3.0 OVERLAY ZONING DISTRICTS

This Article establishes a series of "overlay" districts where certain uses and requirements exist in addition to those otherwise within the underlying zoning district.

3.1 TRANSECT ZONE DESIGN

3.1.1 INTENT AND APPLICABILITY

In addition to, and not in limitation of, other requirements of this Chapter, this Section provides guidance on streetscape, site and architectural design elements to fulfill the intent of the mixed-use, form-based Transect Zones.

In contrast to traditional zoning districts that regulate one use from another, Transect Zones are designed to be more flexible with a focus on sound architectural and site design elements to encourage creative and sustainable new and in-fill development. The intent of the Transect Zones is to encourage a diversity of complementary uses, promote successful urban form, extend traditional circulation systems with interconnecting streets, reinforce a strong pedestrian emphasis, and provide for civic space.

In case of any conflict between the provisions of this Section and other sections of the Ordinance, this Section shall control.

3.1.2 ALL TRANSECT ZONES

A. URBAN FORM

1. Street networks should create blocks with a maximum perimeter of 1,200 feet in the T-6 Zone and 1,400 feet in the T-4 and T-5 Zones. Limiting a maximum of one curb cut per block face is strongly encouraged. These block perimeters may be exceeded to accommodate an internal parking lot or structure that is screened from public view along all street frontages.
2. All streets should connect to other streets to form a circulation network. Cul-de-sacs may be allowed only when there is no acceptable alternative due to site conditions such as waterways, wetlands, or steep slopes.
3. Shallow build-to-line and minimum frontage build-out requirements are intended to support pedestrian-friendly streets.
4. All lots should have street frontage. Lots served by an alley may also have frontage on a passage.
5. Building façades within a streetscape should align with adjacent buildings within the required build-to area of the property. Buildings should be compatible with neighboring buildings and general site context.
6. Development plans containing 20,000 square feet or more of residential space should provide for civic space.

B. STREETSCAPE DESIGN

1. Streetscape elements should include on-street parking, curbs, street trees, sidewalks and streetlights.
2. Street trees should be spaced on average 40 feet on center, depending on site conditions. At the time of planting, street trees should measure 15 to 20 feet tall, have a minimum caliper of four inches measured at a point 12 inches above the

root ball, and have a minimum branching height of eight feet.

3. Historic or Decorative streetlights, as detailed in The City of Saratoga Springs Standard Construction Details, should be provided along all frontages and in off-street parking areas. Streetlight spacing should be 75 to 100 feet on center, depending on site conditions.

C. Access and Parking Considerations

1. Shared parking or the use of public parking lots is encouraged.
2. On-street parking along the adjacent frontage may be counted toward any parking requirements.
3. Surface parking areas should be screened by a suitable streetwall or continuous hedge between 3.5 and 4.5 feet in height and located at the middle or rear of a property. Streetwall materials should be compatible with the adjacent building façade. Openings in such streetwalls and hedges should be no larger than necessary to allow automobile and pedestrian access.
4. Vehicle access to parking and service areas should be from an alley wherever feasible. Corner lots with alley access should only access parking through the alley. The Planning Board may require granting of cross access easements or dedication of right-of-way to assure appropriate block size and alley access to future development sites.
5. Off-street loading, service or storage areas should be located behind buildings or parking structures, enclosed within the principal building envelope, or screened from view from the street right-of-way. Screening or landscaping should be compatible with adjacent structures and existing building materials.
6. Overhead garage doors should not be located on the front of buildings, but should face the side or rear of the property. If placement at the property front is unavoidable, such doors should be positioned at least 20 feet behind the plane of the principal building façade, and should not exceed 2 cars per garage, or 10 feet per garage space in width.
7. Where otherwise not required, the provision of bicycle parking shall be considered.

D. Parking Structures

1. Parking structures should be set back a minimum of 50 feet from the property lines of all adjacent streets to reserve room for liner buildings. If no liner building is constructed in conjunction with construction of the parking structure, the yard should provide publicly accessible civic space.
2. Parking structures without liner buildings should have a façade complementary with adjacent buildings. Façade openings should not exceed 60% of these façades.
3. The first level of all parking structures should be visually screened from the street right-of-way.
4. Parking structures should provide retail uses at grade if located in a mandatory retail frontage area designated in 3.1.4.A.1 or 3.1.5.A.2

E. Architectural Design - Roofs

1. Roof forms may include a symmetrical pitched roof or a flat roof with a cornice. Slopes of pitched roofs should be not less than 5:12, except that porch roofs may be sheds with pitches not less than 3:12. All gables should be parallel or perpendicular to the street.
2. Recommended roof materials include black or single tone asphalt shingles, standing seam roof or natural slate. Imitation slate and wood shingles should be avoided. Parapet caps may be stone, concrete, or limestone.
3. Rooftop mechanical systems may exceed the maximum building height provided they do not exceed 25% in aggregate coverage of the roof area and are adequately screened and set back from the building facade.

F. Architectural Design- Facades

1. The scale and proportion of building facades, design and materials used in new construction should complement that used in neighboring buildings.
2. Buildings situated at corners should “wrap” the corner by continuing façade elements such as the cornice or other horizontal features on all street elevations.
3. Main building entrances should face the street, and should be easily identifiable and scaled to the size of the street they front.
4. New facades should include base, middle and top levels and coordinate the relative height of these façade elements (“datum lines”) with those of adjacent and nearby buildings.
5. Recommended façade materials include common red brick (bare or painted), special masonry units (textured, colored, or painted), natural stone, or wood clapboard. The following should be avoided: beige, multi-tone, or imitation brick siding; bare masonry units; metal, asphalt or vinyl siding; and imitation stone or exterior insulation finish systems (E.I.F.S.).
6. Recommended trim materials include finish grade, painted, or stained wood. Bare lumber grade wood or plywood should be avoided.

G. Architectural Design-Windows, Doors, Porches, Balconies

1. The rhythm and proportions of architectural openings should complement that of adjacent buildings, and concentrate windows and openings at the street level. Facade design should incorporate a primary material and an easily recognizable pattern (with sub-patterns or subtle variations for larger scale buildings). Breaks or fluctuations in pattern or materials may be used to draw attention to entrances or special façade elements.
2. All architectural openings, including windows, doorways, arches and porch framing, should be constructed with their height equal to or greater than their width and framed by appropriately-scaled lintel or arch at the top and sill at the bottom.
3. Balconies and porches visible from the street right-of-way should be built of wood, metal, or concrete. Pressure-treated lumber may be utilized for concealed structural members, and structures not visible from the street right-of-way. All exposed surfaces visible from the street right-of-way, including floor decks, stairs, railings, columns, brackets and any other structural and/or decorative roof

support members, should be built with paint grade finish lumber or metal and painted in appropriate colors. Porch stairs should have solid risers and sides enclosed with either solid wood construction or open lattice panels with maximum openings of 4 square inches.

4. Recommended window materials include anodized aluminum or vinyl clad frame (black, brown or approved color) or painted or stained wood. Recommended lintel and sill materials include brick, stone, wood or colored concrete. Bare aluminum frames should be avoided. Clear, frosted or stained glass is recommended; tinted or mirrored glass should be avoided.
5. Window shutters, if used, should be used throughout the façade and should be proportioned to cover the window opening when closed.
6. Sliding doors and windows should be discouraged along primary facades except to access porches serving residential or lodging uses on the second or higher story.
7. Canvas awnings incorporating a maximum of three approved colors may be used. Plastic awnings should be avoided.

H. Site Details

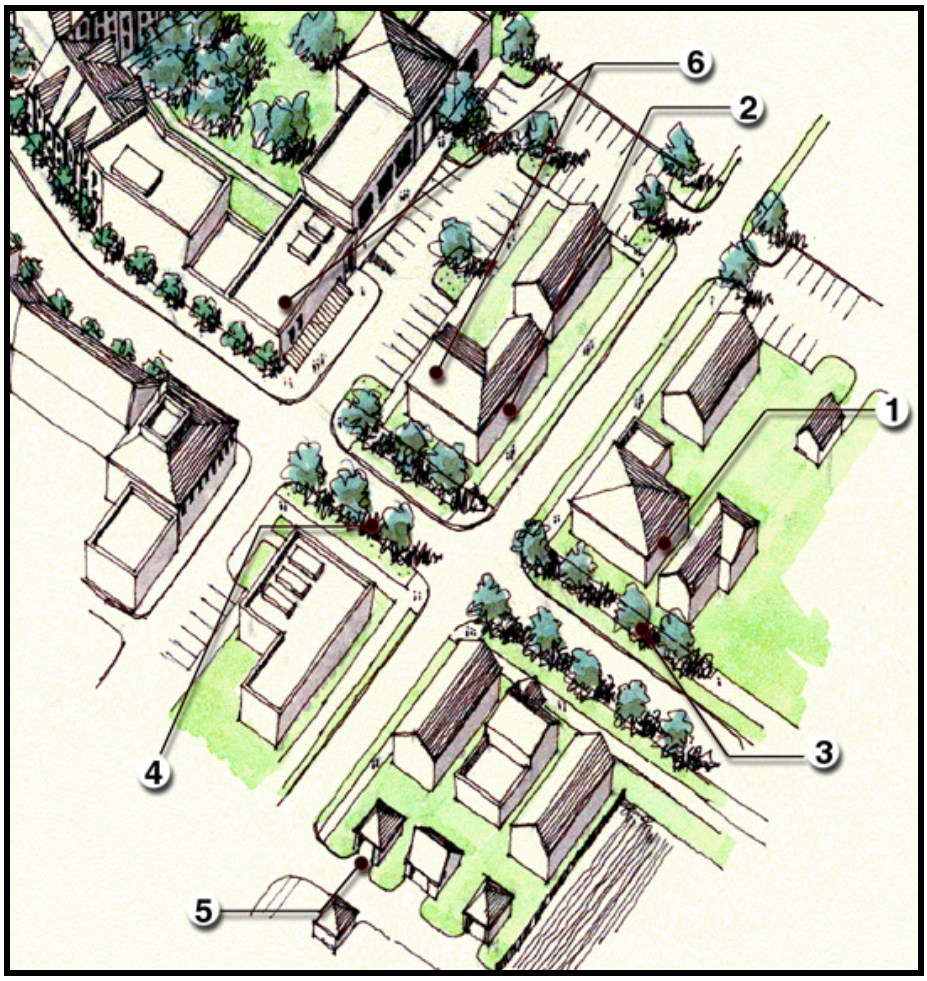
1. Front yard fences should not exceed 42 inches in height.
2. Recommended hard surface materials include brick, paving stone, porous pavement, and patterned concrete. Asphalt use should be limited to parking and loading areas.

