

ARTICLE 9 DEFINITIONS

Note: This Article incorporates definitions from existing code Chapter 240 Zoning, 241 Subdivision Regulations, 242 Stormwater Management and portions of Chapter 120 Flood Damage Prevention.

100-Year Floodplain

Land subject to a one-percent or greater chance of flooding in any given year as specified in the City Code Chapter 120 Flood Damage Prevention.

A

Abandonment

An intent to relinquish by some overt act, or some failure to act, which implies that the owner neither claims nor retains any interest in the use or activity.

Access

A way or means to provide physical entrance to a property or physical element of the landscape.

Access Drive

A roadway, other than a street, which provides vehicular access from a street or private road to or within a lot.

~~Temporary~~ Accessory Dwelling, ~~Temporary~~

A temporary accessory residential unit within an existing legal single-family residence.

Accessory Structure

<Needs Definition>

Accessory Structure or Use, Multi Family Residential

<Needs Definition>

Accessory Structure or Use, Single and Two Family Residential

<Needs Definition>

~~Residential~~ Accessory Structure, ~~Residential~~

An unfinished and uninhabitable space in a detached structure. Includes private garages, storage sheds, non-commercial greenhouses, swimming pools, pool houses, antennas &

satellite dishes and solar/heating/ventilation/utility equipment.

Administrative Office

An establishment primarily engaged in management and general administrative functions such as executive, personnel, finance and sales activities performed centrally for other establishments of the same company.

Adult Book Store

An establishment having as a substantial or significant portion of its stock in trade, books, magazines and other periodicals which are distinguished or characterized by their emphasis on matter depicting or relating to “specified sexual activity or specific anatomical areas,” (as defined below).

A. Substantial or significant portion

A “substantial or significant portion of its stock in trade, books, magazines or other publications shall be determined to exist if either more than 20 percent of its gross sales receipts comprise items described in (B) or (C) hereof or that more than 20 percent of the net square footage of the establishment is dedicated to the display or advertising of items described below in (B) and/or (C) hereof.”

B. Specified sexual activities:

1. Human genitals in a state of sexual stimulation or arousal;
2. Acts of human masturbation, sexual intercourse or sodomy;
3. Fondling or other erotic touching of human genitals, pubic region, buttock or female breast.

C. Specified Anatomical Areas:

1. Less than completely and opaquely covered human genitals, pubic region, buttocks or female breast below a point immediately above the top of the areola;
2. Human male genitals in a discernibly turgid state, whether or not covered.

Adult Entertainment

Any business enterprise or adult entertainment establishment having operations depicting or relating to “specified sexual activity or specific anatomical areas” (as defined below) for observation by patrons therein.

A. Specified sexual activities:

1. Human genitals in a state of sexual stimulation or arousal;

2. Acts of human masturbation, sexual intercourse or sodomy;
3. Fondling or other erotic touching of human genitals, pubic region, buttock or female breast.

B. Specified anatomical areas:

1. Less than completely and opaquely covered human genitals, pubic region, buttocks or female breast below a point immediately above the top of the areola;
2. Human male genitals in a discernibly turgid state, whether or not covered.

Agricultural Activity

The activity of an active farm including grazing and watering livestock, irrigating crops, harvesting crops, and using land for growing agricultural products, but shall not include the operation of a dude ranch or similar operation, or the construction of new structures associated with agricultural activities.

Agriculture

The raising of crops, horticulture and the keeping or raising of domestic animals, fowls and livestock.

Alley

A narrow public right-of-way used primarily as a second means of access to the rear of abutting properties for service and/or parking access.

A service road with one way or two-way traffic providing a secondary means of public access to abutting property and not intended for general traffic circulation. ## Note: second definition from Subdivision Regs, needs to be combined.

Alteration

As applied to a structure, any change or rearrangement in the structural parts or in the exit facilities or any enlargement, either by extending a side or by increasing in height.

Animal Clinic

A facility where animals receive medical care or surgical treatment, and may include post-treatment boarding.

Animal Kennel

A facility providing boarding and care for animals.

Antenna and Satellite Dish

A device utilized for the personal receipt and/or transmitting of radio signals and any form of satellite receiving dishes. It shall specifically exclude customary Vhf and Uhf TV antennae and TV/Radio transmission towers licensed for public broadcast by

the FCC.

Applicant

The owner, or purchaser under contract, of land proposed for subdivision or his representative. Consent shall be required from the legal owner of the premises.

Applicant's Engineer

A professional licensed by the State of New York to perform design of improvements and retained by the applicant.

Area of Special Flood Hazard

The land in the floodplain within a community subject to a 1% of greater chance of flooding in any given year. This area may be designated as Zone A, AE, AH, AO, A1-A30, V, VO, VE or V1-V30. It is also commonly referred to as the "base floodplain" or "one-hundred-year floodplain."

Area Variance

An area variance provides relief from the dimensional or physical requirements imposed by the applicable zoning regulations.

Art Gallery

An establishment engaged in the sale, loan, or display of paintings, sculpture, or other original works of art to the public.

Artist Studio

A workspace for the creation and instruction of fine arts and crafts such as painting, sculpture, photography, music, and the like.

Asphalt Mix Plant

<Needs Definition>

Attic

An unfinished space immediately below the roof framing of a building.

Outdoor Athletic Field / Court Facility, Outdoor

An area designed and constructed to be utilized in connection with athletic endeavors such as football, baseball, softball, rugby, soccer, lacrosse, basketball or tennis courts, and the like.

Auto Junk Yard

An area used for the storage of 2 or more unlicensed, inoperable motor vehicles not housed by a permanent

structure. **Note:** Although this use is not in the use schedule, it is specifically mentioned in the T-6 district.

Automotive Charging Terminals

Electric Vehicle Supply Equipment (EVSE) designed for the recharging of electric motor vehicles, for personal or public use.

Automotive Fuel Sales Vehicle Fueling Stations

A facility that is used for the sale of motor vehicle fuel and accessories, and shall not include a car wash or motor vehicle repair.

Automobile Garage ~~Motor Vehicle Repair~~

A building on a lot designed and/or used primarily for mechanical and/or body repairs, storage, rental or servicing of automobiles, trucks or similar motor vehicles. Servicing shall include lubrication, changing the oil and replacing filters, but shall not include the dispensing of gasoline or diesel fuel. The definition includes the term "motor vehicle repair establishment". **Note:** Duplicate of Motor Vehicle Repair below.

Automotive Car Rental Agency

An establishment for the rental and storage of motor vehicles to the public, not including on-site servicing or repair of the vehicles.

Automotive Motor Vehicle Repair

An establishment for the repair and servicing of motor vehicles; includes collision service, painting, detailing and incidental retail sale. Shall not include fuel dispensing to the public.

Automotive Auto Sales

A facility for the sale and rental of motor vehicles and which may include incidental servicing and retail.

Automotive Wash Car Washes

A facility designed for the cleaning of motor vehicles.

B

Bakery, Retail

An establishment primarily engaged in the retail sales of baked goods.

Bakery, Wholesale

An establishment utilized for the production of baked goods for sale off the premises.

Barns and Stables

A structure used for the keeping of domestic livestock, such as, horses, cattle, goats, sheep, pigs and associated storage.

Base Flood

The flood having a one-percent chance of being equalled or exceeded in any given year.

Basement

The portion of a building having its floor subgrade (below ground level) on all sides. **Note:** From Flood Damage Prevention code.

Bathhouse / Health Spa

An establishment providing baths or other treatment to the public in association with mineral waters.

Corridor Bed & Breakfast, Corridor

A supplementary use in a single or two-family residential structure having a resident host which six to ten rooms are offered for rent and one or more meals are furnished to guests. Regularly scheduled commercial indoor or outdoor activities such as weddings/receptions/showers, business meetings, catered events, etc., and the like may be permitted. See Corridor Lodging [Overlay](#) District, [Section 3.4-Article 00](#).

Neighborhood Bed & Breakfast, Neighborhood

A supplementary use in a single or two-family residential structure having a resident host which one to five rooms are offered for rent and one or more meals are furnished to guests. Regularly scheduled commercial indoor or outdoor activities such as weddings/receptions/showers, business meetings, catered events, and the like, are not permitted.

Bottling Plant

<Needs Definition>

Block

The aggregate of lots and alleys circumscribed by streets.

Block Face

All the building facades on one side of a block. The block face provides the context for establishing streetscape continuity and architectural harmony.

Board

The Planning Board of the City of Saratoga Springs as established in accord with the codes of the City of Saratoga

Springs or any person authorized by the Planning Board to act as its representative. **Note:** May need to modify this to include other boards, or eliminate and always use full board name throughout code.

