

**Town of Warrensburg Draft Zoning Ordinance**  
**Public Comments & Proposed Modifications**  
 March 2012

	<b>Comment</b>	<b>Manner in which Comment is Addressed in Draft Zoning</b>	<b>Modification</b>
1.	Zoning Map: Core Commercial area between Main Street and Elm Street - should not be core commercial so as to protect the community character	See Zoning Map.	Modify Zoning Map – Changed the Elm Street/Main Street Core Commercial Area to Hamlet Mixed Use (HMU)
2.	Improvements made with non-conforming uses	Article VIII	None
3.	Expanded Commercial Opportunities	Zoning map area along Horicon Ave	None
4.	Page 24 corner lot setbacks should be 15 or 20 feet, not 30 feet.	Per page 24, Art. V – Yards E., “Yard on Corner Lots. On a corner lot, each side which abuts a street shall be deemed a front yard, and the required yard along each street shall be the required front yard.” The dimensional requirements in the Art. IV Dimensional table indicates front yard setbacks range from 0’ to 25’ within the designated hamlet depending on the zoning district and 35’ in the Outside Hamlet district.	None
5.	Non-conforming use discontinuance changed from 6 months to 12 months is good.	Article VIII	None
6.	Recreational Vehicles screening and setbacks page 19	Article V - Off-street Parking and Loading D. requires storage of recreational vehicles shall be confined to the rear or side yard and not within 10’ of the any lot line.	Remove all of clause D in Article V.
7.	Numerous Comments Related to the consistency with the Comprehensive Plan:  A3 - Revising the zoning ordinance to indicate uses which maybe allowed - missing many uses that	A3 - Some uses may be included in a broader use category (ie. Veterinary Clinic / Kennel). Others may be under a different use name such as recreational vehicles versus travel trailers or Dwelling, Multi-family). Other uses have been determined to not be appropriate for the hamlet area. However, all uses are permitted in the Outside Hamlet area with a permit.	A3 - Community garden has been added to the Public Facility use definition.  A4 – None  B2 – None