3.1.3 Transect-4 Urban Neighborhood

A. Urban Form

Transect-4 Urban neighborhoods are intended primarily for the development of new residential areas incorporating a mix of residential unit types within a block grid typical of existing urban areas in Saratoga Springs.

1. Residential lots should be served by alleys to preserve the pedestrian character of the streets. Neighborhoods should relate to nearby natural areas and neighborhood centers.
2. Although predominantly residential in character, small-scale commercial uses, office, eating and drinking, service, and retail are allowed in appropriate locations. Such uses with upper floor residential use are most appropriate at intersections.
3. Buildings should consist of primarily detached and side-yard building types, and are required to have a minimum of 2 stories.



T-4 Urban Neighborhoods have a primarily residential character with both attached and detached low-rise buildings.

B. Site Design

1. Visual buffers should be provided in the following areas to protect existing residential areas:
   a. Along the south side of Route 50 from the Excelsior Avenue turn around to I-87,
   b. Along I-87, and
   c. Along the east boundary of the T-4 zone east of Weibel Avenue and adjacent to existing residential areas.

C. Architectural Design

1. Open porches, stoops, balconies, awnings and bay windows may encroach up to 50% of the depth of any setback.

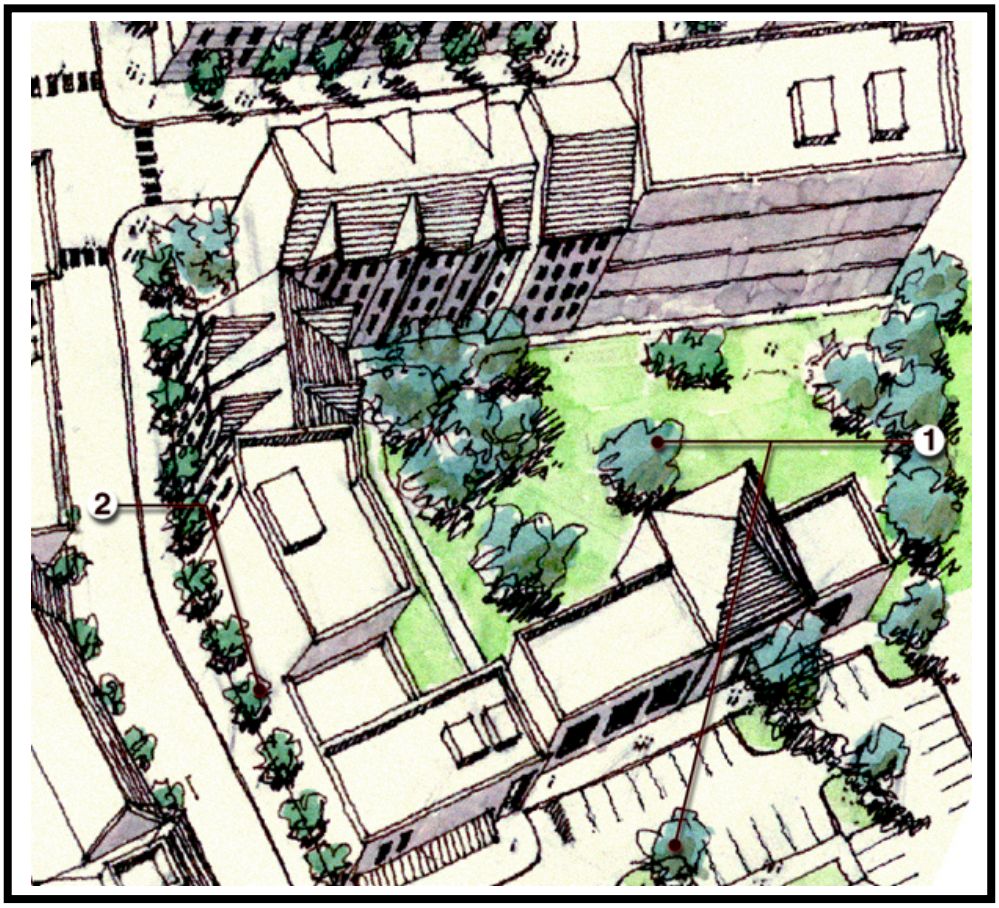
3.1.4 Transect-5 Neighborhood Center

A. Urban Form

Transect-5 Neighborhood Centers are intended to accommodate a variety and mixture of residential and non-residential uses, building types, and lot sizes. Neighborhood centers must incorporate residential use, create a public realm conducive to pedestrian activity, and provide linkages to adjacent neighborhoods. Neighborhood centers may vary, however, in the balance of neighborhood- and regional-scale non-residential uses based on their proximity to residential areas and major thoroughfares. Civic uses and spaces are also important elements of neighborhood centers.

1. Ground floor non-residential uses such as eating and drinking, retail, service, and offices with walk-in clientele, are required along the following key frontages:
   - Excelsior Avenue from Warren Street to Marion Avenue
   - East Avenue within 250 feet of the centerline of Excelsior Avenue
   - Lincoln Avenue from Hamilton Street to Whitney Place
   - South Broadway within 300 feet of the centerline of Lincoln Avenue
   - Washington Street within 250 feet of the centerline of West Avenue
   - West Avenue within 350 feet of the centerline of Washington Street
   - Weibel Avenue 950 to 1,300 feet south of the centerline of Louden Road

2. Block or lot interior may provide parking or civic and private open space.



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.

B. Architectural Design

1. The first floors of buildings for residential use should be raised above sidewalk grade a minimum of 2 feet.

3.1.5 Transect-6 Urban Core

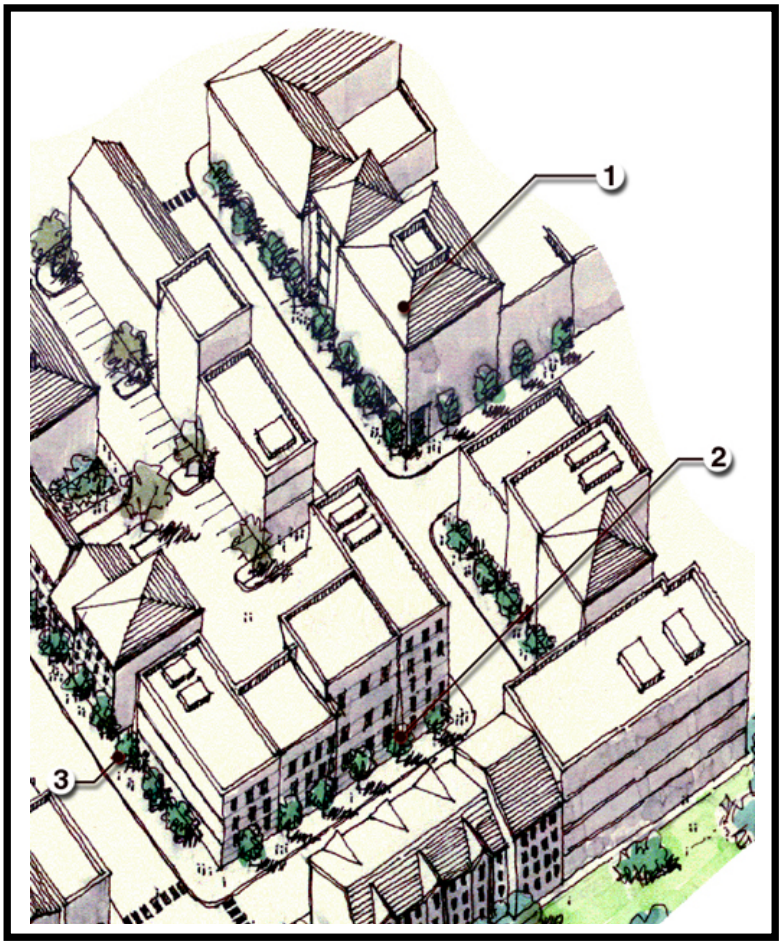
A. Urban Form

The Transect-6 Urban Core is the densest business, cultural and entertainment concentration within the City. The purpose of this district is to regulate site and architectural design and promote the creation of a consistently high quality pedestrian-oriented public realm in character with the historic forms, materials and colors of Downtown Saratoga Springs without unduly restricting re-use of historic structures or architectural diversity.

1. Retail, eating and drinking, office, residential, and civic uses should be integrated at the building, lot and block level.
2. First floor uses including eating and drinking, retail, service, civic space, and

offices with walk-in clientele is required on Broadway from Church Street to Phila Street.

3. 2- to 7-story buildings are permitted, as appropriate to site context.



T-6 Urban Center consists of the downtown area of the City with shallow build-to-lines, smaller blocks, and the widest range of building scale. Interior-block, shared public and private parking, accessed by alleys, is also a defining feature.