Bottling Plant

<Needs Definition>

Bowling Alley

An establishment utilized primarily for the sport of bowling. Incidental activities may include the sale of food and drink and other entertainment.

Brew Pub

An eating and drinking establishment where certain beverages are prepared on the premise for on-site consumption. The brewing and retail sale of such beverages is accessory to the eating and drinking establishment. Separate and distinct from Craft Brewery, Winery or Distillery.

Buffer

A vegetated portion of land intended to provide a continuous visual screen and noise attenuation.

An area of dimensional separation between land uses, buildings, or structures, which is undeveloped, with installed screening and/or undisturbed and left in a natural condition. **Note:** Second one from Subdivision Regs, need to combine.

Build-To Area

An area parallel to or coinciding with the frontage line, along which building facades are aligned, which represents the minimum and maximum building setback allowed.

Build-To Line

A line parallel to or coinciding with the frontage line, along which building facades are aligned which represents the maximum building setback allowed.

Building

Any structure, either temporary or permanent, having walls and a roof, designed for the shelter of any person, animal, or property, and occupying more than 100 square feet of area.

Building Configuration

The three dimensional form of a building and its relation to its lot.

Building Coverage

The percentage of the lot that is covered by the maximum horizontal cross section of all structures, including those structures below the finished lot grade.

Building Envelope

That portion of a lot excluding required setbacks. **Note:** This definition seems wrong, as the building envelope is typically the outside enclosure/walls.

Building Footprint

The outline of the total area covered by a building's perimeter including any projecting surfaces with the exception of uncovered front steps that only service the basement and/or first floor level of the building.

Building Height

The vertical distance measured from the average elevation of the proposed finished grade at the front of the building to the highest point of the roof for flat and mansard roofs and to the average height between eaves and ridge for gable, hip and gambrel roofs. Height limitations shall not apply to architectural features not used for human occupancy or mechanical equipment. Such features shall not exceed 25% in aggregate coverage of the roof area.

Building Integrated Photovoltaic System

A combination of photovoltaic building components integrated into any building envelope system such as vertical facades including glass and other facade material, semitransparent skylight systems, roofing materials, and shading over windows.

Building Materials Storage and Sales

An establishment for the storage and sale of building materials and equipment.

Building Permit

A permit authorizing the erection, demolition, relocation, enlargement or alteration of a structure in conformance with this chapter.

Building Type

The type of building allowed on a lot, defined by its configuration and disposition on the lot, and illustrated in Article 4. The following are building types:

Detached Building: A building with setbacks on all sides. The front yard is intended to be semi-public and visually continuous with the yards of adjacent buildings. The rear

yard can be secured for privacy by fences and a well-placed outbuilding.

Side Yard Building: A building that occupies one side of the lot with the primary open space to the other side.

~~The visual opening of the side yard on the street frontage causes this building type to appear freestanding.~~

Common Wall Building: A building that occupies the full frontage of its lot, using shared walls, eliminating side yards, and leaving the rear portion as a large yard. The building facade defines the edge of the public space while the rear area can accommodate private space or substantial parking.

Court Yard Building: A building that extends to the Boundaries of its lot while internally defining one or more private courtyards. This building type is able to shield the private realm from all sides and accommodate potentially incompatible activities in close proximity, such as workshops, lodging, and schools.

Bus Depot

<Needs Definition>

C

CCT

Correlated color temperature. A numerical figure used to describe the apparent color of white or nearly white light sources such as LEDs or metal halide.

Cemetery

<Needs Definition>

Center Line

The midpoint of the travel way of the roadway.

Central Water Supply System

The system for the collection, treatment, storage and distribution of potable water from the source of supply to the consumer.

Certificate of Occupancy

A certificate issued upon completion of construction, alteration or change in occupancy or use of a building. Said certificate shall acknowledge compliance with all the requirements of this Chapter and such adjustments thereto granted by the Zoning Board of Appeals.

Channel

A natural or artificial watercourse with a definite bed and banks that conducts continuously or periodically flowing water.

City

Means the City of Saratoga Springs, or other entity or person authorized to act as the official representative by law for the function referred to.

City Engineer

A licensed professional engineer, either employee or consultant, who shall perform the duties of the City Engineer for purposes of this chapter.

Civic Space

An area designated for public use or enjoyment such as a park, green, square or plaza.

Clearing

Any activity that removes the vegetative surface cover. This can include, but is not limited to, logging equipment operation, the cutting and skidding of trees, stump removal and/or brush root removal.

Club, Civic or Private Private/Civic Club

A social, fraternal, religions, or service organization not primarily operated for profit nor rendering a service that is customarily carried on as a business.

Cluster

A development design technique that concentrates (per permitted density) buildings and structures in specific areas within the site allowing remaining land to be permanently protected open space. (note from Subdivision Regs)

Co-Location/Telecommunication Facilities

The use of a wireless telecommunication support facilities by more than one wireless telecommunication carrier, or several wireless telecommunication support facilities on an existing building

Mixed Use Commercial Districts

Collectively refers to the following zoning districts contained in this Chapter: ~~Office/Medical Business-1 and 2 (OMB-1, OMB-2)~~; Tourist Related Business (TRB); ~~Water Related Business (WRB)~~; Highway/General Business (HGB); Neighborhood Complimentary Use 1, 2 and 3; Transect-4 Urban Neighborhood (T-4); Transect-5 Neighborhood Center

(T-5); and Transect-6 Urban Core (T-6).

Commissioner of Public Safety

The presently elected Commissioner of Public Safety of the City or his designee. The Commissioner heads the Department of Public Safety.

Commissioner of Public Works

The presently elected Commissioner of Public Works of the City or his designee. The Commissioner heads the City's Department of Public Works.

Common Wall

See BUILDING TYPE

Comprehensive Plan

The document adopted by the City Council containing policies for the general development of the City, which indicates the general location for physical growth of the community, together with any and all amendments thereto.

Concession Stand

A structure utilized for the sale of food and drink and providing no inside seating.

Concrete Mix Plant

<Needs Definition>

Condominium

A multifamily dwelling containing individually owned dwelling units, wherein the real property title and ownership are vested in an owner, who has an undivided interest with others in the common usage areas and facilities which serve the development.

Conservation Easement

A perpetual restriction on the use of land, created in accordance with the provisions of Section 49, Title 3 of the Environmental Conservation Law or Section 247 of the General Municipal Law, for the purposes of conservation of open space, agricultural land, and natural, cultural, historic, and scenic resources.

Conservation Subdivision

A pattern of development that places housing units on those portions of a property most suitable for development, while leaving substantial portions as undeveloped open space. [Such subdivisions may include a variety of lot sizes, ranging from](#)

[large farms or estate lots to lots similar in size to those found in hamlet or village settings.](#) ## Note: Second definition from Subdivision Regs

Constrained Land

Lands classified as wetlands, watercourses, 100-year floodplains, and slopes over 25% (2,000 square feet or more of contiguous sloped area).

[As used in the conservation subdivisions, lands classified as wetlands, watercourses, 100-year floodplains, and slopes over 25% \(2,000 square feet or more of contiguous sloped area\).](#)## Note: Second definition from Subdivision Regs

Construction

Refers to clearing, grading, paving, utility and miscellaneous construction in public rights-of-way or easements as shown on the subdivision plat plan and the commencement of excavation for or the building of any structure, including accessory structures and subsurface utility systems, or the commencement of moving or alteration of any structure. This does not refer to privately owned construction covered by building permits.

Construction Plan

The drawings showing location, profile and size of sewers, drains, water mains, roads and streets, and other details of construction.

Convenience Sales

A small retail establishment providing a limited line of groceries and household items, and catering primarily to nearby residential areas. The use may have up to twenty seats for customers consuming food sold or prepared on-premise. Gasoline pumps shall not be permitted unless separately authorized.

Conventional Subdivision

Any subdivision in the Rural Residential (RR), Suburban Residential-1 and 2 (SR-1 and SR-2) Districts that is not a clustered or conservation subdivision and that satisfies the area requirements in [Article II](#) of the Zoning ordinance.

Court Yard

See BUILDING TYPE.

Coverage

See BUILDING COVERAGE or PERMEABLE SURFACE COVERAGE.

Craft Brewery, Winery or Distillery

A brewery, winery or distillery operation which is designed for public visitation with the inclusion of a tasting room and may also include ancillary retail, eating and drinking establishment or event facility components in addition to the area devoted to production of malts and liquors. The area of the establishment devoted to the production of malts and liquors shall not exceed ten thousand (10,000) square feet in commercial districts or twenty thousand (20,000) square feet in industrial districts. ## Note: Added by City Staff. Have attempted to differentiate this from smaller operations such as Brew Pub which may be more appropriate in other districts.

