The Ongoing Relationship Between Your Comprehensive Plan & Zoning Code

Dutchess County Planning Federation

Dutchess County Farm & Home Center
Millbrook, NY

November 29, 2017
Comprehensive Plans and Zoning

What is a Comprehensive Plan?

The definition of “Town comprehensive plan” identifies a document with both an immediate and a long-range view:

"town comprehensive plan" means the materials, written and/or graphic, including but not limited to maps, charts, studies, resolutions, reports and other descriptive material that identify the goals, objectives, principles, guidelines, policies, standards, devices and instruments for the immediate and long-range protection, enhancement, growth and development of the town located outside the limits of any incorporated village or city.

Town Law §272-a (emphasis added).
Comprehensive Plans and Zoning

What is a Comprehensive Plan?

City Law §28-a. City comprehensive plan.


General Municipal Law §239-d. County comprehensive plan.

Comprehensive Plans and Zoning

What is a Comprehensive Plan?

A Comprehensive Plan’s primary role is to:

- Establish the community’s vision for its future;
- Be directional about how to attain this vision; and
- Assign responsibilities for and to prioritize the specific actions that will be taken following completion of the plan.
What is a Comprehensive Plan?

The Plan provides a venue for identifying:

- *The current state* – take stock of the situation – What do you cherish? What are your issues/concerns about the future?

- *The desired state* - what does the community want to be like in the future – what is its vision?

- *How* does the community intend to get there?
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What is a Comprehensive Plan?

- According to state law, the plan may include a wide range of topics “at the level of detail adapted to the special requirements of the town (or village, or city) ...”
- Topics such as residential growth, economic development, land-use, infrastructure, and community character might typically be addressed in a Comprehensive Plan.
What is a Comprehensive Plan?

Benefits of adopting a Comprehensive Plan

- All land use regulations must be in accordance with a comprehensive plan adopted pursuant to this section.

- All plans for capital projects of another governmental agency on land included in the comprehensive plan adopted pursuant to this section shall take such plan into consideration.
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What is a Comprehensive Plan?

Updating zoning and subdivision regulations is one of the most important tools communities in New York State have for ensuring that future growth contributes to achieving the community’s vision and goals described in the Plan.

### Comprehensive Plans and Zoning

#### Zoning & Regulatory Measures:
- Development Guidelines or Standards
- Innovative Zoning Techniques
- SEQR Compliance

#### Potential Non-Regulatory Tools:
- Farmland and open space conservation
- Purchase of development rights
- Special districts (BID, SAD, etc.)

#### Capital Budgeting:
- Community Facilitates and Infrastructure
- Phasing Strategy
- Grants and Financing Opportunities

#### Organizational Capacity:
- Governmental, Non-profit, and Private Sector
- Regional and Inter-municipal Connections
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Developing the Plan

- **Who prepares:**
  - Legislative body, Planning Board, or a “Special Board”

- **Referrals:**
  - Planning Board (“may”), County Planning Board (“shall”)

- **Public Hearings**
  - One or more during preparation, one or more prior to adoption

- **Adoption**
  - Legislative body, by resolution

- **Review**
  - Must set “the maximum intervals at which the adopted plan shall be reviewed”
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Ten Steps in preparing a Plan

1. **Plan to Plan ✓**
2. **Structure and Schedule the Process ✓**
3. Gather and Analyze Data
4. Identify Problems, Issues, and Concerns
5. Develop a "Vision" for the Plan
6. Develop Plan Goals and Objectives
7. Generate and Evaluate Plan Alternatives
8. Select and Develop a Preferred Plan
9. Adopt the Plan, Set Implementation Schedule
10. Monitor for Results and Impact

By: Michael Chandler
From: Planning Commissioners Journal #39, Summer 2000
Comprehensive Plans and Zoning

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Comprehensive Plans and Zoning

Example: Town of Mount Hope

Comprehensive Plan Update and Zoning

- CPUC Kick-off Meeting – June 9, 2016
- Monthly CPUC Meetings
Comprehensive Plans and Zoning