B. Streetscape Design

1. In addition to streetscape elements common to all Transect Zones, the Urban Core streetscape should include pedestrian amenities such as benches, trash cans, and informational kiosks.

C. Architectural Design

1. Flat roof and parapet construction is preferred; sloping roof structures should use dormers and gables to give the façade more visual character. Sloping roofs shall ensure the fall of snow, ice or rain does not create a hazard for pedestrians.
2. Building materials and colors should be historically appropriate.

3.2 GATEWAY DESIGN DISTRICT 1: ROUTE 50, ROUTE 9

3.2.1 INTENT

The intent of the Gateway Design District-1 is to establish a series of site and construction standards and guidelines to encourage appropriate development while preserving and maintaining a rural "Country" character in this gateway area–to complement the natural conditions of the neighboring Saratoga Spa State Park. These site and construction provisions shall guide the location and character of site development, buildings, roads, parking, signage, and vegetation.

3.2.2 DISTRICT LOCATION

The Gateway Design District-1 includes designated parcels along southern Ballston Avenue (NYS Route 50), and along South Broadway (NYS Route 9), a map of which can be found at: www.saratoga-springs.org. This Gateway Design District-1 is comprised of two sub-zones as follows:

A. ZONE A

Zone A recognizes the prevalent commercial nature of this area and is intended to encourage similar uses in a more intensive, clustered manner.

B. ZONE B

Zone B also encompasses commercial areas but is intended to encourage low-density development with an emphasis on rural character.

These standards and guidelines are to be used during the subdivision, site plan, building permit and architectural review approval process.

3.2.3 APPLICABILITY

A. These Gateway Design District-1 provisions include recommended design guidelines that may be waived if circumstances warrant and provided the intent of this Section is achieved, as well as mandatory standards as noted in this Section.

B. Graphics, where provided, are for illustrative purposes and do not represent the only way to meet the intent of the standards and guidelines in this Section.

3.2.4 LANDFORM

All Development within Gateway Design District-1 should be sympathetic to and reflect the site's natural land form using complementary design characteristics.

A. Building location, type, and mass shall reinforce the site's natural landform. Uses with large footprints are appropriate to sites with flat or gently sloping landform; uses with smaller footprints can better fit rolling landforms.

B. The location of building and site elements should minimize reshaping of natural contours. Large-scale cut and fill of terrain should be avoided to minimize clearing and disturbance to the existing landform.

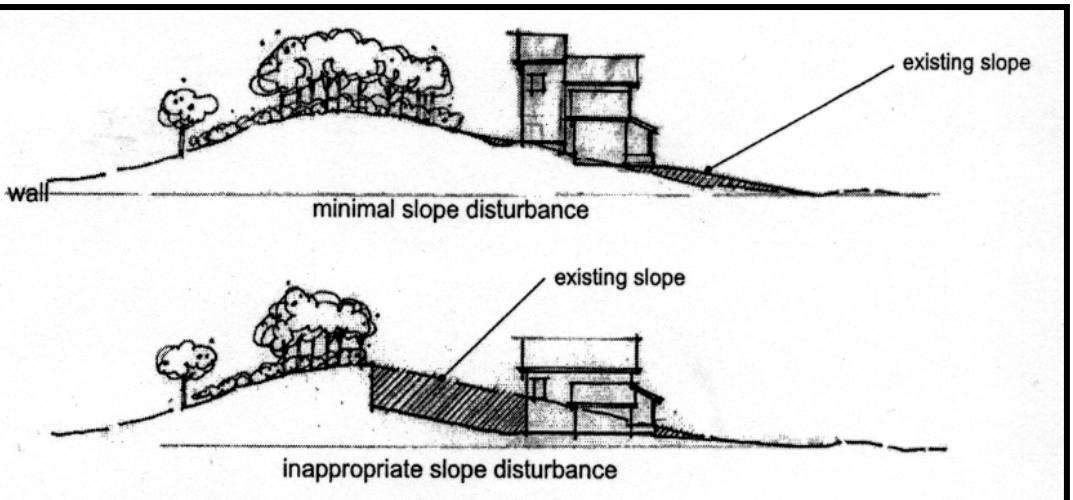


Figure 12.4. Graphics illustrating inappropriate and appropriate site design in regards to existing slopes.

1. In Zone A, a more traditionally commercial land use pattern is permitted. Changes in grade with structured, straight edge cut and fill slopes and/or retaining walls may be allowed to facilitate the clustering of uses and structures.
2. In Zone B, land use patterns should reflect a more rural character and the creation of geometric landforms should be avoided. In Zone B, cut and fill slopes should be graded to mimic existing slopes and blend smoothly into the surrounding landform. Rural cut/fill slopes should be a maximum of 1:5 and gradually blend into surrounding slopes.

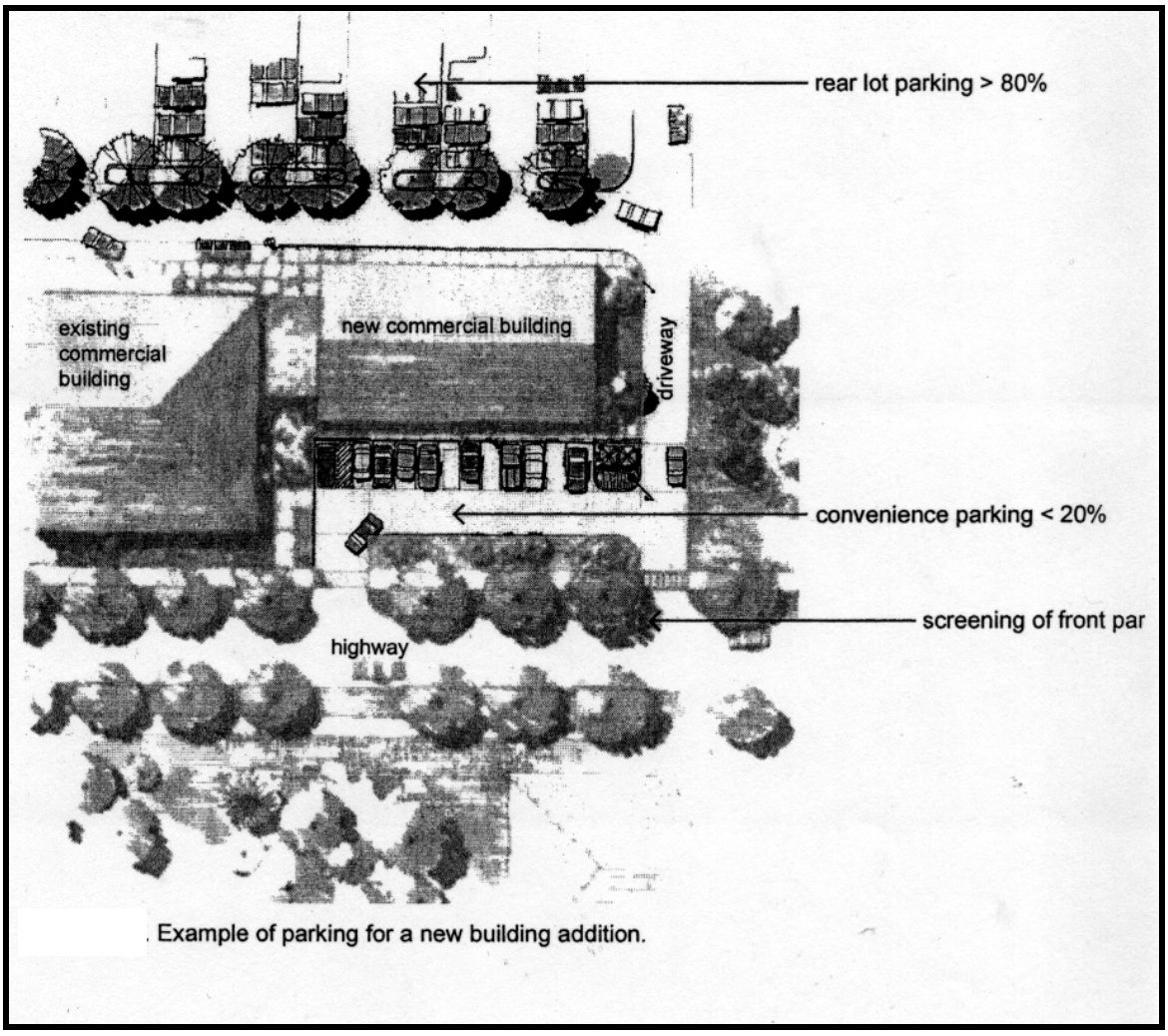
3.2.5 VEHICLE/PEDESTRIAN CIRCULATION AND PARKING

A. Alignment

1. Within Zone A, more rigid, angular circulation systems are recommended to increase density, land use efficiency, and enhance the contrast between the character of the commercial node and its surrounding land.
2. Rural circulation systems are inherently curvilinear and historically follow the line of least topographic resistance such as valleys and stream corridors. Therefore, in Zone B, circulation systems should be curvilinear to reflect the natural landform.