	<p>might pose a problem in the future (adult use, community garden, condominiums, junkyards, kennels, logging staging, multi-family dwelling, recreational vehicles not in parks, wind power, etc)</p> <p>A4 – No examples of home based businesses included.</p> <p>B2 – No design standards.</p> <p>B4 – Historic Review standards are missing along with language for adoptive reuse, conversions, and upstairs accessory apartments.</p> <p>B5 – Encourage creation of apartments over businesses in commercial district – in the middle of town core commercial is proposed and this should be mixed used.</p> <p>C1 – Main Street Design Plan – see Hudson Falls</p> <p>C2 – Access Management not included in site plan.</p>	<p>A4 – Examples included in definitions (Article XII).</p> <p>B2 – There are site design guidelines built into the site plan review (Article IX) related to building placement, parking, etc. However, no stand alone design standards have been developed as part of this effort. Design guidelines or standards can be developed as a future effort and remain a standalone document or be incorporated into the zoning.</p> <p>B4 / B5 – The entire premise of the Core Commercial and Hamlet Mixed Use districts is to allow flexibility for adaptive reuse and a mix of uses within the districts and within a building, including residential. A look at the use table illustrates the variety of uses allowed within these districts. This also provides more variety of housing options. (See Article II for district classifications). Separate historic review guidelines could be developed through another effort.</p> <p>C1 – Many of the design elements included in the zoning are similar to those goals outlined in the Hudson Falls plan such as parking location, site design within the site plan review, Planning Board standards for review, etc. Also, the dimensional requirements provide greater flexibility than in the existing zoning to allow for new development/redevelopment to be more pedestrian friendly and main street oriented along Main Street.</p> <p>C2 – The concept of access management is inherent in the site plan regulation through a review of the adequacy and arrangement of access for vehicles and pedestrians. More specific language has been added. The AGFTC document</p>	<p>B4 – None</p> <p>B5 – None</p> <p>C1 – none</p> <p>C2 – added language in Article IX – F(2)d: Whenever possible access management techniques should be applied to improvement the movement of traffic (motorized and non-motorized) and reduce vehicle conflicts.</p>
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	<p>C4 – Sign Clutter not mentioned</p> <p>D2 – Revitalize Waterfront – zoned as Business Industrial</p> <p>E3 – Community gardens not listed as a use</p> <p>F2 – Revise zoning to allow or promote more affordable housing options include smaller lots and duplex rentals.</p> <p>G1 – missing many uses, non-conforming and not easily readable.</p>	<p>can be a guidance document for the Planning Board when reviewing these elements.</p> <p>C4 – This recommendation is specific to the Town gateways. The sign section (Article VI) has been completed revised to provide more consistent regulations.</p> <p>D2 - The only areas zoned business industrial are on the northern end of Main Street and Schroon River Road (both identified on the Comp Plan Committees Future Land Use Map). The portion on Schroon River Road is not zoned Business Industrial all the way to the waterfront, as the Hamlet Boundary does not extend all the way to the Schroon River. Page 11 (Art. III) (C) discusses the permitting of Waterfront and Intensive Waterfront Uses. Page 31 (Art. V) discusses additional regulations for Intensive Waterfront Related Uses. On p. 97 under definition it defined the waterfront uses and some examples.</p> <p>E3 – see modification</p> <p>F2 – The mixed use opportunities written into the CC, HMU and RMU districts provides the flexibility for a range of housing options. (See Articles II and III) For example, Article III indicates that two-family dwellings are permitted in every district except the Business Industrial Zone. The dimensional requirements also provide greater flexibility by reducing setback requirements.</p> <p>G1 – If this comment is referring to the creation of a user friendly document, then this draft zoning is much more user friendly than the Town’s existing zoning. For example, the current zoning does not have a use table or a</p>	<p>C4 – none.</p> <p>D2 – none</p> <p>E3 – added to Public Facility definition in Article XII</p> <p>F2 – none</p> <p>G1 – added expanded table of contents</p>
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	<p>G2 – Revise Subdivision Regulations</p> <p>H4 - Recreation – establish recreation fees for large scale residential development</p> <p>IV – Future Land Use Map – Rural Residential/Open Space Uses, Hamlet Scale Residential, Hamlet Scale Mixed Use/Neighborhood Commercial, Recreation Uses, Waterfront Commercial – what happened to these?</p>	<p>dimensional table, which the draft zoning has created. The Town does not currently have an official zoning map, digital or otherwise. This draft zoning has created an official zoning map that is consistent with the comprehensive plan map. Even though not every use is in the use table, many are still defined or may fit into a definition of a use already on the use table. The draft zoning also establishes a new, improved non-conforming uses, structure and lots section (see Article VIII). In addition, there were previously several uses that were not defined. In the draft zoning, all uses identified in the use table are defined. Also, the zoning will be formatted and codified by General Code.</p> <p>G2 – The Subdivision Regulations should be evaluated and revised. However, they are a separate ordinance than the zoning.</p> <p>H4 – This is not addressed in the draft zoning ordinance, but might be appropriate for the subdivision regulations. Generally, fees are determined and assigned by the Town Board. It would be recommended that any fees be assigned separate from the zoning ordinance and re-evaluated by the Town Board on an annual basis.</p> <p>IV – The comprehensive plan future land use map is not parcel specific and is not intended to be a zoning map, but should instead provide direction in the location of future land uses within the Town. The draft zoning map incorporates the intended future land uses into the following zoning districts: Business/Industrial; Core Commercial; Hamlet Mixed Use; Residential Mixed Use; Residential/Recreational; Mobile Home Overlay and</p>	<p>G2 – none</p> <p>H4 – none</p> <p>IV – Modify Zoning Map – Changed the Elm Street/Main Street Core Commercial Area to Hamlet Mixed Use (HMU)</p>
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Outside Hamlet Zone. If the future land use map were to be compared to the draft zoning map, these should correspond very closely. Below is a comparison:

<b>Future Land Use Map (Comp Plan)</b>	<b>Draft Zoning Map</b>
Rural Residential/Open Space—Town-wide Map	Outside Hamlet (OH) Zone
Hamlet Scale Residential Uses—Hamlet Map	Residential/Recreation (RR), Hamlet-Mixed Use (HMU), Residential Mixed Use (RMU)
Hamlet Scale Mixed Use/Neighborhood Commercial--Hamlet Map	Hamlet-Mixed Use (HMU), Residential Mixed Use (RMU)
Recreation Uses—Hamlet Map	Residential/Recreation (RR),
Waterfront Commercial Uses—Hamlet Map	These are not restricted to a certain district, instead these are permitted in all districts, with Site Plan Review, within 250' of the mean high water mark of the Hudson and Schroon Rivers

8.	Would like to see APA regulations included in the zoning to make it easier for property owners to understand what they can do – such as within certain distance of waterway.	Article I – Introductory Provisions, Authority of Other Agencies states that the Town zoning requirements “do not preclude requirements that may exist by other agencies.” This includes the authority of APA.	None.
9.	Comment about fences in Article V – Site Improvements & Screening: should state that good side out	Article V Fences, Walls and Retaining Walls – E: states that “The finished side of the fence shall face neighboring properties or the street.”	None
10.	Comment about parking for home occupations on page 27	Article V – Home Occupations - Home Occupation Level One do not allow for any non-resident employees and are not required to provide additional off-street parking. Home Occupation Level Two allows no more than 2 non-resident employees per home occupation and requirements that off-street parking be required. Examples of each level are included in Article XII - Definitions	None
11.	There are no standards or guidelines for grease traps	These standards and requirements are found in other codes outside the zoning.	None
12.	Who is responsible for paying for the public hearing notices for variances?	The applicant is responsible for paying for public hearing notices.	None.