



# UNIFIED DEVELOPMENT ORDINANCE

CITY OF SARATOGA SPRINGS, NY

**50% DRAFT PROGRESS SUBMISSION  
MAY 19, 2017**





# TEMP PAGE: DRAFT UDO LEGEND

## A Visual Guide to the Draft UDO Edits

The draft UDO documents being published for review include specific formatting which is intended to help everyone understand the edits being proposed, as follows:

**Existing Text Unchanged.** Black text shown like this indicates existing city code language which is currently proposed to be kept “as is” without edits. It may have been relocated to a different section or chapter, but the text remains the same.

This is sample text used to illustrate what the text would look like in the proposed new ordinance. This is sample text used to illustrate what the text would look like in the proposed new ordinance. This is sample text used to illustrate what the text would look like in the proposed new ordinance.

**Existing Text Deleted.** Red strikethrough text shown like this indicates existing city code language which is currently proposed to be removed.

~~This is sample text used to illustrate what the text would look like in the proposed new ordinance. This is sample text used to illustrate what the text would look like in the proposed new ordinance. This is sample text used to illustrate what the text would look like in the proposed new ordinance.~~

**New Text Added.** Green underline text shown like this indicates new language which is currently proposed to be added to the code.

This is sample text used to illustrate what the text would look like in the proposed new ordinance. This is sample text used to illustrate what the text would look like in the proposed new ordinance. This is sample text used to illustrate what the text would look like in the proposed new ordinance.

**Temporary Text.** Purple text shown like this indicates temporary text (such as “## Note: editor’s notes”) or cross-references (See Article 0.0.0) which will need to be changed at a later date when the code is finalized.

This is sample text used to illustrate what the text would look like in the proposed new ordinance. This is sample text used to illustrate what the text would look like in the proposed new ordinance. This is sample text used to illustrate what the text would look like in the proposed new ordinance.

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**Proposed Format.** The proposed format for the draft UDO is anticipated to look similar to this, once completed. The final draft will remove the editing notes and temporary text to show the clean version.

## ARTICLE 1 TITLE

### 1.1 SUBCHAPTER TITLE

This is sample text used to illustrate what the text would look like in the proposed new ordinance.

#### 1.1.1 Heading Title

**A. Provision Name.** This is sample text used to illustrate what the text would look like in the proposed new ordinance.

1. This is sample text used to illustrate what the text would look like in the proposed new ordinance.

a. This is sample text used to illustrate what the text

# TEMP PAGE: Use Schedule Notations

Bakery, retail
Bakery, wholesale
Barns and Stables <sup>006</sup>
Bathhouse / Health Spa
Bottling Plant <sup>006</sup>

Please Note: The draft Article 2 Use Schedule for “Mixed Use Districts” includes 3-digit red numbered codes for many uses. These codes are editors’ notes, and correspond as follows:

- 003** Use category added to differentiate Drive-Ins from other types of drive ins.
- 004** Use category added to differentiate Drive-In banking institutions from other types of drive ins. Made as a Special Use Permit
- 005** Use category added to differentiate Drive-In Pharmacies from other types of drive ins. Made as a Special Use Permit
- 006** The existing zoning for the T-6, T-5 and T-4 districts states that ALL USES, except those listed as “permitted accessory uses and structures” and those listed as “prohibited uses”, may be allowed with special use permit and site plan review. These uses listed with this numeric code are not found in either category, and therefore it would reasonably be interpreted that they would technically be allowed as stated. For this reason, they are shown as currently allowed in the use schedule, even if they may not seem appropriate.
- 007** Group Entertainment is listed as both “Permitted with Site Plan Approval” and “Permitted with SUP and Site Plan Approval” within the HGB district. It is not known which one is correct. Need to clarify.
- 008** “Sales and Maintenance” appears only once in the existing use schedule within the IND-L district, and could be considered for rolling into another use category. It is not clear what this use is.
- 009** In the WD and IND-L Districts, “Administrative Offices” are listed as permitted with site plan review and SUP. It is assumed that this is different and distinct from “Offices”. Instead of making a new use category for Administrative Offices, it is recommended that this instead be listed as an “Office” which is Accessory Use, and has been indicated that way on the use schedule
- 010** Telecommunications Facility - it is assumed that this is the same thing as “TV/Radio & Receiving Broadcast”, which is only listed for the IND-L district. This should be clarified, and possibly combined with “Telecommunications Tower”
- 011** “Real Estate Office” - should consider if there is any reason this cant be combined into “Office”.

# Credits

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