B. Location

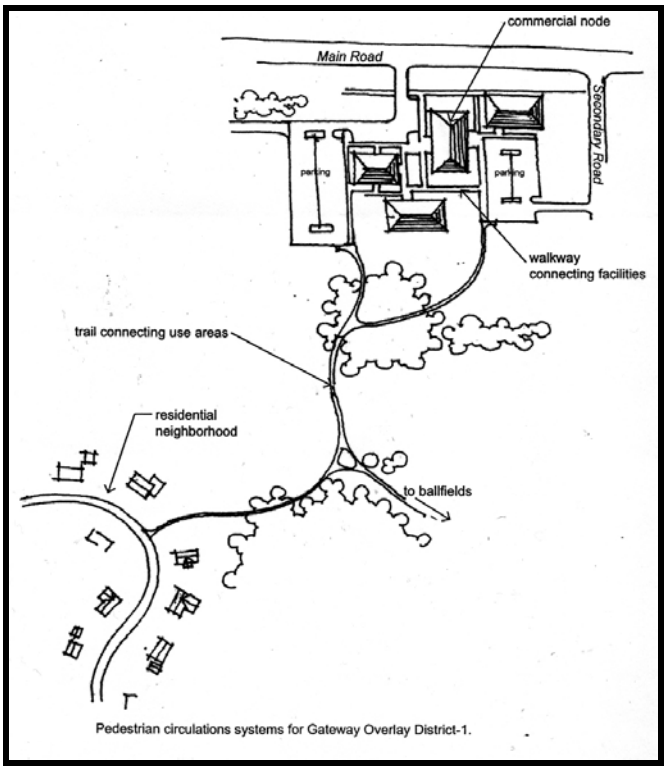
No more than 20% of parking shall be located as convenience parking in front of the front line of buildings and this standard may not be waived. The balance shall be located to the side or rear of the building. The area between the street and the parking at the side and front of a building should be landscaped to buffer the visual impacts.



. Example of parking for a new building addition.

C. Pedestrian Systems

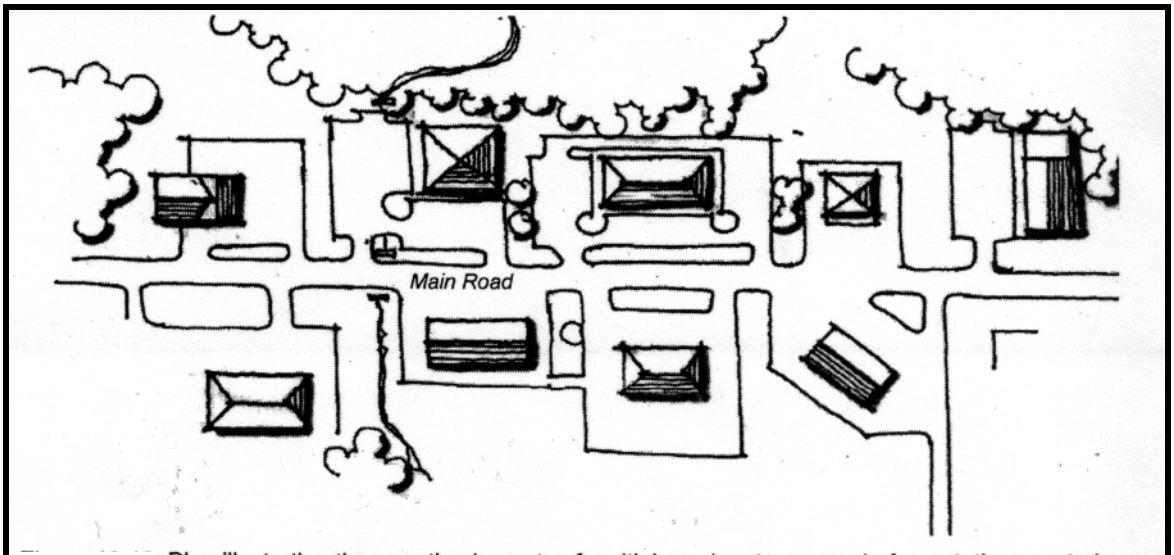
1. In Zone A, pedestrian systems should be *walks* that connect buildings with other buildings, buildings with parking areas, and buildings with public amenities (i.e. parks). These walks should be constructed of concrete or unit pavers.
2. In Zone B, pedestrian systems should be *trails* that link commercial nodes to other use areas (i.e. neighborhoods). These trails should be constructed of flexible type pavements such as asphalt, stone dust, or mulch.



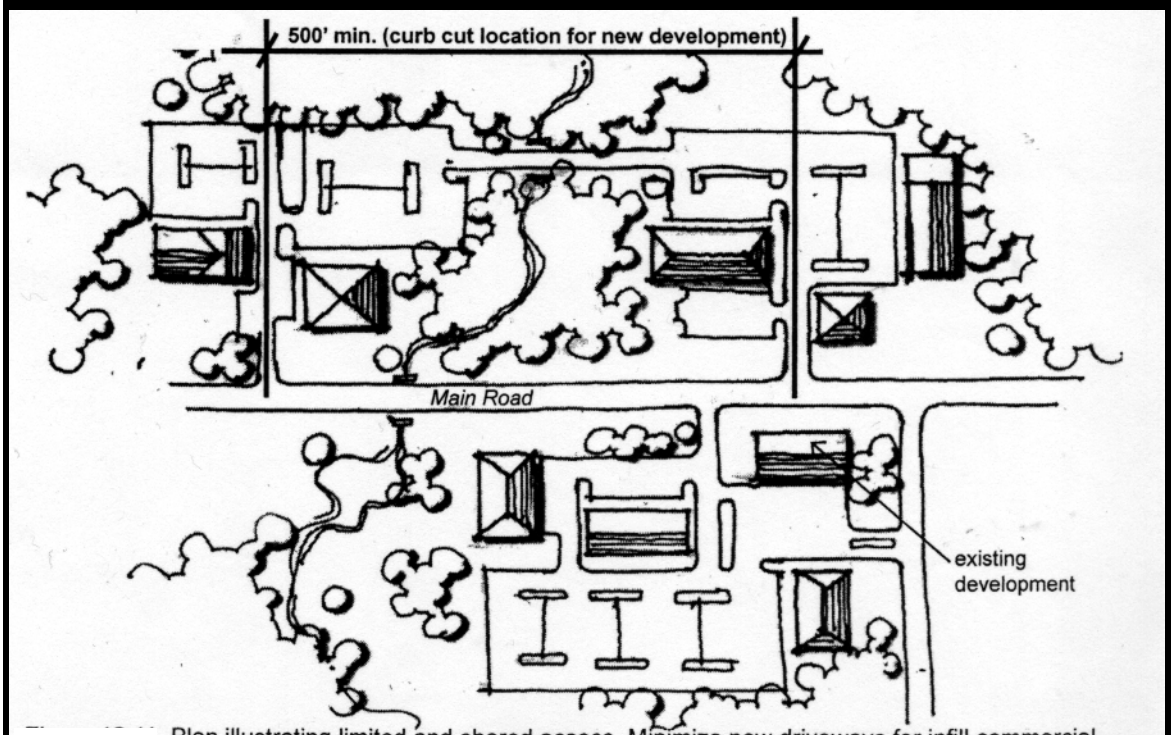
Pedestrian circulations systems for Gateway Overlay District-1.

D. Shared Driveways

Shared driveways are strongly recommended in both zones of Gateway Design District-1. Minimum recommended spacing between adjacent driveways on the same side of the street is 500 feet. Access connections on opposite sides of the street should be aligned or off-set so as to eliminate left-turn conflicts. The Planning Board, as part of site plan review, should evaluate the effect of proposed driveway locations on development of abutting properties. Proposals for shared driveways may require cross access easements.



. Plan illustrating the negative impacts of multiple curb cuts-removal of vegetation, wasted pavement for parking, and hazardous vehicle entries and exits.



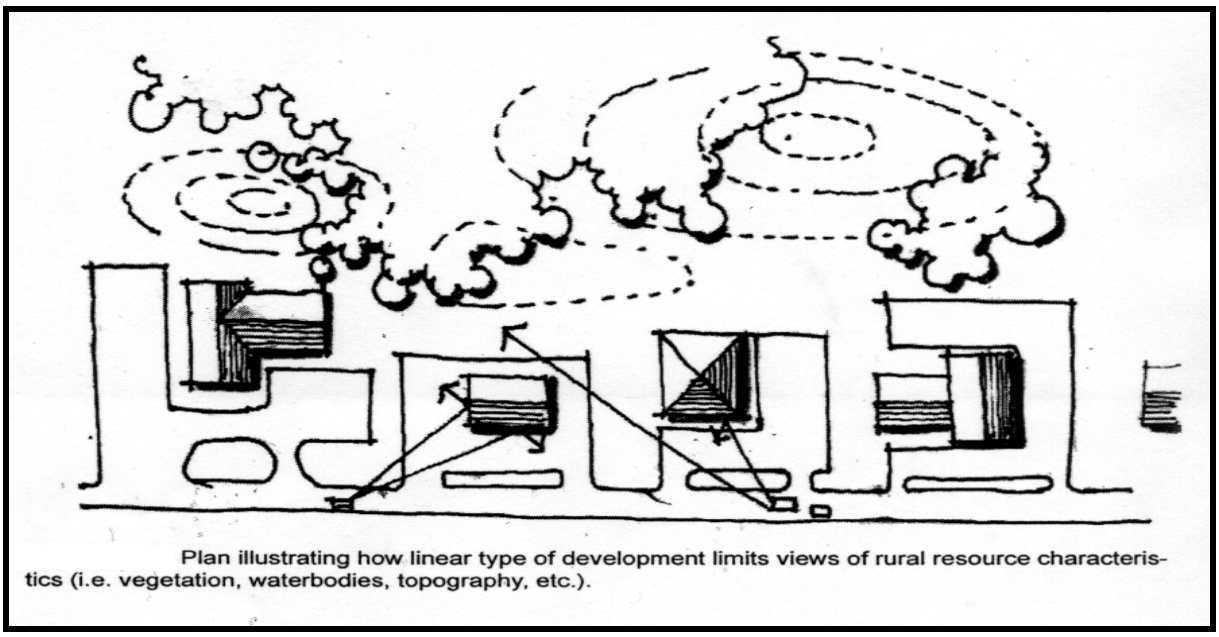
. Plan illustrating limited and shared access. Minimize new driveways for infill commercial development