Cultural Facility

An establishment for display, performance, or enjoyment of heritage, history or the arts. This use includes but is not limited to museums, libraries and arts performance venues by a public or private entity.

D**Day Care Center**

Group care for persons away from their own homes for periods of less than 24 hours per day. Day care centers that enroll three or more persons for more than three hours a day must be licensed by the State.

Day Care, Family Day-Care

Care provided to children in a caregiver's home for periods of less than 24 hours per day. No more than six children can be cared for at any one time, including provider's own children.

Day Care, Group Family Day-Care

Care provided to children in a caregiver's home for periods of less than 24 hours per day for 7 to 12 children.

Dedication

The deliberate appropriation of property by its owner for general public use, subject to acceptance by the City.

Density

The number of dwelling units on an area of land.
The number of families, individuals, dwelling units, households, or housing structures per unit of land.## Note: Second definition from Subdivision Regs

Department-NYSDEC

The New York State Department of Environmental Conservation. ## Note: From stormwater regs - need to coordinate change of "Department" to "NYSDEC" in that chapter.

Design Manual

The New York State Stormwater Management Design Manual, most recent version including applicable updates that serve as the official guide for stormwater management principles, methods and practices.

Detached Building

See BUILDING TYPE.

Developer

A person who undertakes land development activities.

Developer Agreement

An agreement between the City and the developer through which the City agrees to vest development use or intensity or refrain from interfering with subsequent phases or development through new legislation in exchange for provision of public facilities or amenities by the developer in excess of those required under current community regulations. Such agreements shall include "inclusionary housing agreements," etc.

Development

The construction, reconstruction, conversion, structural alterations, relocation, or enlargement of any structure; any land disturbances; and any use or extension of the use of the land; the division of a parcel or land into two or more lots.

Any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, paving, excavation or drilling operations or storage of equipment or materials. ## Note: Second definition from Flood Damage Prevention Regs

Dining Facility

Food services provided predominantly for the occupants of an institution. ## Note: Not sure if this is needed. Dining Facility as a use only mentioned in INST-ED district.

Distribution Plant & Wholesale Establishment

<Needs Definition>

Dock, Private Docks

A fixed or floating structure, including moorings, used for the purpose of berthing buoyant vessels and which does not produce income.

Dormitory

A building operated by an educational or public institution and containing a room or rooms forming one or more habitable units which are used by residents of the institution.

Double Frontage Lots

Lots with more than one lot line abutting existing or proposed streets.

Draft Environmental Impact Statement (DEIS)

A preliminary description for public review and comment and prepared in accord with the NYS State Environmental Quality Review Act (SEQRA) of the effect of a proposed action or development project on the environment consisting of an inventory of existing environmental conditions at the project site and what potential impacts may result.

Drive-In Establishment, General

~~An establishment designed or operated by providing the sale of goods and services to patrons who are seated in a motor vehicle.~~ An establishment designed to provide the sale of goods and services to patrons who are seated in a motor vehicle and are serviced through a terminal or window which is protected by a canopy. This definition is not intended to apply to, or otherwise limit, the sale of goods which are manually brought out to the patron's car in a normal parking space, as may be found in a "car-hop" style eatery where food is brought out to the waiting car, or a "groceries-to-go" operation where a customer can order groceries in advance and have them brought out to their car in the parking lot at a pre-appointed time.

Drive-in Facility Canopy

<Needs Definition>

Drive-in, Financial Institution

A financial institution which provides drive-up teller windows and bays to service patrons who are seated in a motor vehicle. May optionally include a drive-up ATM. This use does not include stand-alone drive-up ATMs which are not physically connected to a financial institution structure on the same lot.

Drive-in, Pharmacy

A retail pharmacy establishment licensed to sell prescription

medicines which provides drive-up teller windows to service patrons who are seated in a motor vehicle.

Dwelling Unit

A residence having direct-access from the outside of the building or through a common hall and a complete kitchen facility for the exclusive use of the occupants.

E

Easement

Authorization by an owner for the use, by others for a specific purpose, for a designated part of his property.

Eating and Drinking Establishment

An establishment where food and beverages are prepared, served and consumed primarily within the principal building or on the site.

~~Outdoor~~—Eating and Drinking Establishment, Outdoor

~~A facility where food or beverages are served or consumed in an area that may, or may not, have a roof, canopy, awning or tent over it, but for at least half its perimeter, has 75% of its sides uncovered by any building material, including screening or netting.~~

An outdoor space, accessory to a principal eating and drinking establishment on the same property, where food or beverages are served or consumed.

Educational Facilities

<Needs Definition>

Elevation

~~The exterior walls of a building not along a frontage.~~ A drawing or rendering which represents the vertical facade of a side of a house or building, projected geometrically and without perspective distortion.

Employee Recreation Areas

Indoor and outdoor recreational facilities principally for the use by employees, for recreational facilities, including but not limited to: picnic areas, shelter buildings with or without restroom facilities, ball fields, and similar park like uses.

Entrance, Principal

The principal place of pedestrian entry to a building. The entrance door should generally be along the frontage rather

than a parking area.

Equipment Repair Shop

An establishment for the repair of small equipment, watches, clocks, lawn mowers, small engines, small appliances, and the like. Shall not include the outdoor storage or display of any equipment.

Erosion Control Manual

The most recent version of the “New York State Standards and Specifications for Erosion and Sediment Control” manual, commonly known as the “Blue Book”.

Existing Manufactured Home Park or Subdivision

A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets and either final site grading or the pouring of concrete pads) is complete before the effective date of the flood plain management regulations adopted by the community. ## Note: From Flood Damage Prevention

Expansion to an Existing Manufactured Home Park or Subdivision

The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets and either final site grading or the pouring of concrete pads). ## Note: From Flood Damage Prevention

Extraction of Sand, Stone or Gravel

<Needs Definition>

F

Facade

The exterior walls of a building along a frontage line.

Building Facade Type

The type of facade that lies along the frontage line, as illustrated in Article 4. The following are facade types:

Arcade: A facade aligned on the frontage line with an attached colonnade, or the second story of the building extends over the sidewalk, while the ground story remains set back at the frontage line. ~~This type is indicated for retail~~

~~use, but only when the sidewalk is fully absorbed within the arcade so that a pedestrian cannot bypass it. An easement for private use of the right-of-way is usually required. To be useful, the arcade should be no less than 12 ft. wide.~~

Shopfront and Awning: A facade aligned close to the frontage line with the entrance at sidewalk grade. ~~This type is conventional for retail frontage.~~ It is commonly equipped with cantilevered shed roof or an awning.

Stoop: A facade aligned close to the frontage line with the ground story elevated from the sidewalk, securing privacy for the windows. ~~This type is suitable for ground-floor residential uses at shallow setbacks with row houses and apartment buildings. An easement may be necessary to accommodate the encroaching stoop.~~

Forecourt: A facade aligned close to the frontage line with a portion of it set back. ~~The forecourt created is suitable for gardens, vehicular drop-offs, and utility off loading. This type should be used sparingly to prevent a continuous excessive setback.~~

Terrace and Light Court: A facade set back from the frontage line with an elevated garden or terrace, or a sunken light court. ~~This type can effectively buffer residential quarters from the sidewalk, while removing the private yard from public encroachment. The terrace is suitable for restaurants and cafes as the eye of the sitter is level with that of the standing passerby. The light court can give light and access to a basement.~~

Porch: A covered but unenclosed structure projecting from the outside wall of a building. ~~A great variety of porches are possible, but to be useful, none should be less than 8 ft. wide.~~

Open Front Yard: A facade set back substantially from the frontage line. ~~The front yard thus created should remain unfenced and be visually continuous with adjacent yards.~~

Farm

~~Land greater than five acres used for the commercial cultivation of agricultural products and/or raising of livestock. A parcel of land used for the production, preparation, marketing and transportation of grain, vegetable, fruit, and other crops, horticultural and floricultural products, animal husbandry, livestock and livestock products, as well as the associated buildings, structures, equipment and handling facilities necessary to support such production activities and practices. May include public recreational events used for education and~~

marketing of farm operations.

Farm Stand

A temporary structure, not to exceed a gross floor area of 500 square feet, from which locally grown agricultural products ~~produced on the premises~~ are sold.

Federal Emergency Management Agency (FEMA)

The federal agency that administers the National Flood Insurance Program.

Fence

An unroofed barrier or enclosing structure, including retaining walls.

Final Environmental Impact Statement (FEIS)

A collection of the responses made to comments received from the public and involved agencies regarding the content of the DEIS files in accord with the State Environmental Quality Review Act (SEQRA).

Final Plat

The final map upon which the owner's plan of subdivision is presented to the Board for approval, and which, if approved shall be submitted to the County Clerk for recording. The final plat is submitted as part of the final submission.

