ONE SIDE YARD (Feet)	REAR YARD (Feet)	
PERMITTED USES								
a. One-family detached dwelling unit (excluding mobile homes)	40,000 sf (1)	150 (3)	150 (3)	50	50	20	40	15
b. Two-family dwelling unit	60,000 sf (2)	150 (3)	150 (3)	50	50	20	40	15
c. Customary accessory uses as defined								
d. Customary & incidental public utility structures & facilities	-	-	-	-	-	-	-	-
USES REQUIRING SPECIAL PERMIT								
a. Restaurant	1A	200	200	60	70	30	50	20
b. Motel	2A	300	300	60	70	30	50	20
c. Public/Private Recreations	2A	250	250	60	70	30	50	20
d. Places of Worship	-	-	-	-	-	-	-	-
e. Municipal Building	1A	200	200	60	70	30	50	20
f. Public Safety Building	1A	200	200	60	70	30	50	20
g. Gasoline Station	1A	200	200	60	70	30	50	20
h. Laundromat	1A	200	200	60	70	30	50	20
i. Marina	1A	200	200	60	70	30	50	20
j. Tourist Home	1A	200	200	60	70	30	50	20
k. Retail Business	1A	200	200	60	70	30	50	20
l. Multi-family Dwelling (4)	40,000	150	150	50	50	20	25	20

<u>PERMITTED USES</u>								
a. One family detached dwelling (excluding mobile home.	40,000 (1) sq. ft.	150 (3) sq. ft.	150 ft. (3)	50				
b. Two family dwelling unit	60,000 (2) sq. ft.	150 (3)	150 (3)	50				
c. Customary accessory uses				50				
d. Customary and incidental public utility structures and facilities				50				
<u>USES REQUIRING SPECIAL PERMIT</u>								
a. Public/Private Recreations	2A	300	300	60				
b. Places of Worship	2A	250	250	60				
c. Municipal Building	-	-	-	-				
e. Public Safety Building	1A	200	200	60				
f. Multi-family Dwelling (4)	1A	200	200	60				
g. Townhouse (5)	40,000 (1) sq. ft.	150 (3) sq. ft.	150 ft. (3)	50				

(1) May be reduced by 2,500 sq. ft. for each minute of average percolation less than 20 minutes. Min. lot size as so reduced shall be 20,000 sq. ft. OR: May be reduced to min. lot size of 15,000 sq. ft. with public sewer.

(2) May be reduced to 2,500 sq. ft. for each minute of average percolation less than 20 minutes. Min. lot size as so reduced shall be 30,000 sq. ft. OR: May be reduced to min. lot size of 17,500 sq. ft. with public sewer.

(3) May be reduced to 100 ft. with public sewer.

(4) Hook up to public sewer required, maximum height 2 stories.

(5) No more than four dwelling units per acre. Hook up to public sewer required.

SECTION 11.

Article IV Section 2(I) is amended to be entitled "Additional Village Extension, Hamlet, Lake Residential and Lake Commercial District Regulations".

(Complete the certification in the paragraph that applies to the filing of this local law and strike out that which is not applicable.)

1. (Final adoption by local legislative body only.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20⁰³ of the ~~(County)~~(City)(Town)(Village) of SARATOGA was duly passed by the SARATOGA TOWN BOARD on MAY 22 20⁰³ in accordance with the applicable provisions of law.
(Name of Legislative Body)

2. (Passage by local legislative body with approval, no disapproval or repassage after disapproval by the Elective Chief Executive Officer*.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20_____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, and was (approved)(not approved)(repassed after disapproval) by the _____ and was deemed duly adopted on _____ 20____, in accordance with the applicable provisions of law.
(Elective Chief Executive Officer)*

3. (Final adoption by referendum.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20_____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, and was (approved)(not approved)(repassed after disapproval) by the _____ on _____ 20____. Such local law was submitted to the people by reason of a (mandatory)(permissive) referendum, and received the affirmative vote of a majority of the qualified electors voting thereon at the (general)(special)(annual) election held on _____ 20____, in accordance with the applicable provisions of law.

4. (Subject to permissive referendum and final adoption because no valid petition was filed requesting referendum.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20_____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, and was (approved)(not approved)(repassed after disapproval) by the _____ on _____ 20____. Such local law was subject to permissive referendum and no valid petition requesting such referendum was filed as of _____ 20____, in accordance with the applicable provisions of law.

* Elective Chief Executive Officer means or includes the chief executive officer of a county elected on a county-wide basis or, if there be none, the chairperson of the county legislative body, the mayor of a city or village, or the supervisor of a town where such officer is vested with the power to approve or veto local laws or ordinances.

5. (City local law concerning Charter revision proposed by petition.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the City of _____ having been submitted to referendum pursuant to the provisions of section (36)(37) of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of such city voting thereon at the (special)(general) election held on _____ 20____, became operative.

6. (County local law concerning adoption of Charter.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the County of _____ State of New York, having been submitted to the electors at the General Election of November _____ 20____, pursuant to subdivisions 5 and 7 of section 33 of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of the cities of said county as a unit and a majority of the qualified electors of the towns of said county considered as a unit voting at said general election, became operative.

(If any other authorized form of final adoption has been followed, please provide an appropriate certification.)

I further certify that I have compared the preceding local law with the original on file in this office and that the same is a correct transcript therefrom and of the whole of such original local law, and was finally adopted in the manner indicated in paragraph _____, above.

Jean D. Casey
Clerk of the County legislative body, City, Town or Village Clerk
or officer designated by local legislative body

(Seal)

Date: May 29, 2003

(Certification to be executed by County Attorney, Corporation Counsel, Town Attorney, Village Attorney or other authorized attorney of locality.)

STATE OF NEW YORK
COUNTY OF SARATOGA

I, the undersigned, hereby certify that the foregoing local law contains the correct text and that all proper proceedings have been had or taken for the enactment of the local law annexed hereto.

William F. Reynolds
Signature
Town Attorney
Title

County
City of SARATOGA
Town
Village

Date: May 29, 2003