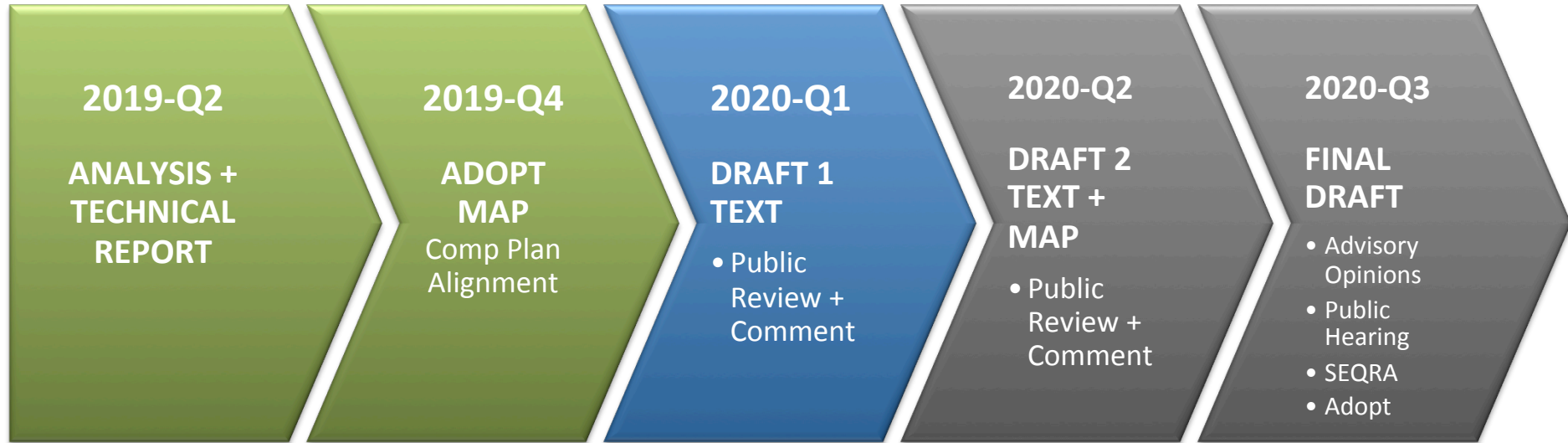




# UDO Project Timeline



**Draft-2 Release Anticipated**  
April 2020



# Draft-1 Public Comments

## An Engaged Community

- **Residents and Businesses**

- **Land Use Boards**

  - Design Review Commission*

  - Planning Board*

  - Zoning Board of Appeals*

- **Community and Advisory Groups**

  - Beekman Street Arts District*

  - Bikeatoga*

  - Complete Streets Committee*

  - Open Space Advisory Committee*

  - Preservation Foundation*

  - Saratoga Lake Protection and Improvement District*

  - Sustainable Saratoga*



# Draft-1 Public Comments

## Categories of Comments

- Text Edits, Clarifications, Illustrations
- Dimension and Design Standards
- Use Definitions + Standards and Use Allowances
- Public Right-of-Way
- Scope of Land Use Boards
- Scope of UDO and Current Project
- Process: Guide, Review + Approve, Regulate, Enforce
- Zoning Map



# Benefits + Impact

Dimension Standards

Design Standards

- **Reductions** in lot size and width in UR districts?
- **Height bonus** in UC + NC? Requirements?
- **Add design standards in UR districts:** *façade, entrances, fenestration, porch + garage location, prohibited materials?*
- Conservation design for **all construction in SR+RR?**



# Land Use Goals

## • *City in the Country* •

“Promote a broader mixture of uses in selected areas to encourage social, business and residential interaction and diversity.”

*2015 Comprehensive Plan, Executive Summary*

- ✓ **“...encourage land uses that build long-term fiscal sustainability.”** *Section 3.1-12*
- ✓ **“...accommodate a broad range of land uses while minimizing conflicts.”** *Section 3.1-13*
- ✓ **“Consider allowing commercial agriculture uses within the City..”** *Section 3.1-46*
- ✓ **“Maintain the greenbelt by restricting incompatible uses and the intensity of development.”** *Section 3.4-2*
- ✓ **“Although the Core Neighborhood is primarily residential in character, existing neighborhood-scale commercial uses may currently exist to complement residential uses.”** *Future Land Use 4.0*



# Benefits + Impact

## Use Definitions + Standards

- Many Uses can be interpreted in current zoning
- **More Uses Defined** = Less Interpretation
- **Standards** provide better control over how Uses complement the district when allowed



# Benefits + Impact

## Use Definitions + Standards

- **Cottage Court or Pocket Neighborhood**
  - arrangement of 4 or more dwellings on common courtyard
  - requires total lot size=min. lot size X dwelling number
- **Neighborhood Commercial Establishment**
  - non-residential in construction or use
  - only allowed within existing structures
  - limited list of new permitted uses: *art gallery, arts/fitness studio, office, personal service, eating/drinking<40, retail goods, specialty food service*
  - uses change requires new special use approval



# Benefits + Impact

## Use Allowances

- UR Districts: Allow **New** Uses?
- AC District: **More/Fewer** Uses?
- RR District: **Which** Uses Allowed?





# Benefits + Impact

## Public Right-of-Way

- Sidewalks: Allow **Fee-in-lieu** for construction?  
(per Complete Streets Plan)
- Civic space siting **within public ROW:**
  - DPW approval
  - list of acceptable civic space amenities
  - location plan



# Benefits + Impact

## Scope of Land Use Boards

- **Expand local historic districts =**  
National Register of Historic Places
- **Require for ALL proposed demolitions citywide?**
  - 30 day delay and/or
  - post-demo construction plan and/or
  - DRB approval
- **DRB review: All city-owned building construction?**  
within Arch+Hist districts



# Benefits + Impact

## Zoning Map

- **AC district:** expand north and/or south?
- **Aletta Street:** zone for old depot building, Cudney's?