Final Plat Approval

The signing of the plat in final form by a duly authorized officer of the Board pursuant to a Board decision granting final approval to the plat, or after conditions specified in a decision granting conditional approval of the plat are completed. Such final approval qualifies the plat for recording in the Office of the Saratoga County Clerk.

Final Review

Refers to the complete process of reviewing a final submission and issuing a final plat approval or disapproval by the Board.

Final Submission

Refers to the final plat and all other documents the subdivider is required to submit for final review of a subdivision by the Board.

Financial Institution

An establishment providing financial and banking services to consumers and clients. Typical uses include banks, savings and loans, credit unions, brokerage firms and lending

institutions.

Financial Security

Monetary backing provided by the owner, from a bank or financial institution, which guarantees the City that a specific amount of money will be kept available for the completion of subdivision construction. Said financial security is to be drawn on only by the City.

Finished Grade

The elevation at which the finished surface or the surrounding lot intersects the structure.

Flag Lot

A lot with narrow frontage and narrow lot width at the front portion of the lot and widening or wider lot width to the rear portion of the lot.

Flood or Flooding

(1) A general and temporary condition of partial or complete inundation of normally dry land areas from:

- _____ (a) The overflow of inland or tidal waters; or
- _____ (b) The unusual and rapid accumulation or runoff of surface _____ waters from any source.

(2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding as defined in Subsection (1)(a) above. ## Note: From Flood Damage Prevention code

Flood Insurance Rate Map (FIRM)

An Official Map of a community on which the Federal Emergency Management Agency has delineated both the areas of special flood hazard and the risk premium zones applicable to the community.

Floodproofing

Any combination of structural and nonstructural additions, changes or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

Floodway

Has the same meaning as “regulatory floodway.”

Floor Area

The sum of the gross horizontal areas of the several floor(s) of a building, measured at the perimeter. All horizontal dimensions of each “floor area” shall be measured by the exterior face of walls of each such floor, including the walls of roofed porches having more than one wall. The following shall be included in computing gross floor area:

1. Any floor area devoted to mechanical equipment serving building with structural headroom of 7 feet, 6 inches or more;
2. Elevator shafts and stairwells at each floor;
3. Penthouses;
4. Interior balconies and mezzanines;
5. Enclosed porches;
6. Basements and cellar space.

The following shall not be included:

1. Uncovered steps, exterior fire escapes;
2. Exterior terraces, stairways, open porches, outside balconies;
3. Accessory outside water tanks and cooling towers or equipment.

Footcandle

The standard imperial unit used to measure illuminance, or the amount of light falling onto a surface, such as a roadway or athletic field. One footcandle equals one lumen per square foot. One footcandle equals approximately 10 lux.

Forecourt

SEE BUILDING FACADE TYPE

Forest Management

Activities relating to the growing, managing, harvesting, and interim storage of timber for commercial sale.

Frontage Build-Out

The minimum percentage of the length of a build-to line along which a building façade must be constructed in order to properly define the public space of the street.

Frontage Line

The lot line coincident with a street. For corner lots, the frontage line shall be along the higher capacity street. Building front facades should be oriented toward the frontage line.

Frontage Type

A type of standard design used to describe the desired

characteristics of the front yard area between the street curb and the front facade of a building.

Fully Shielded (light) Fixture

A light fixture constructed in such a manner that all light emitted by the fixture, either directly from the lamp or a diffusing element, or indirectly by reflection or refraction from any part of the fixture, is projected below the horizontal.

Funeral Home

An establishment used and occupied by a professional licensed mortician for burial preparation and funeral services.

G

Garage

An accessory building or portion of a principal building used for the storage of motor vehicles of the occupants of the premises.

Golf Course & Clubhouse

A tract of land for playing golf, and which may include clubhouses and shelters.

Grading

Excavation or fill of dirt and soil materials on a site, including the resulting slope or drainage conditions thereof.

Group Entertainment

~~Include performances, events, ceremonies, and the like:~~

~~## Note: Needs a new definition.~~

Growth Management

Techniques utilized by the City to guide the rate, amount, location, timing, and type of development.

H

Habitable / Living Space

A space in a building suitable for living, sleeping, cooking, bathing, washing and sanitation purposes.

Heavy Equipment Storage

The storage of large vehicles and/or equipment customarily used for transportation, distribution, construction activities, and the like.

Heavy Manufacturing

A facility primarily engaged in the processing of extracted or raw materials into basic metals, construction materials and other products.

Heliport

An area either at ground level or elevated on a structure licensed or approved for the landing and take off of helicopters and including auxiliary facilities such as parking, waiting room, fueling and maintenance equipment.

High Density Residential

Development that occurs at a density of 10 or more dwelling units to the acre.

Highest Adjacent Grade

The highest natural elevation of the ground surface, prior to construction, next to the proposed walls of a structure.

Home Occupation

An activity conducted entirely within a dwelling and carried on by the inhabitants thereof, which is clearly incidental and secondary to the use of the residence and does not change the character thereof.

Hospital

An institution providing physical and mental health services primarily for inpatients, and medical or surgical care of the sick or injured; may include such related facilities as laboratories, offices, outpatient or, training facilities, and the like.

Hotel / Motel

An establishment in which more than six rooms are made available to lodgers for compensation for any rental period, and that may offer food services to lodgers and the public.

Hotel, Pari-Mutuel Wagering Hotel

A building containing more than 15 rooms which are rented or hired out to be occupied for sleeping purposes by guests and where a general kitchen and dining room are provided within the same structure and where pari-mutuel wagering on horse racing is available in each sleeping room and in a central wagering room. Within this hotel pari-mutuel wagering shall be allowed only between the hours of noon and midnight. A pari-mutuel wagering hotel shall not have rooms for business meetings or conferences.

Illuminance

The amount of light falling onto a unit area of surface (luminous flux per unit area) - measured in footcandles or lux.

Impervious Cover

Those impermeable surfaces, improvements and structures that cannot effectively infiltrate rainfall, snow melt and water (e.g., building rooftops, pavement, sidewalks, driveways, etc). This includes, but is not limited to, paved, concrete and gravel surfaces.

Inclusionary Zoning

Regulations in the zoning ordinance focused on the provision of housing units affordable to individuals and families of specified income ranges.

Industrial Districts

Collectively refers to the following zoning districts contained in this chapter: Warehouse District (WD), Light Industrial (IND-L), General Industrial (IND-G), Industrial Extraction (IND-EX).

Industrial Stormwater Permit

A State Pollutant Discharge Elimination System permit issued to a commercial industry or group of industries which regulates the pollutant levels associated with industrial stormwater discharges or specifies on-site pollution control strategies.

Industry or Industrial

The storage, manufacture, preparation, processing or repair of any item for off premises distribution and/or sale.

Infiltration

The process of percolating stormwater into the subsoil.

Inn

A residential building with a resident manager in which eleven to twenty-five rooms are made available to not more than fifty lodgers. An inn may offer food service for compensation to lodgers or to both lodgers and the public. An inn may have regularly scheduled commercial indoor or outdoor activities such as weddings/receptions/ showers, business meetings, catered events, and the like. [See Corridor Lodging District, Section 3.4.](#)

Institution / Institutional

A facility that provides a public service such as a religious institution, library, public or private school or college, hospital or public agency.

Institutional Districts

Collectively refers to the following zoning districts contained in this Chapter: Institutional Educational (INST-ED), Institutional Horse Track Related (INST-HTR), Institutional Municipal Purpose (INST-MP), Institutional Parkland/Recreation (INST-PR).

J

Jurisdictional Wetland

An area that is inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support a prevalence of vegetation typically adapted for life in saturated soil conditions, commonly known as hydrophytic vegetation.

L

Laboratory

A facility for research, investigation, testing, experimentation or related educational activities.

Land Development Activity

Construction activity including clearing, grading, excavating, soil disturbance or placement of fill that results in land disturbance of equal or greater than one acre, or activities disturbing less than one acre of total land area that is part of a larger common plan of development or sale, even though multiple separate and distinct land development activities may take place at different times on different schedules.

Land Disturbance Activity

Activity including clearing, grading, excavating, filling, demolishing or stock piling activities that result in soil disturbances. Includes land development activity and construction activity.

Landowner

The legal or beneficial owner of land, including those holding the right to purchase or lease the land, or any other person holding proprietary rights in the land.

Layer

The depth of the lot within which certain activities or structures are permitted. The first layer is the area between the frontage line and the facade. The second layer starts at the building facade to a depth of 20 ft. The third layer starts 20 ft. behind the front facade to the rear lot line. Layers on corner lots only

apply to the primary frontage. Buildings set at the frontage line have no first layer.

L.E.D.

A light emitting diode light source.

