

CITY OF SARATOGA SPRINGS ZONING ORDINANCE

located on the real property and may not be internally illuminated. Each sign lettering panel shall not exceed 4 square feet.

- 3) Temporary, non-illuminated, "For Rent" signs may be permitted on the building(s) or placed as free-standing. The sign lettering panel shall not exceed 4 square feet.
- 4) Each detached or attached townhouse may have attached a number or letter identification sign measuring no more than 1.5 square feet. Such sign may be internally illuminated.
- 5) The apartment(s) structure, hotel and restaurant may each have its own free-standing sign, internally or externally illuminated, attached thereto measuring not more than 40 square feet per side. These signs shall be permitted in additions to the sign permitted pursuant to Section IX(1), but, the signs specified in this paragraph shall be located no closer than 600 feet from the Crescent Avenue public right-of-way.

SECTION XI – ROADWAY:**Zone "BB":**

If any road or street within Zone "BB" are to be offered for dedication to the City of Saratoga Springs, then they shall be constructed and sized to comply will the applicable City of Saratoga Springs standards for said roads as that exists at the time of construction and/or dedication.

If a portion of the roadway to be constructed within Zone "BB" is to continue under the control of and be maintained by the real property owner, then they may be constructed to a City standard acceptable for private driveways.

SECTION XII – PHASING:**Zone "BB":**

Zone BB may be developed in one or more phases.

SECTION XIII – CONSTRUCTION STANDARDS:**Zone "BB" and Zone "B"/Marina:**

All construction standards for buildings, private and public improvements and for utilities shall be prepared and approved by licensed architects, landscape architects, or engineers. All costs associated with this shall be borne by the developer whether the

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plans are provided by the City of Saratoga Springs or by the developer. Further, all completed construction shall be certified to the City of Saratoga Springs by licensed architects, landscape architects, or engineers as being completed in the manner called for in the plans and shall be certified in accordance therewith. The City may require any or all costs connected with this to be borne by the developer.

SECTION XIV – DEVELOPMENT PROCESS AND AMENDMENTS:**Zone "BB" and Zone "B"/Marina:**

Prior to the issuance of a building permit to develop any of the area within Zone "BB" and Zone "B"/Marina, the developer shall receive preliminary and final site plan approval from the Planning Board of the City of Saratoga Springs. Such site plan approval shall be in conformance with Section 240-3.13 of the Zoning Ordinance of the City of Saratoga Springs.

For the single family residences in Zone "BB" the Planning Board shall have the authority to review the specific lot layout plans, showing the configuration of all structures on the lot, as part of the PUD site plan approval process. The developer shall be permitted to present several proposed lot layout plans, at the time of PUD site plan approval, which proposed plans may be pre-approved by the Planning Board for development of the lots within this Zone.

Any standard concerning the construction of dwelling units to be constructed within Zone "BB" and Zone "B"/Marina shall be governed by and comply with the appropriate codes, laws, rules and regulations, including the New York State Building Codes in force and effect at the time of PUD site plan approval for the units to be so constructed.

SECTION XV – EXPIRATION:**Zone "B"/Marina:**

For all development in Zone "B"/Marina, the developer must obtain final PUD site plan approval and start construction prior to January 1, 2010 or the zoning shall revert to Rural Residential-1 (RR-1) classifications and development standards that existed as of January 1, 2003.

Zone "BB":

For the single family residential use, the developer must obtain final PUD sites plan approval and start construction for all phases by December 31, 2010. If the developer fails to obtain all PUD site plan approvals and start construction on the final phase prior to December 31, 2010, the zoning for zone "BB" shall revert to Rural Residential-1 (RR-1) classifications and development standards that existed at the time of the enactment of this amendment.