Example: Town of Mount Hope

Comprehensive Plan Update and Zoning

The Current State

- Municipal Documents
  - 1991 Mount Hope Comprehensive Plan
  - Town Zoning and Subdivision Regulations
- Countywide Documents
  - 1998 Orange County Agriculture and Farmland Protection Plan
  - 2004 Orange County Open Space Plan
  - 2010 Orange County Comprehensive Plan
  - 2010 Orange County Design Manual
  - 2010 Orange County Water Management Plan
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Example: Town of Mount Hope

**Comprehensive Plan Update and Zoning**

The Current State

Population by Age Cohort

Median Age in 1990 was 30
Median Age in 2014 was 41
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Example: Town of Mount Hope

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The Current State

Issues Identification Workshop – September 2016
Comprehensive Plans and Zoning

Example: Town of Mount Hope
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The Desired State

Preliminary Vision and Goals

Vision Statement
The Town of Mount Hope is a vibrant rural community that has conserved active farmland and protected its abundant natural resources and scenic beauty while guiding appropriate residential and commercial growth in and around the Village of Orisville, in the Town’s small hamlets, and in other well-defined, compact development areas. The Town provides cost-efficient services to its residents, maintains public safety, and celebrates its history and culture and welcomes visitors who respect and appreciate its rural character.

Goals
Maintain Mount Hope’s rural character by working with landowners to encourage stewardship, preserving farmland and supporting efforts to diversify and enhance the economic prospects of agriculture, and partnering with regional conservation organizations on open space conservation and trail development.

Visioning Workshop – December 2016
Example: Town of Mount Hope

**Comprehensive Plan Update and Zoning**

*How do we go from here to there*

**Plan Recommendations:**

- Update Land Use Regulations to Preservation of Rural Character
- Promote Open Space and Farmland Conservation
- Develop a Vision for an Interconnected Network of Open Space and Recreational Resources
- Protect Environmental Resources
- Promote Rural Business Development
- Additional Town-wide Recommendations
Example: Town of Mount Hope

**Comprehensive Plan Update and Zoning**

Update Land Use Regulations to Preserve Rural Character

- Review residential density
- Separate concepts of “density” and “lot size”
- Conservation Subdivision Design
- Discourage frontage development
- Incentive Zoning

A comparison of a conventional subdivision (left) with a conservation subdivision (right). In both cases, a total of 15 residential lots were created. A conservation easement ensures that the open land preserved as part of the conservation subdivision (right) cannot be further subdivided or developed in the future.
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Example: Town of Mount Hope

Comprehensive Plan Update and Zoning

Promote Open Space and Farmland Conservation

- Conservation Easements
- Purchase of Development Rights (PDR)
- Funding
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Example: Town of Mount Hope

**Comprehensive Plan Update and Zoning**

Develop a Vision for an Interconnected Network of Open Space and Recreational Resources

Above: Orange County Heritage Trail Extension
Right: Otisville – Mount Hope Trail Network
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Example: Town of Mount Hope

Comprehensive Plan Update and Zoning

Protect Environmental Resources

Example of parking area bioswale from the Stormwater Coalition of Tompkins County
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Example: Town of Mount Hope

*Comprehensive Plan Update and Zoning*

Promote Rural Business Development
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Example: Town of Mount Hope

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Promote Rural Business Development
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Example: Town of Mount Hope

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Additional Town-wide Recommendations
Example: Town of Mount Hope

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Implementation:

Short-term Priority Projects
- Update Land Use Regulations – underway
- Aquifer Study – underway
- Open Space Conservation and Recreation Plan
- Adopt a Right-to-Farm Law

Medium-term Projects

Long-term Project
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Example: Town of Mount Hope

**Comprehensive Plan Update and Zoning**

- Final Committee Draft – November 2017
- Committee Public Hearing – November 27th

Next Steps:
- Comprehensive Plan – Town Board
- Zoning Amendments – CPUC then Town Board
Comprehensive Plans and Zoning

Example: Town of Colonie

Comprehensive Plan Update
Comprehensive Plans and Zoning

Example: Town of Colonie
Comprehensive Plan Update
Example: Town of Colonie
Comprehensive Plan Update

March xx, 2017

Dear [mail merge name of respondent]

You have been selected at random to take part in a survey that will inform the Town of Colonie Comprehensive Planning Process.