Light Court

See FRONTAGE TYPE

Light Manufacturing

Light manufacturing is predominately the manufacturing of previously processed materials or parts and includes assembly.

Liner Building

A shallow building designed to mask a parking lot, parking structure or blank wall, which includes habitable / living or useable commercial space and an active pedestrian storefront.

Loading, off-street

A space provided for the loading and unloading of trucks and not general vehicular circulation.

Local Administrator

The person appointed by the community to administer and implement this chapter by granting or denying development permits in accordance with its provisions. This person is often the Code Enforcement Officer, Building Inspector or employee of an engineering department. (FDP)

Lot

A parcel of land occupied, or designed to be occupied, by principal and accessory uses(s) and/or building(s) together with such open spaces as may be required. ~~A parcel or portion of land separated from other parcel or portions by description on a subdivision map, survey map or by metes and bounds, for purpose, whether immediate or future, of sale, lease or separate use. ## Note: Second definition from Subdivision regs, deleted.~~

Lot Line Adjustment

~~The resetting of lot line of a lot and not resulting in any additional lots.~~ The relocation of a lot line bounding a parcel of land, where it does not result in the creation of any additional lots.

Lot Lines

Any properly surveyed and recorded property line dividing one lot from another lot, or from a public or private right-of-way.

~~A properly surveyed and recorded line bounding a lot that divides one lot from another lot or from a public or private street or any other public or private parcel. ## Note: Second definition from Subdivision regs, deleted.~~

Lot of Record

A lot that is part of a properly filed subdivision plat or in a legally recorded deed as filed in the Saratoga County Clerk's Office.

Lot Size

The total horizontal area within the lot lines.

Lot Width

The average width of the lot as measured across the frontage, approximate midsection, and rear boundary of the lot.

Lot, Corner

A lot abutting upon 2 or more streets at their intersection or upon 2 parts of the same street forming an interior angle of less than one hundred thirty-five (135) degrees. Such lot lines shall be considered front lot lines.

Lot, Interior

A lot other than a corner lot.

Lot, Non-Conforming (legal)

Any lot which was lawfully on record ~~on the effective date of this Chapter~~, or any applicable amendment, but which does not meet the regulations of this Chapter. ## Note: consider changing to a set date which current zoning was officially adopted.

Lowest Adjacent Grade

The lowest natural elevation of the ground surface, prior to construction, next to the proposed walls of a structure.

Lowest Floor

The lowest floor of the lowest enclosed area (including basement or cellar). An unfinished or flood-resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this chapter.

M

Machine Shop

An establishment utilized for the repair, servicing, assembly and/or modification of small motors and/or equipment and/or small parts used in connection with others to comprise large equipment.

Maintenance Agreement

A legally recorded document that acts as a property deed restriction and which provides for long-term maintenance ~~or~~ of stormwater management practices.

Maintenance / Storage Facility

<Needs Definition>

Manufactured Home

A structure, transportable in one or more sections, which is built on a permanent chassis and designed to be used with or without a permanent foundation when connected to the required utilities. The term does not include a recreational vehicle. ## Note: From Flood Damage Prevention code.

Manufactured Home Park or Subdivision

A parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale. ## Note: From Flood Damage Prevention code.

Manufacturing

~~Heavy manufacturing is primarily engaged in the processing of raw materials. Light manufacturing is predominately manufacturing of previously processed materials or parts and includes assembly. The process of converting raw materials, components or parts into value-added finished goods in a large scale production.~~

Marina and Dock

A facility located within 500 feet of a navigable waterway for boat storage and servicing, and which may include retail and eating and drinking facilities.

Mass

The size, volume, area, and shape of a structure, and its relationship to lot lines, other structures, and all open spaces.

Mean Sea Level

For purposes of the National Flood Insurance Program, the National Geodetic Vertical Datum (NGVD) of 1929 or other datum, to which base flood elevations shown on a community's Flood Insurance Rate Map are referenced.

Metes and Bounds

A method of describing the boundaries of land by directions and distances from a known point of reference.

Minor Adjustment

A nonsubstantive change to an approved [subdivision](#) plat that does not result in non-conformities with the prior [subdivision](#) approval or zoning ordinance.

Mixed Use Development

A lot or structure with a variety of complementary and integrated uses, such as residential, office, manufacturing, retail, public, or entertainment.

Mobile Home

A vehicle constructed so as to permit its being used, as a conveyance upon the public streets and duly titled as such, and constructed in a manner as to permit occupancy as a residence. A travel trailer is not considered a mobile home.

Mobile Home Lot

A designated site portion of land within a mobile home park for the exclusive use by the occupants of a single mobile home.

Mobile Home Park

A designated site in which two or more residential mobile homes are located, regardless of whether or not a charge is made for such accommodation

Model Home

A dwelling unit used initially for display purposes, which typifies the type of units that will be constructed in the subdivision. Such dwelling units may be erected, at the discretion of the Board as set forth in [Appendix G, § 2S](#).

Monument

A boundary or survey marker.

Movie Theater

A place where motion pictures are shown to the public for a fee.

Municipal Vehicle Repair and Storage

<Needs Definition>

N**Neighborhood**

An area of the City with characteristics that distinguish it from

other areas of the City. These include, but are not limited to, distinct architectural characteristics, historical destinations, unique features of physical design, schools or social clubs, or boundaries as defined by built physical barriers such as roadways or natural features such as waterways or unique concentrations of flora or fauna.

Net Acreage

The remaining land area on a parcel after subtracting the areas of existing and proposed streets, as used in determining calculations for total outdoor light output.

New Construction

Structures for which the start of construction commenced on or after the effective date of a floodplain management regulation adopted by the community and includes any subsequent improvements to such structure. ## Note: From Flood Damage Prevention code.

New Manufactured Home Park or Subdivision

A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets and either final site grading or the pouring of concrete pads) is completed on or after the effective date of floodplain management regulations adopted by a community. ## Note: From Flood Damage Prevention code.

Newspaper Plant

<Needs Definition>

Non-Conforming Lot (Legal)

Any lot which was lawfully on record on the effective date of this Chapter, or any applicable amendment, but which does not meet the regulations of this Chapter.

Non-Conforming Structure (Legal)

Any structure which was lawfully in existence on the effective date of this Chapter, or any applicable amendment, but which is not situated in conformance with the regulations of this Chapter.

Non-Conforming Use (Legal)

Any use which was lawfully in existence on the effective date of this Chapter, or any applicable amendment, but which is not in conformance with the regulations of this Chapter.

Non-residential Activities

Any activity not included within definition of residential activity **Note: From Stormwater Regs, for the purposes of establishing SWPPP requirements only.**

Nonpoint Source Pollution

Pollution from any source other than from any discernible, confined, and discrete conveyances, and shall include, but not be limited to, pollutants from agricultural, silvicultural, mining, construction, subsurface disposal and urban runoff sources.

Nonresidential Subdivision

A subdivision whose intended use is other than residential, such as commercial or industrial. Such subdivision shall comply with the applicable provisions of **this chapter.**

Nuisance

Any activity or use that endangers health and safety, or unreasonably offends the senses or has a detrimental effect on the property of another person or to the community.

Nursery

Any place where trees, bushes or plants are raised for wholesale and/or retail sale, includes greenhouses.

Nursing or Convalescent Home

A facility used for residential occupancy and providing limited medical or nursing care on the premises for occupants, but not including a hospital or medical clinic.

O**Office**

A business and/or professional establishment providing direct services to consumers, but not engaged in the manufacture or retail sale of goods. Includes attorneys, architects, engineers, accountants, and the like. **but which does not include Separate and distinct from Office, Administrative; Office, Medical / Clinics, or Office, Real Estate.**

Office, Administrative

An establishment primarily engaged in management and general administrative functions such as executive, personnel, finance and sales activities performed centrally for other establishments of the same company.

Office, Medical / Clinic

An establishment where one or more licensed health care

Professionals provide health care services for persons on an out-patient basis. A clinic may include laboratory facilities.

Office, Real Estate Office

A business with one or more professionals licensed in New York State to represent a seller or buyer in a transaction for real property.

Official Map

A map established by the City Council of Saratoga Springs under § 26 of the General City Law, showing the streets, highways and parks theretofore laid out, adopted and established by law and all changes or additions thereto made under the provisions of the General City Law § 29.

On-Street Parking

A temporary storage area for a motor vehicle that is located on a street and outside of the travel lane.

One-Way Street

A road that provides for the movement of vehicles in a single direction.

Opaque

Describes a material which does not permit light to pass through it.

Open Air Markets

An area utilized on a temporary or seasonal basis for the sale of crops or other merchandise, which is not enclosed. Open air markets include, but are not limited to, farmers' markets, bazaars, flea markets, craft shows, and the like.