3.2.6 STRUCTURES

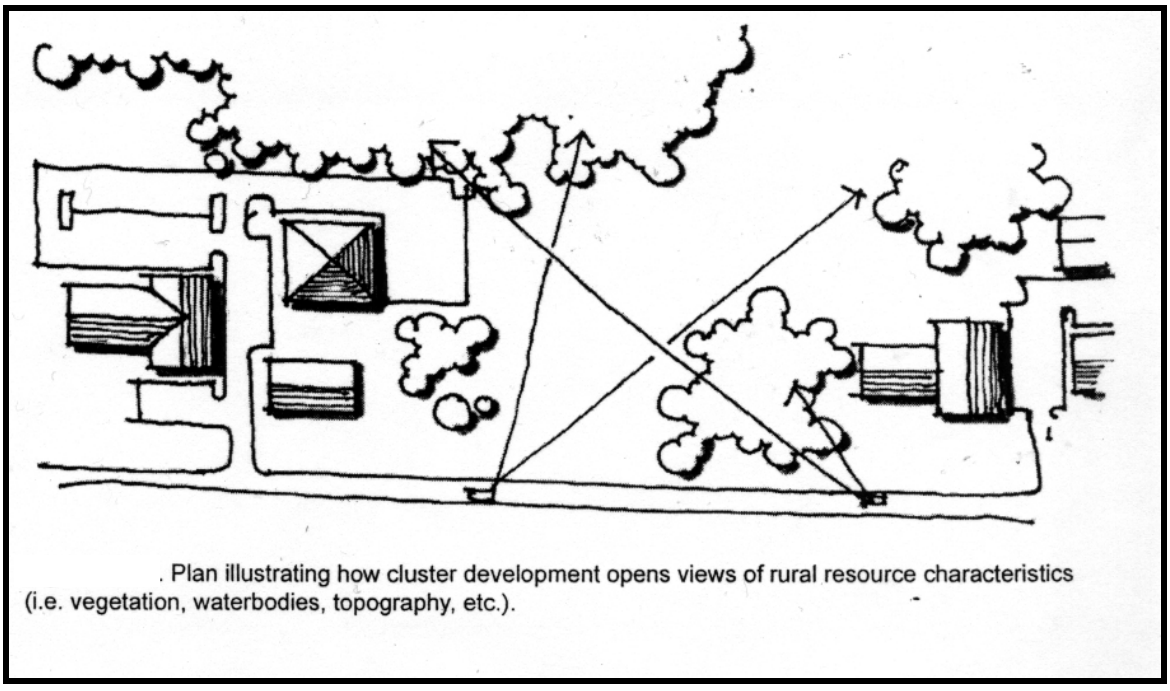
The height, mass, roof forms and materials of structures in the Gateway Design District-1 should reflect rural design characteristics.

A. LOCATION

Buildings should be sited in clusters with varying setbacks in order to maximize open space and help preserve scenic views of the surrounding rural landscape.



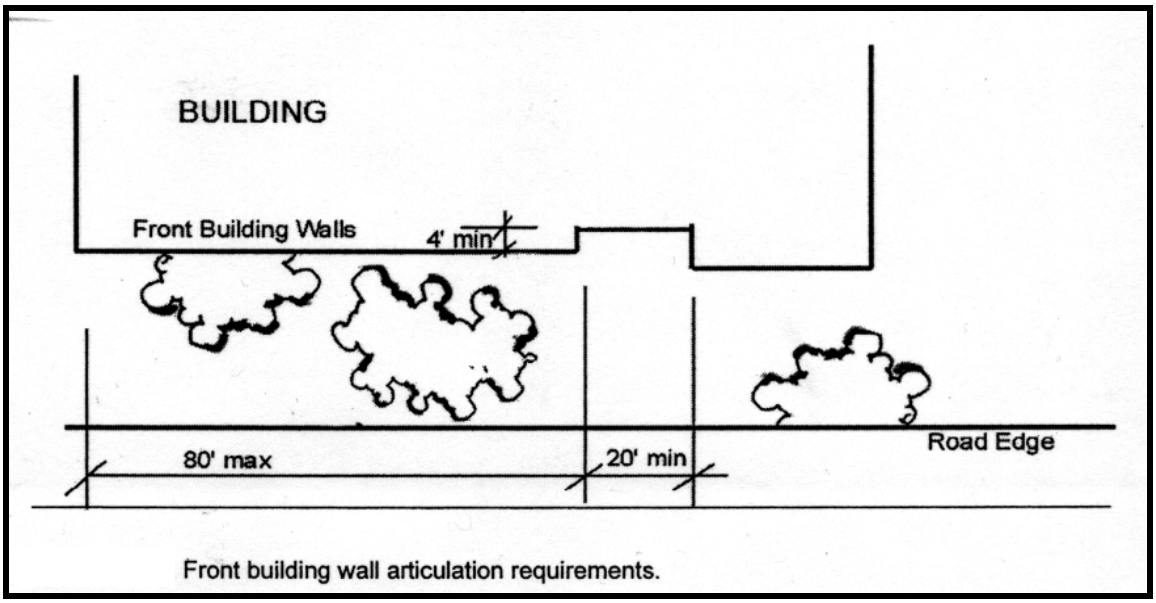
Plan illustrating how linear type of development limits views of rural resource characteristics (i.e. vegetation, waterbodies, topography, etc.).



. Plan illustrating how cluster development opens views of rural resource characteristics (i.e. vegetation, waterbodies, topography, etc.).

B. Commercial Building Façades

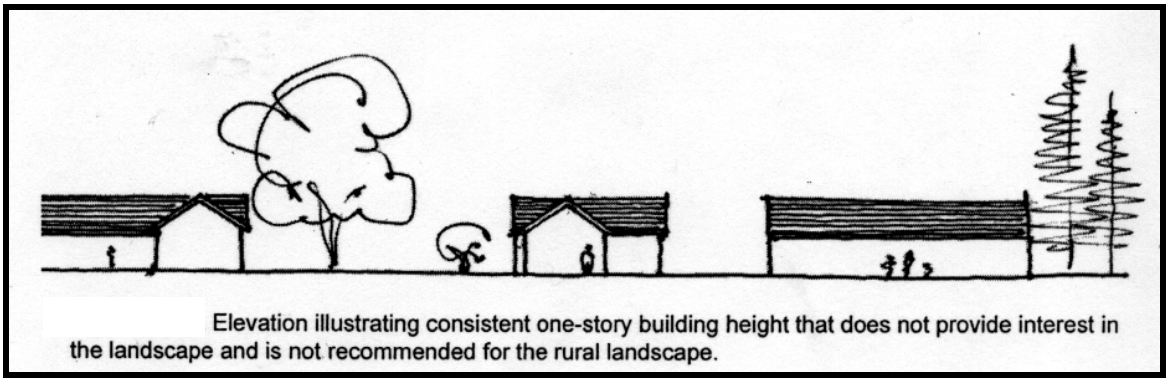
1. In Zone A, the building façade should be located between 30’ and 50’ from the right-of-way.
2. No front building wall should be more than 80 feet in width unless interrupted by a recess or other vertical modulation at least 4 feet in depth and 20 feet in width.



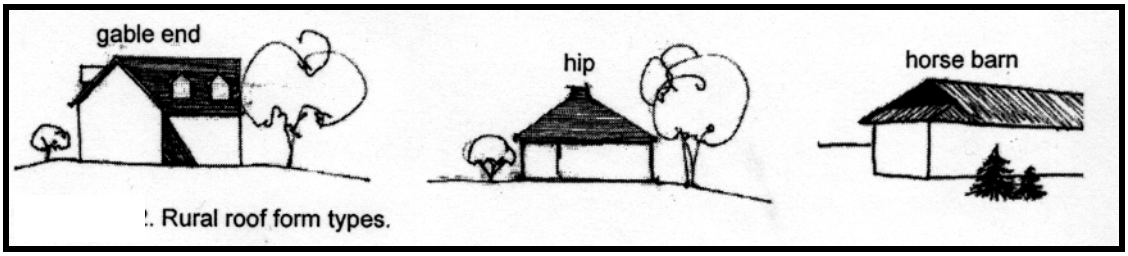
Front building wall articulation requirements.

C. BUILDING HEIGHT

1. Unless otherwise regulated, buildings should have a maximum height of 40 feet and include 2 usable stories. Buildings with footprints greater than 20,000 square feet should have a minimum of 30% of each structure as 2 stories. A typical rural roof form should also be applied to this additional story.


Elevation illustrating consistent one-story building height that does not provide interest in the landscape and is not recommended for the rural landscape.

2. Preferred rural roof forms include, but are not limited to, symmetrically pitched or hip roofs with or without gables and horse barn type roof ends.



!. Rural roof form types.

D. MATERIALS

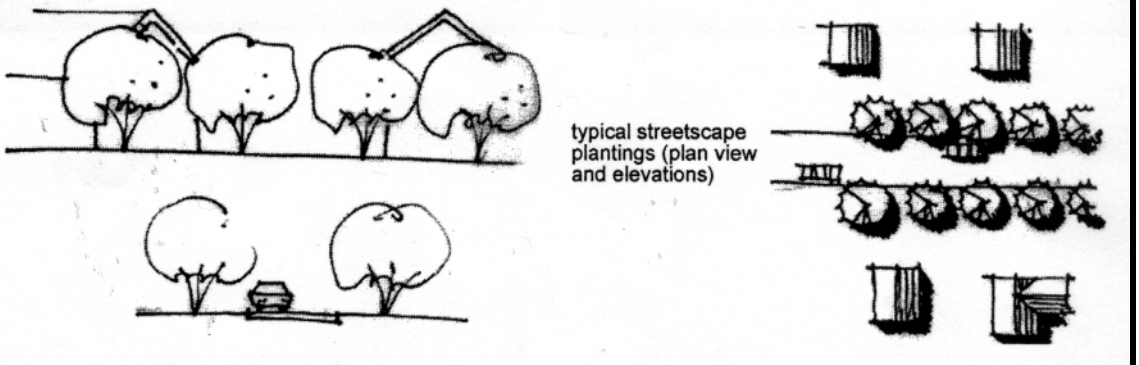
Building exteriors and signs should be constructed primarily of natural materials~~,~~ such as wood and stone. Multiple uses sharing a single curb cut or off-street parking should use complementary building, signage and lighting forms and materials.