Please take just a moment to read on.

Periodically, the Town of Colonie evaluates its planning priorities, sort of like when a business or institution writes a strategic plan or when a family meets to work out plans for its future. The Town is currently working on a new plan and in order to get input from a representative sample of residents, we are working with the Siena College Research Institute (SCRI) to do just that.

We are asking you, as part of scientific process designed and managed by SCRI, to be one of those representative citizens. In addition to the opportunity for any citizen to express their opinions at public meetings or by contacting me at any time, this survey is being sent to a small, randomly selected sample of citizens from around town. Some may regularly attend town meetings, some may never have been to a meeting or event. We need the input of each of you regardless of your experience with town government or town services.

It will only take a short time to sit down and fill this survey out and return it to SCRI. SCRI will tabulate the results and present those results to the Town and all citizens in ways that summarize the results. Your name and your responses will not be made public and SCRI will guarantee both your anonymity and confidentiality.

SCRI has put a coding number on the survey in order to keep track of who has completed the survey. You can
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Example: Town of Colonie

Comprehensive Plan Update

Town of Colonie Rating

How would you rate the Town of Colonie as a place to live?

- Good: 41%
- Fair: 5%
- Excellent: 54%

0% of respondents answered “poor”

Quality of Life

Overall, would you say the quality of life in the Town of Colonie is...

- Improving: 31%
- Staying the same: 43%
- Getting worse: 23%

Amount Willing to Pay for Amenities

For the types of amenities just mentioned, how much in total might your household be willing to pay on an annual basis?

- More than $100: 14%
- $0: 32%
- Between $50-5100: 33%
- More than $50, but less than $50: 14%
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Example: Town of Colonie

Comprehensive Plan Update

Note: In most cases, the Goals from the 2005 Comprehensive Plan have been modified. In a few instances, a Goal presented here is the same as a Goal from the 2005 Comprehensive Plan or is entirely new. We have used the following notations to help show this:

- M = modified goal
- S = same as a 2005 goal
- N = entirely new goal
Example: Town of Colonie

Comprehensive Plan Update

Major Initiatives (Preliminary Ideas as of November 2017):

- Open Space Conservation Program
- Complete Streets / Active Transportation Planning
- Zoning Updates – Refinements
- Zombie Properties
- Infrastructure
- Climate Smart Communities
Relationship of Zoning to the Comprehensive Plan

New York requires that zoning be adopted in accordance with a well-considered or comprehensive plan.

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Relationship of Zoning to the Comprehensive Plan

The comprehensive plan is insurance that the ordinance bears a “reasonable relation between the end sought to be achieved by the regulation and the means used to achieve that end.”

Fred F. French Investing Co., Inc. v. City of New York (1976)

Comprehensive Plans and Zoning

Examples of Zoning Innovations to Implement a Comprehensive Plan

“Plans are only good intentions unless they immediately degenerate into hard work.”

Peter Drucker
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Example: Town of Mount Hope

Conservation Subdivision Design (term coined by Randall Arendt)

Uses open space resources present on a site to be developed as the starting point for design (in the same way that a golf-course community is designed).