Open Front Yard

See BUILDING FACADE TYPE

Outbuilding

An ancillary building, usually located towards the rear of the lot, on the same lot as the Principal Building.

Outdoor Storage

Display or storage, in an unroofed area, of any goods, materials, or vehicles (other than in an approved parking space under site plan review) on a lot.

Owner

Any person, group of persons, firm or firms, corporation or corporations, or any other legal entity having legal title to,

sufficient proprietary interest in, or under option to the land sought to be subdivided under this chapter.

P

Park Land

A tract of land, designated and used by the public for active and/or passive recreation.

Parking Facility

A facility, either open or enclosed, used for the parking or storage of motor vehicles.

Passage

A pedestrian connection between buildings. Passages provide shortcuts through long blocks and connect rear parking areas with street frontages.

Performance Bond

An obligation in writing, under seal, issued by a surety company, satisfactory to the City, binding the obligator to pay a sum of money to the City if the obligor fails to satisfactorily install and/or maintain improvements as required under § 33 of the General City Law, including escrow agreement and other similar collateral or surety agreements.

Permeable Area

A surface which allows water to infiltrate into the ground.

Permeable Surface Coverage

The percentage of a lot that is not covered by all buildings, paved areas and other impermeable surfaces.

Petition

A formal written request, signed by many people, appealing to the City Council with respect to a particular cause.

Phasing

Clearing a parcel of land in distinct pieces or parts, with the stabilization of each piece completed before the clearing of the next.

Planned Unit Development (PUD)

An area of land, in which a variety of housing types and/or related commercial and industrial facilities are accommodated in a pre planned environment under more flexible standards than would normally apply under these regulations.

Plat

A map representing a subdivision of land.

~~[From subdivision regs:] A map representing a tract of land illustrating the boundaries and location of individual properties and streets OR A map of a subdivision or planned unit development site plan.~~

Pollutant of Concern

Sediment or a water quality measurement that addresses sediment (such as total suspended solids, turbidity or siltation) and any other pollutant that has been identified as a cause of impairment of any water body that will receive a discharge from the land disturbance activity.

Porch

See BUILDING FACADE TYPE

Pre-Construction

Any construction begun prior to approval of a subdivision or issuance of a building permit. Excavation for site investigations, and customary agricultural activity are to be exempt.

Preliminary Plat Approval

The approval of the layout of a proposed subdivision as set forth in a preliminary subdivision plat but subject to the approval of the plat in a final form in accordance with the provisions set forth in these subdivision regulations.

Preliminary Subdivision Plat

A drawing showing the salient features of a proposed subdivision submitted to the [Planning Board](#) for its consideration prior to submission of the final plat. The preliminary plat is submitted as part of the preliminary submission.

Premises

Land and all buildings and structures thereon.

Principal Building

A building in which the principal use of the lot is conducted, and is located closest to the frontage line.

Project

Land disturbance activity. ~~[From stormwater regs - may need clarification]~~

Public Realm

Includes all exterior places (parks, open spaces, waterfronts,

natural features), linkages (sidewalks/paths, bikeways, bridges) and built form elements (plazas, landmarks, building facades) that are physically and/or visually accessible to the public regardless of ownership.

Public Service

A function relating to the health, safety and welfare of the general population.

Public Utility

A closely regulated private enterprise with an exclusive franchise for providing a public service deemed necessary for the public health, safety and welfare.

Public Utility Facilities

Telephone, electric and cable television lines, poles, equipment and structures; water or gas pipes, mains, valves or structures; sewer pipes, valves or structures; pumping stations; telephone exchanges and repeater stations; and all other facilities, equipment and structures necessary for conducting a service by a government or a public utility.

R

Recharge

The replenishment of underground water reserves.

~~Employee Recreation Area~~, Employee

Indoor and outdoor recreational facilities principally for the use by employees, for recreational facilities, including but not limited to: picnic areas, shelter buildings with or without restroom facilities, ball fields, and similar park-like uses.

Recreation Facility

Facilities, either public or private, offering recreational activities.

~~Employee Recreation Facility~~, Employee

Note: Needs definition, not clear what difference is from Recreation Area for employees.

~~Outdoor Recreation Facility~~, Outdoor

Note: Needs definition

~~Residential Recreation Facility~~, Residential

A place designated and equipped for the conduct of sports, leisure time activities and other customary and usual recreational facilities located or associated with a single entity containing residential housing units. See RESIDENTIAL

ACCESSORY STRUCTURE. ## Note: Not sure if this is needed, does not appear in Use Schedule

Recreational Vehicle

A vehicle which is: (1) Built on a single chassis; (2) Four hundred square feet or less when measured at the largest horizontal projections; (3) Designed to be self-propelled or permanently towable by a light-duty truck; and (4) Not designed primarily for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel or seasonal use.

Regulatory Floodway

The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height as determined by the Federal Emergency Management Agency in a Flood Insurance Study or by other agencies as provided in § 120-14B of this chapter.

Religious Institutions

An establishment for religious worship which is used only for such purpose and those accessory activities as are customarily associated with such use. Includes churches, temples, synagogues, mosques, and the like.

Residence, ~~Mobile Home Park~~

A designated site in which two or more residential mobile homes are located, regardless of whether or not a charge is made for such accommodation.

Residence, ~~Multi Family Residence~~

A residential structure containing three or more dwelling units.
Note: Need to revise and clarify this definition.

Residence, ~~Single Family Residence~~

A residential structure containing one dwelling unit.

Residence, ~~Two Family Residence~~

A residential structure containing two dwelling units.

Residential Activity

Activities related to the development of living quarters for single family, or two family dwelling units (for purposes of establishing SWPPP requirements only).

Residential District

Collectively refers to the following zoning districts contained in this Chapter: Rural Residential (RR), Suburban Residential 1 and 2 (SR-1, -2), Urban Residential 1, 2, 3, 4, 4A, 5, 6 and 7 (UR-1, -2, -3, -4, -4A, -5, -6, -7), **Neighborhood Complementary Use 1, 2 and 3 (NGUD-1, -2, -3), and Transect-4 Urban Neighborhood (T-4)**.

Retail

Establishments engaged in selling goods to the public for personal and household consumption and rendering services incidental to the sale of such goods. Includes florists, drugstores, and the like.

Riding Stable

An establishment providing riding instruction and boarding of horses and where horses may be hired for riding.

Right-Of-Way

A strip of land acquired by reservation, dedication, forced dedication, prescription or condemnation and intended to be occupied by a road, crosswalk, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary sewer, storm sewer and other similar uses.

Road

See STREET.

Road, Rural

A vehicular way that may be existing or shown on a plat that may incorporate the elements of a street except for curbs, gutters and sidewalks and exists within areas with a low intensity of development.

Road, Small Rural

A vehicular way that may be existing or shown on a plat that may incorporate the elements of a street except for curbs, gutters and sidewalks and exists within areas with a low intensity of development where natural features of the environment are highly prevalent or designed in a manner to have minimal impact to the natural features of the landscape and width of pavement is minimal.

Roadway

Refers to the portion of a street which is designated for vehicle use.

Corridor Rooming House, Corridor

A single or two-family residential structure, owner-occupied or

under the supervision of a resident manager, in which five to ten rooms are made available to lodgers for compensation for a rental period of no less than twenty-eight consecutive days. A common kitchen facility may be available to lodgers but shall have no kitchen facilities in any guest room. See Corridor Lodging District, [Section 3.4](#).

Neighborhood Rooming House, Neighborhood

A single-family or two-family residential structure, owner-occupied or under the supervision of a resident manager, in which one to four rooms are made available to lodgers for compensation for a rental period of no less than twenty-eight consecutive days. A common kitchen facility may be available to lodgers but shall have no kitchen facilities in any guestroom.

S

Sales & Maintenance

NEED DEFINITION

Salvage and Scrap Processing

The utilization of waste materials and processing of discarded or rejected materials that result from manufacturing or fabricating operations.

Sanitary Sewers

Pipes that carry only domestic or commercial sewage and into which storm, surface and ground waters are not intentionally admitted.

School

A facility offering instruction under the supervision of the State of New York or a lawfully constituted ecclesiastical governing body meeting NYS requirements.

Screening

A method of visually shielding or obscuring one abutting or nearby structure or use from another by fencing, walls, berms, or densely planted vegetation.

Sediment Control

Measures that prevent eroded sediment from leaving the site.

Senior Assisted Care Facility

A facility containing residential units, exclusively for persons who are at least 55 years old where long-term residential care, room, board, housekeeping, supervision, and the like are provided.

Senior Housing

A structure containing individual residential units each occupied by at least one person aged 55+. Continued medical or nursing care is not provided.