3.2.7 VEGETATION

Existing vegetation and topography should be retained to buffer and screen new buildings if possible. New landscaping, especially plantings for screening and buffering, should consist primarily of native plant species.

A. Within Zone A, vegetation should occur in traditional, structured patterns while the type, form, mass, and configuration of vegetation in Zone B should reflect rural design characteristics.

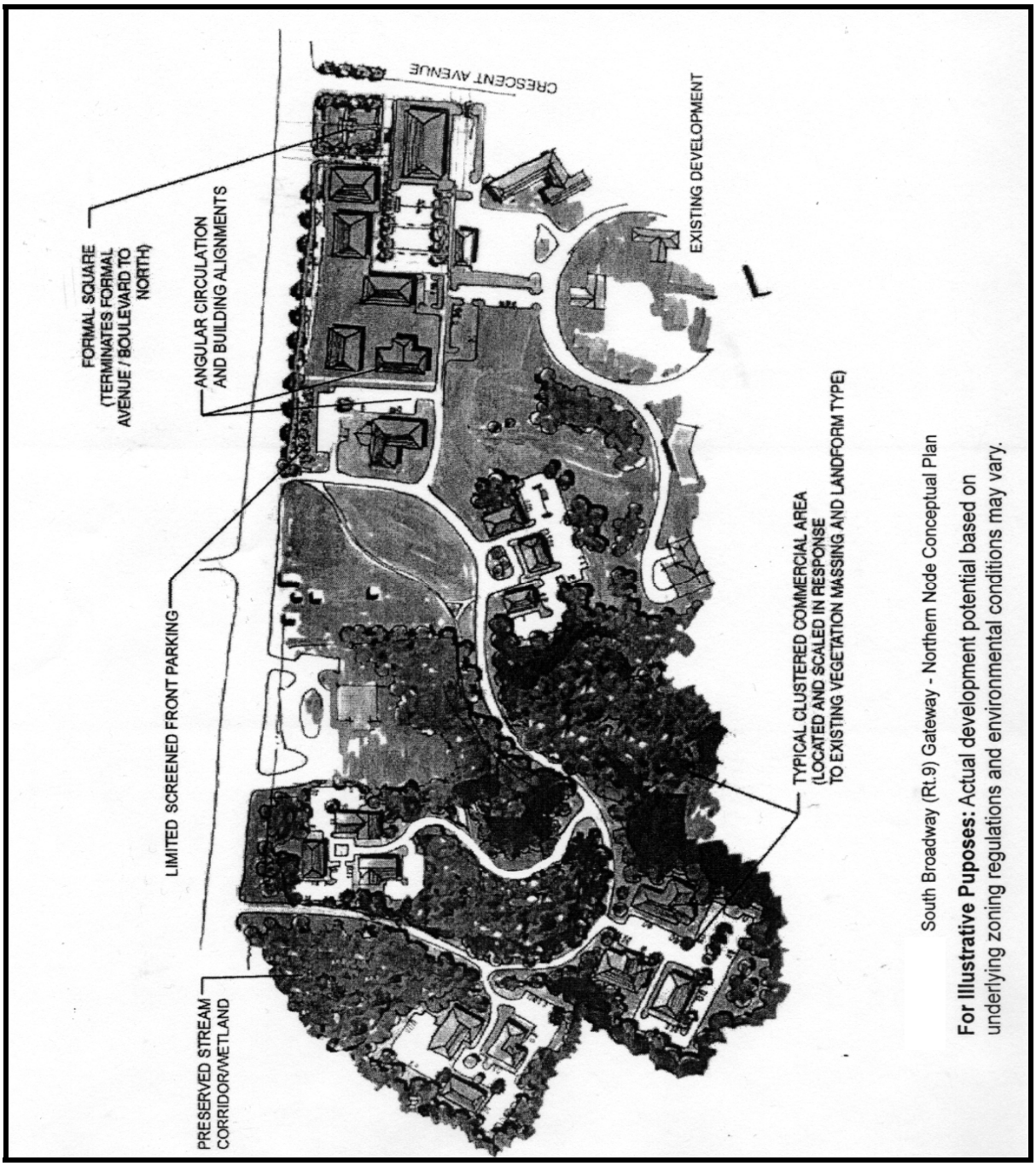
B. Within Zone A, street tree plantings should be a consistent species planted geometrically. Landscaping in Zone B should consist of a mix of species and be planted in clusters.

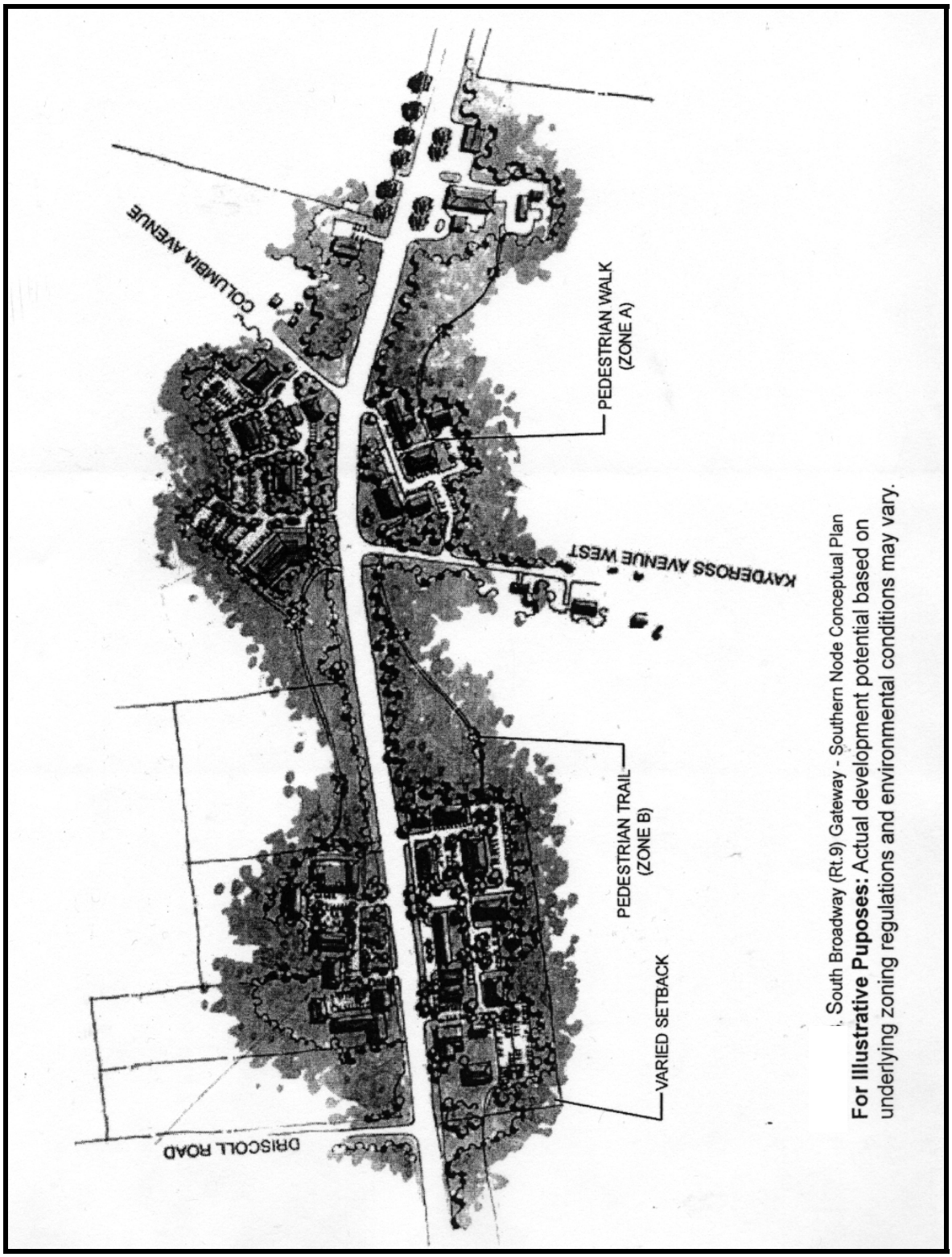


Planting concepts inside commercial nodes (Zone A). Structured alignment with regular spacing and single-species horticultural communities are used in commercial nodes and urban residential areas (Zones A).

3.2.8 GATEWAY DESIGN DISTRICT-1 CONCEPTUAL DEVELOPMENT PLANS

The following concept plans illustrate a long-range build-out scenario incorporating existing and new development. The graphics include existing structures and site elements that do not meet the objectives of this Section. As these properties are redeveloped, the goal is to increase compliance with these objectives to the maximum extent possible.


CRESCENT AVENUE
FORMAL SQUARE
(TERMINATES FORMAL
AVENUE / BOULEVARD TO
NORTH)
ANGULAR CIRCULATION
AND BUILDING ALIGNMENTS
EXISTING DEVELOPMENT
LIMITED SCREENED FRONT PARKING
TYPICAL CLUSTERED COMMERCIAL AREA
(LOCATED AND SCALED IN RESPONSE
TO EXISTING VEGETATION MASSING AND LANDFORM TYPE)
PRESERVED STREAM
CORRIDOR/WETLAND
South Broadway (Rt.9) Gateway - Northern Node Conceptual Plan
For Illustrative Puposes: Actual development potential based on
underlying zoning regulations and environmental conditions may vary.