The four-step conservation subdivision design process is quite simple:
1. Identify conservation areas – potential development areas follow once the conservation areas have been “greenlined”.
2. Locate house sites
3. Align streets and trails
4. Draw in the lot lines
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Example: Town of Mount Hope

Figures 19-5 A and B: Predevelopment Situation and “Yield Plan”. The land prior to development, shown in Fig. 19-5A, consists of roughly 80 percent upland, almost equally divided between farmland and forest, with the remainder being wetlands and floodplains. The conventional layout of 72 house lots (Fig. 19-5B) also serves as a “Yield Plan”, demonstrating the number of house lots the property would ordinarily support in a standard plat with no usable open space. Source: Arendt 1993
Figures 19-6 A and B: Step One, Identifying Primary and Secondary Conservation Areas. The first step involves identifying Primary Conservation Areas (Fig. 19-6A, limited to wetlands, floodplains and steep slopes), and Secondary Conservation Areas (Fig. 19-6B) including those unprotected elements of the natural and cultural landscape that deserve to be spared from clearing, grading, and development. In this example the mature upland forest habitat is of critical environmental importance, while the farmland’s ecological value is negligible.

Source: Arendt 1993
Comprehensive Plans and Zoning

Example: Town of Mount Hope

Figures 19-7 A and B: Potential Development Areas and Step Two, Locating House Sites. Delineating
Figures 19-8 A and B: Step Three, Aligning Streets and Trails; and Step Four, Drawing in the Lot Lines. The third step consists of tracing a logical alignment for local streets to access the 72 homes and for informal footpaths to connect various parts of the neighborhood, providing recreational space while building community among residents (Fig. 19-8A). The final step involves drawing in the lot lines, perhaps the least important part of the process. Successful developers of open space subdivisions know that most buyers prefer homes in attractive park-like settings, and that views of protected open space enable them to sell lots or houses faster and at premium prices (Fig. 19-8B). Such homes also tend to appreciate more in value, compared with those on lots in standard “cookie-cutter” developments offering neither views nor nearby open space. Source: Arendt 1993
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Example: Town of Mount Hope

Design Guidelines

Accessory Apartments / Granny Flats
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Example: Town of Pittsford

Toward a “built-out” community
Lots 5 or more acres in size with subdivision potential (approx 1,400 acres total)
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Example: Town of Pittsford

Comprehensive Plan Update (2009)

Implication of approaching “build-out”:

“Without available land for new subdivisions to meet demand, growth pressures will likely increasingly exert themselves on the ‘already developed’ portions of the town...”
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Example: Town of Pittsford

Comprehensive Plan Update (2009)

Land Use Goal A1 – Grow Pittsford Gracefully

A1.1: Balance the needs of homeowners to enlarge and improve existing homes with the preservation of neighborhood and town character and quality of life

A1.2: Balance the re-subdivision of lots with the preservation of neighborhood and town character and quality of life

A1.3: Ensure that infill development is in keeping with the character of the town and contributes to the town’s quality of life

A1.4: Plan for and accommodate home occupations
Comprehensive Plans and Zoning

Example: Town of Pittsford

Comprehensive Plan Update (2009)

Land Use Strategy A1 - Update the Town’s Land Use and Zoning Regulations to Proactively Address Changing Land Use and Lifestyle Trends

A1.1: Develop zoning and land use tools that balance improvements to existing homes with the preservation of Pittsford’s character and quality of life

A1.2: Develop zoning and land use tools that balance re-subdivisions with the preservation of Pittsford’s character and quality of life
Comprehensive Plans and Zoning

Example: Town of Pittsford

Comprehensive Plan Update (2009)

Land Use Strategy A1 - continued

A1.3: Develop zoning and land use tools to ensure that the development of infill properties makes a positive contribution to Pittsford’s character and quality of life.

A1.4: Update the Town’s home occupations regulations to reflect contemporary lifestyles, while preserving the character of residential neighborhoods
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Example: Town of Pittsford

Zoning Update

Observations about residential development in Pittsford -

Issues of house size, re-subdivision and infill should have standards that relate to the existing character of the residential neighborhood in which they are located.

Maintaining Neighborhood Character:

- Residential Infill Development
- Re-subdivision
- Additions/Alterations/Teardown-Rebuild
Comprehensive Plans and Zoning

Example of new home out of context with neighborhood in both size and style
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Example of poorly done addition
Example: Town of Pittsford

Zoning Update

Observations about residential development in Pittsford -
The vast majority of the town has very predictable neighborhoods that are defined by approved subdivision plans.