Sensitive Areas

Cold water fisheries, shellfish beds, swimming beaches, groundwater recharge areas, water supply reservoirs, habitats for threatened, endangered or special concern species.

SEQRA

The State Environmental Quality Review Act of New York State as defined in 6 NYCRR 617.

Service Establishment

Establishments primarily engaged in providing services, such as grooming, salon services, drop-off/pick-up dry cleaning, Laundromat, and the like, and the incidental retail sale of associated products.

Setback

The minimum distance by which any building or structure must be separated from a lot line.

Shopfront

See BUILDING FACADE TYPE

Sign

Any device (including but not limited to letters, words, numerals, figures, emblems, pictures, or any part or combination) used for visual communication intended to attract the attention of the public and visible to the public right-of-way or other properties. The term "sign" shall not include any flag, badge, or insignia of any governmental unit, nor shall it include any official traffic signs or signals.

AWNING SIGN: ~~A sign incorporated into an awning attached to a building.~~ Graphics or lettering printed on the vertical front surface of an awning above a public storefront.

BACKLIT SIGN: A sign whose light source is located in the interior of the sign so that only the letters and/or message are illuminated.

CHANGEABLE COPY SIGN: A sign designed to allow the changing of copy through manual, mechanical, or electrical means.

DIRECTIONAL SIGN: A sign limited to directional messages such as "entrance", "exit" and "one way".

DIRECTORY SIGN: ~~A sign listing the names, uses, or locations of the various businesses or activities conducted within a building or group of buildings.~~ A freestanding sign located on the sidewalk which identifies 5 or more nearby businesses which are not readily visible from the public way and/or do not have visible signage, intended to be read by pedestrians.

EXTERNALLY ILLUMINATED SIGN: A sign which is illuminated by a shielded external light source mounted above the sign, facing downward only.

FREE STANDING SIGN: ~~Any non-movable sign not attached to a building. Including post-mounted and pedestal signs.~~ A non-movable sign which is not attached to a building, including post-mounted or monument style designs.

ILLUMINATED SIGN: A sign lighted by or exposed to artificial lighting either by lights on or in the sign or directed toward the sign.

INTERNAL BACKLIT CUTOUT SIGN: An internal light source within the sign which illuminates the individual lettering of the sign, but not the surrounding face or sides, which are opaque.

INTERNAL BACKLIT FACE SIGN: An internal light source within the sign which illuminates the entire face of the sign, including the area around the letters, which has a translucent illuminated face.

INTERNAL BACKLIT LETTER SIGN: An internal light source within each letter which illuminates each individual channel letter which has a translucent illuminated face, but opaque sides.

MENU SIGN: A sign which is attached outside of a restaurant to display the menu of foods currently being served.

OFF-PREMISE SIGN: A sign which directs attention to an activity, commodity or service at a location other than the premises on which the sign is located.

PLAQUE SIGN: A sign which is mounted on the wall near eye level directly adjacent to the building entry. Typically used to identify multiple commercial establishments inside which share a common entry door, a home occupation, or

to announce a dedication, history, building completion date or similar historical information.

PROJECTED IMAGE SIGN: A sign graphic projected as an image by light onto a sidewalk or facade.

PORTABLE SIGN: A sign designed or intended to be movable and not structurally attached to the ground or other permanent structure. Includes signs mounted on or applied to vehicles for the purposes of advertising.

SANDWICH BOARD SIGN: A temporary ground sign advertising an adjacent business.

SILHOUETTE SIGN: A light source within (or concealed behind) individually-applied opaque channel lettering on the facade that illuminates the wall behind each letter, creating a muted silhouette or halo effect. The source of the light and associated wiring, transformers, mounting brackets must be concealed. The color of the light source shall be soft and muted.

WALL LETTERING: Individual channel letters secured to an exterior wall, parallel to the wall, extending no more than 6 inches from the surface.

WALL SIGN: A sign which is painted on or attached to the outside wall of a building with the sign face parallel to and not extending more than 6 inches from such wall. A sign surface which is attached to, or painted on, the outside wall of a building, with the sign face parallel to the wall.

WINDOW SIGN: A sign attached to or painted on the interior of a window. Lettering or graphics attached, painted or etched onto the window or storefront glass, or a sign board mounted behind the glass.

YARD SIGN: A freestanding sign located in the front yard area of a residential district, identifying a lawfully existing non-residential use on that property, a home occupation or available apartments in a multiple residence.

Sign Area

The entire area within a continuous perimeter enclosing the extreme limits of sign display, including any frame or border. The sign structure shall be included if designed as integral to the sign display. The calculation for a double-faced sign shall be the area of one face only.

Sign Structure

The supports, bracing, or framework for any structure exhibiting

a sign.

Single Family Residence

A residential structure containing one dwelling unit.

Site Plan

A plan to scale showing topography, location of all structures, roads, rights-of-ways, lot boundaries, all essential dimensions and bearings and any other information as required.

Sketch Plan

A concept, informal map of a proposed subdivision or planned unit development site plan of sufficient accuracy to be used for the purpose of discussion and classification.

Small Rural Road

A vehicular way that may be existing or shown on a plat that may incorporate the elements of a street except for curbs, gutters and sidewalks and exists within areas with a low intensity of development where natural features of the environment are highly prevalent or designed in a manner to have minimal impact to the natural features of the landscape and width of pavement is minimal.

Storage, Self Storage Facility

A facility consisting of individual, self-contained units leased to individuals or businesses for self-service storage of personal property.

Solar Energy System

An electrical generating system composed of a combination of both Solar Panels and Solar Energy Equipment.

Solar - Small Scale Roof Mount

A solar energy system located on the roof of any legally permitted building for the purpose of producing electricity for onsite consumption, 25 kW or less.

Solar - Small Scale Ground Mount

A solar energy system that is anchored to the ground and attached to a pole or frame, detached from any other structure, for the purpose of producing electricity for onsite consumption.

Solar - Large Scale Roof Mount

A solar energy system located on the roof of a permitted building or parking garage for the purpose of producing electricity for onsite or offsite consumption.

Solar - Large Scale Ground Mount

A solar energy system that is anchored to the ground and attached to a pole or frame, detached from any other structure, for the purpose of producing electricity for offsite sale or consumption.

Solar Panel

A photovoltaic device capable of collecting and converting solar energy into electrical energy.

Solar/Heating/Ventilation & HVAC/Utility Equipment

Need Definition

Solid Waste Landfill

A site for the disposal of unwanted or discarded material, including garbage.

Solid Waste Transfer Station

Need Definition

Specialty Districts

Collectively refers to the following zoning districts contained in this Chapter: Office/Medical Business 1 and 2 (OMB-1, OMB-2); Water Related Business (WRB); Institutional-Educational (INST-ED); Institutional-Hore Track Related (INST-HTR); Institutional-Municipal Purpose (INST-MP); Institutional-Park / Recreation (INST-PR); Warehouse District (WD); Industrial-Light (IND-L); Industrial General (IND-G); Industrial-Extraction (IND-EX).

SPDES General Permit for Construction Activities**GP-02-01**

A permit under the New York State Pollutant Discharge Elimination System (SPDES) issued to developers of construction activities to regulate disturbance of one or more acres of land.

SPDES General Permit for Stormwater Discharges from Municipal Separate Stormwater Sewer Systems GP-0-10-002

A permit under the New York State Pollutant Discharge Elimination System (SPDES) issued to municipalities to regulate discharges from municipal separate storm sewers for compliance with EPA established water quality standards and/or to specify stormwater control standards.

Special Use

A use, which because of its unique characteristics requires

individual consideration by the Planning Board, before it may be permitted.

Stabilization

The use of practices that prevent exposed soil from eroding.

Stoop

See BUILDING FACADE TYPE

Storage / Display, Outdoor

Display or storage, in an unroofed area, of any goods, materials, or vehicles (other than in an approved parking space under site plan review) on a lot.

Stop Work Order

An order issued which requires that all construction activity on a site be stopped.

Stormwater

Rainwater, surface runoff, snowmelt and drainage.

Stormwater Hotspot

A land use or activity that generates higher concentrations of hydrocarbons, trace metals or toxicants than are found in typical stormwater runoff, based on monitoring studies.

Stormwater Management

The use of structural or non-structural practices that are designed to reduce stormwater runoff and mitigate its adverse impacts on property, natural resources and the environment.

Stormwater Management Officer

An employee or officer designated by the municipality to accept and review Stormwater Pollution Prevention Plans, forward the plans to the applicable municipal board and inspect stormwater management practices.

Stormwater Management Facility

One or a series of stormwater management practices installed, stabilized and operating for the purpose of controlling stormwater runoff.