South Broadway (Rt.9) Gateway - Southern Node Conceptual Plan

For Illustrative Puposes: Actual development potential based on underlying zoning regulations and environmental conditions may vary.

3.3 GATEWAY DESIGN DISTRICT-2: MARION AVENUE

3.3.1 INTENT

The intent of the Gateway Design District-2 is to establish a series of site and construction standards and guidelines to encourage the development of an appropriate urban character for the Marion Avenue gateway. These site and construction provisions shall guide the location and character of building and streetscape elements within this overlay district.

3.3.2 DISTRICT LOCATION

The Gateway Design District-2 shall include designated parcels in the Marion Avenue Gateway, a map of which can be found at: www.saratoga-springs.org.

3.3.3 APPLICABILITY

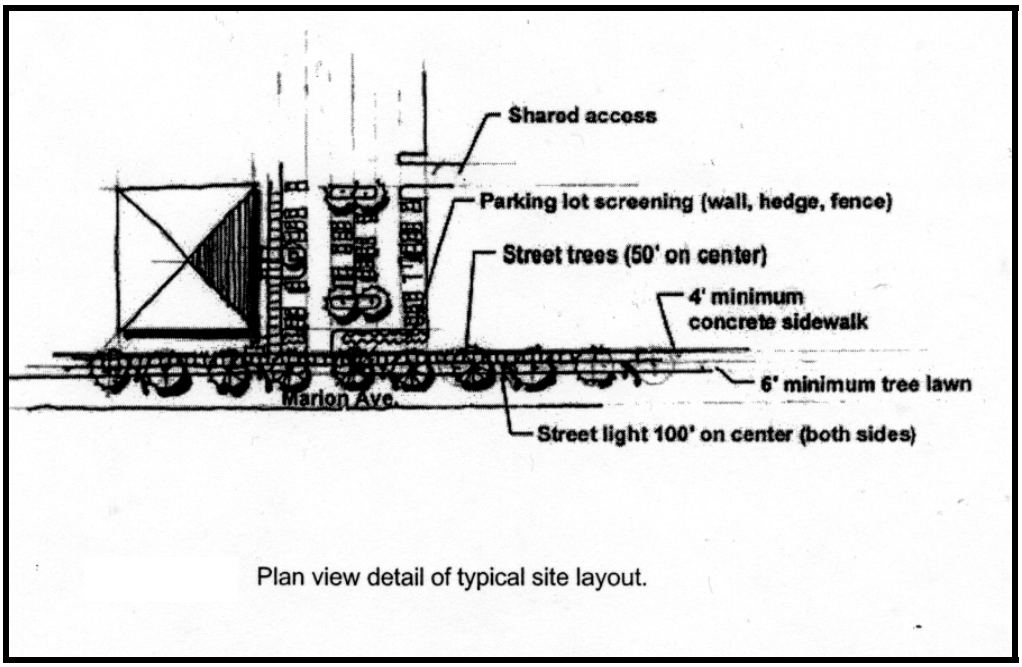
A. These Gateway Design District-2 provisions include recommended design guidelines that may be waived if circumstances warrant and provided the intent of this Section is achieved, as well as mandatory standards as noted in this Section.

B. Graphics, where provided, are for illustrative purposes and do not represent the only way to meet the intent of the standards and guidelines in this Section.

3.3.4 COMMERCIALLY ZONED PROPERTIES

A. PARKING AND ACCESS

1. No more than 20% of the parking in a commercial district shall be located as convenience parking in front of the front line of the building. This standard may not be waived. The balance of the parking shall be located to the side or rear of the building. The area between the street and the parking at the side and front of a commercial building should be landscaped to buffer the visual impacts.
2. One bicycle parking or storage space should be provided for every 15 off-street vehicular parking spaces.
3. Vehicle access to parking and services areas should be from a secondary street or alley whenever feasible. Shared driveways and parking are encouraged.



Plan view detail of typical site layout.

B. Architectural Design

1. Minimum frontage build-out should be 50% of the front lot line.
2. Roof forms may include symmetrically pitched roofs or flat roofs with cornice. Slopes of pitched roofs should be not less than 5:12, except that porch roofs may be sheds with pitches not less than 3:12. All gables should be parallel or perpendicular to the street.
3. Mechanical systems proposed for rooftops may exceed the maximum height requirements provided they are adequately screened and set back from the building facade.
4. Recommended roof materials include black or single tone asphalt shingles, standing seam roof with small seam with an approved color or natural slate. Imitation slate and wood shingles should be avoided. Parapet caps may be stone, concrete, or limestone.
5. All architectural openings, including windows, doorways, arches and porch framing, should be constructed with their height equal to or greater than their width and framed by appropriately scaled lintel or arch at the top and sill at the bottom.
6. The rhythm and proportions of architectural openings should complement that of adjacent buildings. The amount of windows and openings should be greatest at the street level. Facade design should incorporate a primary material and an easily recognizable pattern (with sub-patterns or subtle variations for larger scale buildings). Breaks or fluctuations in pattern or materials may be used to draw attention to entrances or special façade elements.
7. Recommended window materials include anodized aluminum or vinyl-clad frame (black, brown or approved color) or painted or stained wood. Recommended lintel and sill materials include brick, stone, wood or colored concrete. Bare aluminum frames should be avoided. Clear, frosted or stained glass is

recommended; tinted or mirrored glass should be avoided.

8. Shutters, if used, should be used throughout the façade and shall be proportioned to cover the window opening when closed.
9. Recommended façade materials include common red brick (bare or painted), special masonry units (textured, colored, or painted), natural stone, or wood clapboard. Beige, multi-tone, or imitation brick siding; bare masonry units; metal, asphalt or vinyl siding; and imitation stone or exterior insulation finish systems (EIFS) should be avoided.
10. Recommended trim materials include finish grade, painted, or stained wood. Bare lumber grade wood or plywood should be avoided.
11. Canvas awnings incorporating a maximum of three approved colors may be used. Plastic awnings should be avoided.
12. Recommended hard surface materials include asphalt, brick, paving stone, and patterned concrete. Asphalt use should be limited to parking and loading areas.
13. Building signage should be simple and integrated into the design of the building. See Chapter 6.1 “Signage” for sign regulations.

3.3.5 Residentially Zoned Properties

A. Architectural Design

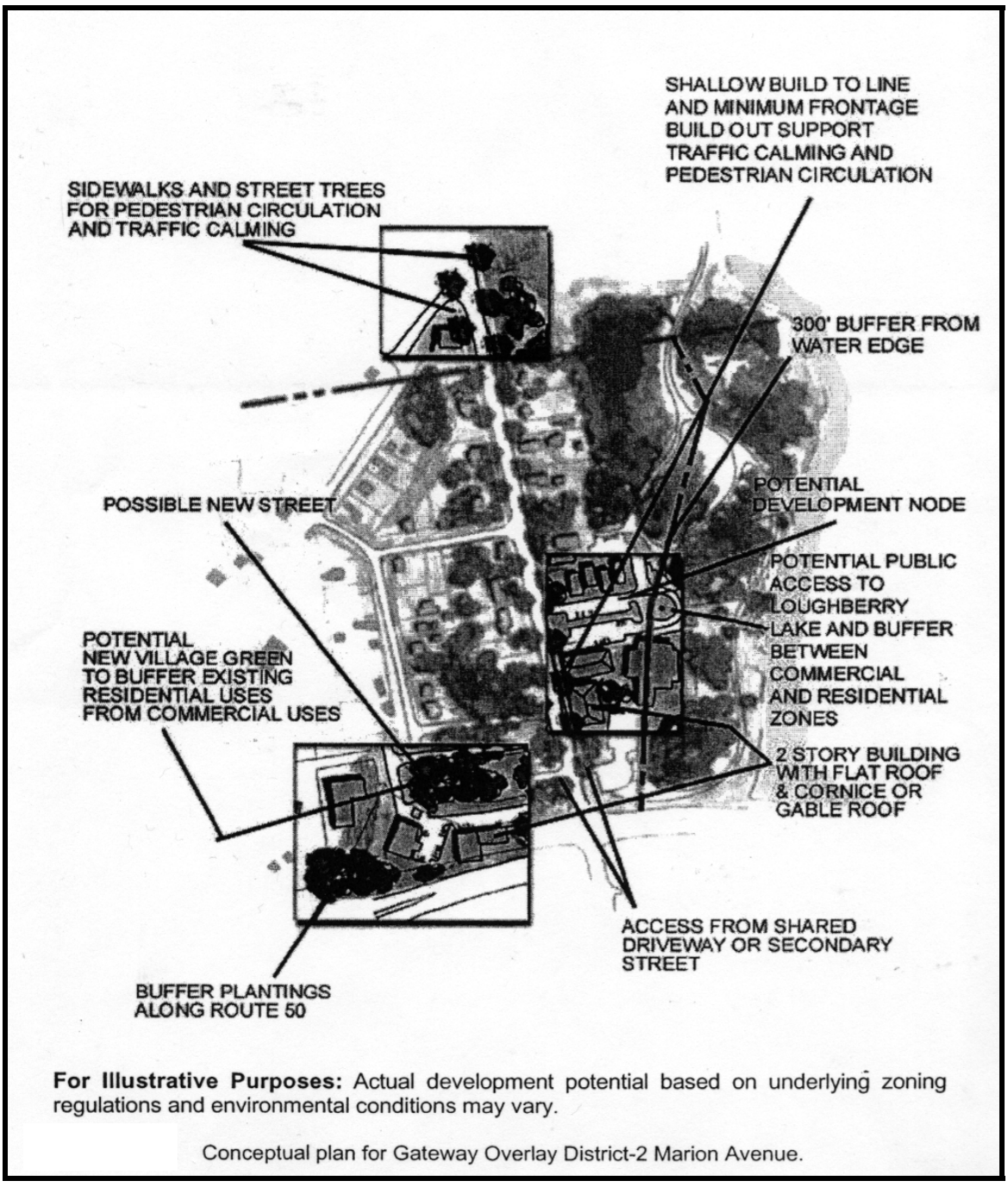
1. Roof forms may include symmetrically pitched roofs, but no flat roofs. Slopes of pitched roofs should be not less than 5:12, except that porch roofs may be sheds with pitches not less than 3:12. All gables should be parallel or perpendicular to the street.
2. Recommended roof materials include black or single tone asphalt shingles, standing seam roof with small seam with an approved color or natural slate. Imitation slate and wood shingles should be avoided.
3. Mechanical systems proposed should not be on the roofs and should be located to the side or rear of buildings and appropriately screened.
4. All architectural openings, including windows, doorways, arches and porch framing, should be constructed with their height equal to or greater than their width and framed by appropriately scaled lintel or arch at the top and sill at the bottom.
5. The rhythm and proportions of architectural openings should complement that of adjacent buildings. Breaks or fluctuations in pattern or materials may be used to draw attention to entrances or special façade elements.
6. Recommended window materials include anodized aluminum or vinyl clad frame (black, brown or approved color) or painted or stained wood. Clear, frosted or stained glass is recommended; tinted or mirrored glass should be avoided.
7. Shutters, if used, should be used throughout the façade and shall be proportioned to cover the window opening when closed.
8. Recommended façade materials include common red brick (bare or painted), natural stone, or wood clapboard.
9. Recommended trim materials include finish-grade painted or stained wood. Bare lumber grade wood or plywood should be avoided.