This provides a very consistent standard for each neighborhood in terms of lot size, setbacks, house size, etc.
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Context-Based Approach

For existing residential neighborhoods – replace current zoning with a new context-based code which emphasizes the existing characteristics of individual neighborhoods.

Tomorrow – we look at the context
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Proposed Zoning Revisions

- Context-Based Zoning and Subdivision Regulations – Residential Neighborhood (RN) Zoning
- Amended Design Review Process
- Residential Design Standards and Guidelines
- Standards and Guidelines for Certificates of Appropriateness
Comprehensive Plans and Zoning

Proposed Zoning Revisions

Context-Based Zoning and Subdivision Regulations – Residential Neighborhood (RN) Zoning

- Area and Bulk Requirements – based on neighborhood context

  Front Yard
  Building Line
  Façade Area
  Side Yard
  Building Envelope
  Maximum Building Footprint
  Maximum Lot Coverage
  Rear Buffer
  Rear Yard
  Corner Lots
  Flag Lots
  Building Height
Comprehensive Plans and Zoning

Proposed Zoning Revisions

Context – Based Zoning and Subdivision Regulations

- Residential Neighborhood (RN) Zoning

Area and Bulk Requirements – based on neighborhood context

- Front Yard

- Maximum Lot Coverage

- Building Line Rear Buffer

- Façade Area Rear Yard

- Side Yard Corner Lots

- Maximum Building Footprint Building Envelope

- Building Height

FIGURE 1 – Area and Bulk Elements Described in Section 3
Proposed Zoning Revisions

Context-Based Zoning and Subdivision Regulations – Residential Neighborhood (RN) Zoning

- Area and Bulk Requirements – based on neighborhood context

- Subdivision Potential (ability to subdivide and the quantity of new lots that can be created) – also based on neighborhood context (“adjacent lots”)
Proposed Residential Neighborhood (RN) Zoning District
The City in the Country

The Open Space Plan aims to enhance and safeguard Saratoga Springs’ economic and environmental health, visual appeal, and outstanding quality of life.

By encouraging compatible development in our historic downtown area, and employing smart growth techniques as an antidote to sprawl, we can conserve land, control future tax burdens, and create a valuable network of parks, trails and recreational areas for future generations.
Comprehensive Plans and Zoning

Example: City of Saratoga Springs
Comprehensive Plans and Zoning

Example: City of Saratoga Springs

Zoning Ordinance Review Committee

Michael Welti, AICP - Chairman
Lori Heithoff, AICP
Lisa Nagle, AICP
Jacinta Conway
Richard Ostrov

Geoff Bornemann, AICP - Staff

Consultant Team:
Environmental Design & Research
Woodlea Associates
Comprehensive Plans and Zoning

Example: City of Saratoga Springs

Project Overview

**Purpose:** Prepare zoning ordinance amendments to implement the Comprehensive Plan amendments adopted in 2001

**Tasks:**
- Conservation Subdivisions
- Commercial Gateway Design Guidelines
- Special Development Areas
- Related Map Amendments
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Example: City of Saratoga Springs

**Conservation Subdivisions**

Maintain the character of the City of Saratoga Springs as a “City” in the “Country.”

Achieve a balance between well designed residential development and meaningful open space conservation in the “Country” portion of the City.

Link open space resources to provide recreational trails and wildlife corridors.
Special Development Areas

Replaced seven zoning districts with three new districts:

T- 4 Urban Neighborhood
T- 5 General Urban
T- 6 Urban Core (downtown)

Modified use schedule - maintains Planning Board flexibility and oversight

New site development standards - written and graphic - brings clarity to development process
Comprehensive Plans and Zoning

Example: City of Saratoga Springs

What is Transect Zoning?