Stormwater Management Practices (SMPs)

Measures, either structural or non-structural, that are determined to be the most effective, practical means of preventing flood damage and preventing or reducing point source or non-point source pollution inputs to stormwater runoff and water bodies.

Stormwater Pollution Prevention Plan (SWPPP)

A plan for controlling stormwater runoff and pollutants from a site during and after construction activities.

Stormwater Runoff

Flow on the surface of the ground, resulting from precipitation.

Story

That portion of a building designed for human occupancy between the surface of any floor and the surface of the next floor or roof above.

Stream

A watercourse having a source and a terminus, banks and channel through which water flows at least periodically.

Street

An existing public or private way open to general use which affords principal means of access to abutting properties and is suitably improved.

Means a way for vehicular traffic, whether designated as a street, arterial, highway, thoroughfare, parkway, thruway, road, avenue, boulevard, land, cul-de- sac, place or however otherwise designated, including the entire area within the right-of-way, which is an existing maintained state, county or city roadway, or a street or way shown upon a plat heretofore approved by official action and includes the land between the street lines whether improved or unimproved and may comprise pavements, shoulders, gutters, curbs, sidewalks, parking areas and other areas within the street lines. For purposes of these Regulations, streets shall be classified by the City's Engineering Standards and are described in Appendix G. ## Note: Second definition from subdivision Subdivision Regs

Street Type

A type of standard design used to describe the desired dimensional characteristics of a street, such as lane widths, bike paths and parking accommodations.

Streetwall

An opaque wall built along the frontage line, or in the same plane as the facade, for the purpose of masking the interior of a lot from the street.

Structure

Any constructed or placed material in or upon the ground, including buildings, towers, sheds, pools, signs and the like,

but excluding sidewalks, paving, grading, patios, and the like. A walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home. ## Note: Second definition from Flood Damage Prevention code.

Structure, Non-Conforming (Legal)

Any structure which was lawfully in existence on the effective date of this Chapter, or any applicable amendment, but which is not situated in conformance with the regulations of this Chapter.

Substantial Damage

Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50% of the market value of the structure before the damage occurred. ## Note: From Flood Damage Prevention code.

Substantial Improvement

Any reconstruction, rehabilitation, addition or other improvement of a structure, the cost of which equals or exceeds 50% of the market value of the structure before the start of construction of the improvement. The term includes structures which have incurred substantial damage, regardless of the actual repair work performed. The term does not, however, include either: ## Note: From Flood Damage Prevention code.

(1) Any project for improvement of a structure to correct existing violations of state or local health, sanitary or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions; or

(2) Any alteration of an historic structure, provided that the alteration will not preclude the structure's continued designation as an historic structure.

Subdivision

An area of land divided or re-divided into two or more lots, plots, sites or other divisions of land for sale or for building development.

The division of a lot, tract, or parcel of land into two or more lots. ## Note: Second definition from subdivision Subdivision Regs

Surface Waters of the State of New York

Lakes, bays, sounds, ponds, impounding reservoirs, springs,

wells, rivers, streams, creeks, estuaries, marshes, inlets, canals, the Atlantic ocean within the territorial seas of the state of New York and all other bodies of surface water, natural or artificial, inland or coastal, fresh or salt, public or private (except those private waters that do not combine or effect a junction with natural surface or underground waters), which are wholly or partially within or bordering the state or within its jurisdiction. Storm sewers and waste treatment systems, including treatment ponds or lagoons which also meet the criteria of this definition are not waters of the state. This exclusion applies only to man made bodies of water which neither were originally created in waters of the state (such as a disposal area in wetlands) nor resulted from impoundment of waters of the state.

Survey

The process of precisely ascertaining the area dimensions of a piece of land and conducted by an individual licensed by the New York State Department of Education. This process may also involve ascertaining the precise location of naturally occurring or built features, and topography.

Swimming Pool

Any structure containing water having a depth at any point greater than 2 feet, intended to be used for swimming, and constructed, installed, or maintained in or above the ground.

T

Telecommunication Facility

A commercial facility consisting of equipment and structures involved in transmitting and receiving telecommunication signals.

Telecommunication Tower

A structure intended to support equipment to transmit and/or receive telecommunication signals.

Temporary Accessory Dwelling

A temporary accessory residential unit within an existing legal single-family residence. **Note: This should be defined better.**

Terrace

See BUILDING FACADE TYPE

Total Outdoor Light Output

The initial total amount of light, measured in lumens, added

together from all the lamps used in outdoor light fixtures on a development parcel.

Trucking and Freight Terminal

An area where cargo is stored and where trucks load and unload cargo on a regular basis.

TV/Radio Station & Receiving/Broadcast

Need Definition

Two Family Residence

A residential structure containing two dwelling units.

U

Unconstrained Land

All land that is not constrained land.

Unit (or Dwelling Unit)

A room or group of rooms providing complete housekeeping facilities for one household.

Urban Local Street

A road that provides land access and traffic circulation within residential neighborhoods. Urban local streets are typically narrow in width when compared to an urban street with parking on one side. Urban local streets also carry traffic to urban streets and have lower traffic volumes.

Urban Street

A road that provides land access and traffic circulation within residential neighborhoods and commercial and industrial areas. Urban streets are wider in width with parking on two sides. Urban streets also carry traffic from local streets to the arterial system. Urban streets generally carry more than 1,000 vehicle trips per day.

Usable Land

Class A Type refers to developable land generally devoid of wetlands, drainage courses, steep slopes, etc. Class B Type refers to land not suitable generally for development except for passive open space.

Use

The specific use for which land or a building is designed, occupied or maintained.

Use Variance

Authorization by the Zoning Board of Appeals for the use of

land or buildings for a use that is not otherwise permitted in a particular district.

Use-Accessory

A use customarily intended to be incidental and clearly subordinate to the principal uses or building on a lot.

Use-Permitted

Any use which is or may be lawfully established in a particular district provided it conforms with all the requirements applicable to that district.

Use-Principal

The primary or predominant use for which a building, or lot is designed, occupied or maintained.

Use-Prohibited

A use that is not permitted in a particular district.

Utility Equipment

Telephone, electric and cable TV lines, poles, appurtenances and structures; electrical substations carrying 34.5 kilovolts or less; water or gas pipes, regulators, mains, valves or structures; sewer pipes, valves or structures, pumping stations; telephone exchanges equipment, and other facilities, appurtenances and structures necessary to house and maintain utility equipment. Above ground electrical transmission lines carrying more than 115 kilovolts, telecommunication facilities and telecommunication towers are not utility equipment

Utility Establishments

Establishments engaged in the generation, transmission and/or distribution of electricity, gas or steam, including water and irrigation systems and sanitary systems; substations carrying more than 34.5 kilovolts; administration offices for such use; maintenance facilities; accessory buildings and outdoor storage. Also included are above ground electrical transmission lines carrying greater than 115 kilovolts. Telecommunication facilities and telecommunication towers are not utility establishments.

W

Warehouse

A building used primarily for the storage of goods and materials.

Waste Recycling Center

A facility where waste products may be reduced to raw materials and/or processed into new products.

Watercourse

Any stream, pond, lake, drainage channel, or similar features that is normally filled with water. Boundaries of a watercourse shall be measured at the mean high-water mark.

Waterway

A channel that directs surface runoff to a watercourse or to the public storm drain.

Wetland

An area of land that is characterized by hydrophytic vegetation, saturated soils, or periodic inundation which is classified as a wetland by either the New York State Department of Environmental Conservation or the U.S. Army Corps of Engineers

Wholesale (Establishment)

An establishment engaged in selling to retailers rather than directly to consumers.

Y

Yard- Front

The area between the lot line that is parallel, or nearly parallel, to a street and the building setback line. Where a lot has frontage on more than one public or private street, the lot shall have more than one front yard. If a lot has frontage on a street and an alley, the alley side shall not be considered a front yard. In the case of a lot that has no street frontage, the front yard line shall be considered the lot line that is closest and most parallel to the nearest street.

Yard-Rear

The area between the lot line that is opposite of the front lot line and the building setback line. In the case of a lot pointed at the rear, the rear yard area shall be the area between a point that is the furthest from the front lot line and parallel to the front lot line and the building set back line.

Yard-Side

The area between the lot line that is perpendicular, or nearly perpendicular, to a street and the building set back line.

Z

Zoning Amendment

A change in the text of this Ordinance and/or the official zoning map.

Zoning Board of Appeals

The Board established in accord with the codes of the City of Saratoga Springs.

Zoning Officer

The administrative officer charged with enforcing the provisions of this Chapter.

Zoning Ordinance

The adopted **current** ~~former~~ law of the City, together with any and all amendments thereto that provides a delineation of districts and the establishment of regulations governing the use, placement, spacing ; and size of lots, structures, and buildings.