3.3.6 Traffic Calming

For properties within the Gateway Design District-2, special considerations should be given to design measures that reduce travel speeds on Marion Avenue. Traffic calming measures include reducing the width of road shoulders and installing curbs, adding street trees, sidewalks and street lighting; and installing bump outs or pedestrian refuge areas at pedestrian crossing points.

3.3.7 GATEWAY DESIGN DISTRICT-2 CONCEPTUAL DEVELOPMENT PLAN

The following concept plan illustrates a long-range build-out scenario incorporating existing and new development.



For Illustrative Purposes: Actual development potential based on underlying zoning regulations and environmental conditions may vary.

Conceptual plan for Gateway Overlay District-2 Marion Avenue.

3.4 Corridor Lodging District

3.4.1 Intent

This Section is established to provide for the location of special types of lodging facilities to serve the traveling or transient public provided special conditions are met.

3.4.2 Permitted Lodging Facilities

The following lodging facilities are permitted upon special use permit and site plan review.

A. Corridor Bed and Breakfast

A supplementary use in a single or two-family residential structure having a resident host where six to ten rooms are offered for rent and one or more meals are furnished to guests. Corridor bed and breakfast establishments may have regularly scheduled commercial indoor or outdoor activities such as weddings/receptions/showers, business meetings, catered events, and the like. The special use permit shall establish the types of permissible activities, a maximum number of events, and/or days on which such activities can occur and the maximum number of people who can attend such events. The above activities shall not require off-street parking.

B. Corridor Rooming House

A supplementary use in a single or two-family residential structure having a resident host where five to ten rooms are offered for rent and where meals may be provided to lodgers for compensation. A corridor rooming house shall provide lodging to people for a rental period of no less than twenty-eight consecutive days. A corridor rooming house may have a common kitchen facility available to lodgers but shall have no kitchen or dining facilities in any guestroom. A corridor rooming house shall not have regularly scheduled commercial activities such as weddings, catered events, and the like.

C. Inn

A residential building with a resident manager in which eleven to twenty-five rooms are offered for rent to not more than fifty lodgers. An inn may offer meals to lodgers and/or the public for compensation. An inn may have regularly scheduled commercial indoor or outdoor activities such as weddings/receptions/showers, business meetings, catered events, and the like. The special use permit shall establish the type of permissible activities, a maximum number of events/days on which such activity can occur and the maximum number of people who can attend such events. The regularly scheduled activities above shall not require off-street parking.

3.4.3 Permitted Locations

An applicant may seek approval for a corridor bed and breakfast, corridor rooming house, or an inn on all properties that front on the following streets:

- Ballston Avenue
- Broadway
- Church Street
- Circular Street
- Crescent Street

- Crescent Avenue
- East Avenue
- Excelsior Avenue
- Frank Sullivan Place
- Geyser Road
- Grand Avenue
- High Rock Avenue
- Lake Avenue
- Lincoln Avenue
- Marion Avenue
- Nelson Avenue (between Union Ave and Crescent Avenue)
- Nelson Avenue Extension
- South Broadway
- Route 9 (between Avenue of the Pines and Malta Town Line)
- Union Avenue
- Washington Street
- West Circular Street
- Whitney Place

A map of the Corridor Lodging District is available at www.saratoga-springs.org.

3.5 Public Water Supply and Wetland Protection District

3.5.1 Intent

This Section is intended to protect the City public water supply and wetland resources to provide for flood control, water quality, recreational, aesthetic and open space benefits.

3.5.2 Public Water Supply and Wetland Protection District Locations

The Public Water Supply and Wetland Protection District encompasses the following areas:

1. Land within 300 linear feet from the high water elevation for the Loughberry Lake Public Water Supply Reservoir.
2. Lands and waters identified as Class I and Class II Freshwater Wetlands by the Commissioner of the New York State Department of Environmental Conservation. Such areas are generally shown on the maps entitled "Final Freshwater Wetlands Maps-Saratoga County" prepared by the New York State Department of Environmental Conservation. The precise boundaries of such wetlands may be determined by field inspection by the New York State Department of Environmental Conservation.

3.5.3 Restricted Activities

No structures shall be permitted within the Public Water Supply and Wetland Protection District with the following exception. A principal or accessory residential structure that legally existed on or before January 1, 2001 within the Loughberry Lake Public Water Supply area may be expanded up to a total of 30% of its footprint.

3.6 Watercourse Protection District

3.6.1 Intent

This Section is intended to protect City watercourses and adjacent lands to enhance recreational and visual amenities, minimize sedimentation and erosion, reduce excessive flooding, prevent degradation or loss of stream-related wetlands, flora and fauna, and control watercourse pollution.

3.6.2 Watercourse Protection District Locations

All water and land within 50 linear feet of the center line of all City streams with a mean high water channel top width between 10 feet and 50 feet. Maps of these regulated watercourse areas are available in the City Clerk's Office and in the Office of Planning and Economic Development.

3.6.3 Activities Within District

A. Activities subject to permit. A Watercourse Activity Permit shall be required before undertaking the following activities:

1. Any development activity subject to subdivision or site plan review
2. The replacement in-kind of any lawfully existing structure
3. The installation, reconstruction, replacement or maintenance of non-municipal or private utilities
4. The installation, reconstruction or replacement of a culvert, bridge, or street crossing
5. The discharge of storm water, ground water, or treated waste water
6. Grading, except for residential lawn maintenance, gardening activities, or agricultural uses.
7. Removal of live vegetation, except for reasonable upkeep or the preservation of the property.
8. The application of chemical fertilizers.

B. Activities exempt from permit. The following activities shall be exempt from these permit requirements:

1. Agricultural activities
2. Watercourse maintenance activities if carried out in accordance with applicable New York State DEC standards, requirements, and permits
3. The following activities related to the maintenance and upkeep of property:
   a. Lawn care except for the application of chemical fertilizers
   b. Gardening
   c. Tree and shrub care
   d. Removal of dead and deteriorating vegetation
4. Municipal utility crossings.
5. Maintenance and reconstruction of municipal utilities.

C. Prohibited activities. The following activities shall be prohibited:

1. Installation of any septic tank, leach field or other on-site sewage disposal facility
2. Storage or dumping of any waste material, or debris that would alter the natural contours or characteristics of the watercourse

3. New construction of principal or accessory structures over 500 square feet in ground floor area.
4. Watercourse alteration through piping, filling, excavation or the removal of vegetation except for the reasonable upkeep or preservation of the property

3.6.4 Permit Application Process

A. For all activities that require a watercourse activity permit, application may be made directly to the Planning Board or as a referral by the Zoning Officer. To the extent practicable, the Planning Board shall coordinate review of the watercourse activity permit with associated subdivision or site plan review applications.

B. Applications for watercourse activity permits shall be on forms prescribed by the Planning Board, shall include plans and details as required, and shall be accompanied by a fee as established by the City Council.

C. In its review, the Planning Board may approve the application if it finds:
1. That there is no reasonable alternative, and;
2. That issuance of the permit will not violate the intent of this Section

D. The Planning Board may require a performance guarantee to ensure that all necessary erosion and sediment control measures are completed and maintained adequately.

E. Unless otherwise specified or extended by the Planning Board, a watercourse activity permit shall expire 18 months following the filing date of such decision if the applicant has not complied with any required conditions and has not begun actual construction, or otherwise implemented this approval.

F. The Planning Board may grant up to two 18-month extensions for an approved watercourse activity permit provided that the application was properly submitted prior to the expiration date of either the original watercourse activity permit or the first extension. When requesting an extension, it shall be the applicant's responsibility to prove that there have been no significant changes to the site or neighborhood and that the circumstances and findings of fact by which the original approval was granted have not significantly changed.