Form Based Codes:

More flexibility in terms of land uses
More direction regarding design
### Comprehensive Plans and Zoning

**T1**

<table>
<thead>
<tr>
<th>Land Uses:</th>
<th>Natural preserve, recreation and camping.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Private Frontages:</td>
<td>Common landscapes.</td>
</tr>
<tr>
<td>Public Frontages:</td>
<td>Swales and naturalistic planting, bike trails.</td>
</tr>
<tr>
<td>Thoroughfares:</td>
<td>Highways and roads.</td>
</tr>
<tr>
<td>Open Spaces:</td>
<td>Parkland.</td>
</tr>
</tbody>
</table>

The Natural Zone consists of lands approximating or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation.
Comprehensive Plans and Zoning

### T2

<table>
<thead>
<tr>
<th>Land Uses</th>
<th>Natural reserve, agriculture, recreation and camping</th>
</tr>
</thead>
<tbody>
<tr>
<td>Private Frontages:</td>
<td>Common landscapes.</td>
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<td>Public Frontages:</td>
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<td>Thoroughfares:</td>
<td>Highways and roads.</td>
</tr>
<tr>
<td>Open Spaces:</td>
<td>Farming, forests, orchards and parkland.</td>
</tr>
</tbody>
</table>

**THE RURAL ZONE** consists of lands in open or cultivated state or sparsely settled. These may include woodlands, agricultural lands, grasslands and irrigable deserts.
Comprehensive Plans and Zoning

T3

<table>
<thead>
<tr>
<th>Land Uses:</th>
<th>Low density residential and home occupations.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Buildings:</td>
<td>Houses and outbuildings.</td>
</tr>
<tr>
<td>Private Frontages:</td>
<td>Common lawns, porches, fences, naturalistic tree planting.</td>
</tr>
<tr>
<td>Public Frontages:</td>
<td>Open swales, some flat curbs, bike lanes and naturalistic tree planting.</td>
</tr>
<tr>
<td>Thoroughfares:</td>
<td>Roads and a few streets; rear lanes, some unpaved.</td>
</tr>
<tr>
<td>Open Spaces:</td>
<td>Orchards, parks and greens.</td>
</tr>
</tbody>
</table>

THE SUB-URBAN ZONE, though similar in density to conventional suburban residential areas, differs by its superior connectivity and by allowing home occupations. It is typically adjacent to other urban T-zones. This zone is naturalistic in its planting. Blocks may be large and the roads irregular to accommodate site conditions.
### Comprehensive Plans and Zoning

**T4**

<table>
<thead>
<tr>
<th>Land Uses:</th>
<th>Medium density residential and home occupations; limited commercial and lodging; Houses and outbuildings, sideyard houses, townhouses, live/work units, corner stores, inns.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Buildings:</td>
<td>Porches &amp; fences.</td>
</tr>
<tr>
<td>Private Frontages:</td>
<td>Raised curbs, narrow sidewalks, bike lanes, continuous planters, street trees in allees.</td>
</tr>
<tr>
<td>Public Frontages:</td>
<td>Streets and rear lanes.</td>
</tr>
<tr>
<td>Thoroughfares:</td>
<td>Squares and playgrounds.</td>
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</tbody>
</table>

**THE GENERAL URBAN ZONE** has a denser and primarily residential urban fabric. Mixed-use is usually confined to certain corner locations. This zone has a wide range of building types: singles, sideyard and rowhouses. Setbacks and street tree settings are variable. Streets typically define medium-sized blocks.
**Comprehensive Plans and Zoning**

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**T5**

**Land Uses:** Medium intensity residential and commercial: retail, offices, lodging, civic buildings.

**Buildings:** Townhouses, apartment houses, live-work units, shopfront buildings and office buildings, hotels, churches, schools.

**Private Frontages:** Stoops, dooryards, forecourts, shopfronts and galleries.

**Public Frontages:** Raised curbs, wide sidewalks, bike routes, continuous or discontinuous planters, street trees in allee.

**Thoroughfares:** Boulevards, avenues, couplets, main streets, streets and rear alleys.

**Open Spaces:** Squares, plazas and playgrounds.

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THE URBAN CENTER ZONE is the equivalent of the main street area. This zone includes mixed-use building types that accommodate retail, offices and dwellings, including rowhouses and apartments. This zone is a tight network of streets and blocks with wide sidewalks, steady street tree planting and buildings set close to the frontages.
## Comprehensive Plans and Zoning

### T6

**Land Uses:** High intensity residential and commercial: retail and offices, lodging, civic buildings.

**Buildings:** High and medium-rise apartment and office buildings, hotels, townhouses, live-works, shopfronts, churches, civic buildings.

**Private Frontages:** Stoops, dooryards, forecourts, shopfronts, galleries.

**Public Frontages:** Raised curbs, wide sidewalks, bike routes, discontinuous planters, street trees in alleys.

**Thoroughfares:** Boulevards, avenues, couplets, main streets, streets and rear alleys.

**Open Spaces:** Squares, plazas and playgrounds.

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**The Urban Core Zone** is the equivalent of a downtown. It contains the densest urbanism – the tallest buildings and the greatest variety of uses, particularly unique ones such as financial districts and important civic buildings. This zone is the least naturalistic of all the zones; street trees are formally arranged or non-existent.
SPECIALIZED DISTRICTS are those areas with buildings that by their intrinsic function, disposition, or configuration, cannot conform to one of the six normative Transect Zones. Typical Districts may include institutional campuses, refinery sites, airports, etc.
Comprehensive Plans and Zoning
Comprehensive Plans and Zoning

Transect Zoning was a logical next step -

- In 1880 the downtown was 3 times as dense as it is now
- Started with growing dissatisfaction with Euclidean Zoning
- Strong open space effort has shut down sprawl
- Development pressure forced inward
- Many areas near downtown needed infill and revitalization
- Vibrant downtown needed close-by residential/commercial mixed uses
- Form-based zoning was compatible with historic preservation efforts
- Logical next step after years of voluntary design guidelines and ineffective incentives
Comprehensive Plans and Zoning

Why Transect Zoning?

- Wanted true mixed use neighborhoods (residential and commercial)
- Wanted new development to look and function like traditional neighborhoods that already exist in Saratoga
- Wanted to be clear about development expectations – lots of graphics
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Optional approaches considered:

- Prepare a parallel transect ordinance and offer it as an option with incentives
  - **Rejected** because it would not mandate change

- Adopt a complete new transect ordinance to fully replace existing zoning
  - **Rejected** as too costly and too radical

- Adopt partial transect zoning for areas of the City where the development action should be
  - **Accepted** because it fit our budget and was less radical
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Transect Approach

[Image of a map with a transect approach diagram]
Comprehensive Plans and Zoning

Urban Neighborhoods (T-4)

1. Two story buildings, primarily detached and side yard building types.
2. Small scale retail, office, service and restaurant and upper floor residential use most appropriate at intersections.
3. Shallow build-to-line and minimum frontage build out requirements support pedestrian friendly streets.
4. Streetscape includes on-street parking, tree lawn with street trees, sidewalks and streetlights.
5. Vehicle access via alleys.
6. Flat roof with cornice or pitched roof.

Figure 2.1 Urban Neighborhoods (T-4) have a primarily residential character with both attached and detached low-rise buildings.
Figure 2.2 Neighborhood Centers (T-5) have a wide mix of uses, building types, and frontage types and corresponding reliance on a consistent streetscape and quality civic spaces to enhance the pedestrian character of the center.

1. Block or lot interior may provide parking or private open space.
2. Wide variety of frontage types and lot sizes.
1. Two to 7 story buildings as appropriate to site context.

2. Retail, restaurant, office, residential, light industrial and civic uses integrated at building/lot and block level.

3. Streetscape includes pedestrian amenities such as benches, trash cans, informational kiosks.
Comprehensive Plans and Zoning
Questions / Discussion

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