

ATTACHMENT D. ZONING LAW

Presently each district has a chart that shows the maximum lot coverage. This law proposes one common definition of lot coverage that includes all paved surfaces and also proposes that non-residential uses located in residential zones have buffer areas similar to commercial uses adjacent to residential zones.

TOWN OF GUILDERLAND

LOCAL LAW NO. OF THE YEAR 2006

A LOCAL LAW Amending the Zoning Law of the Town of Guilderland

BE IT ENACTED BY THE TOWN BOARD OF THE

TOWN OF GUILDERLAND AS FOLLOWS:

Amending the Zoning Law of the Town of Guilderland

Amend §280-5 Definitions

BUFFER STRIP - Open spaces, landscaped areas, fences, walls, berms, or any combination thereof used to physically separate or screen one use or property from another.

LOT COVERAGE - That lot area or percentage of lot area covered by buildings, structures, pavement or other imperious surfaces, including walkways, accessory building and structures.

Amend §280-16 Townhouse Dwelling District

D. (1) Lot area/ density lot coverage. The overall density shall not exceed six units per acre, provided that no more than four such dwellings shall be contiguously constructed, ~~the main structures and all accessory buildings shall not occupy more than 30% of the gross acreage of the development.~~

Amend §280-19 BN-RP District

D. (2) Lot coverage. ~~Structures and parking areas shall not occupy more than 75% of the total lot area.~~ Lot coverage shall not exceed 75%. The remainder of the lot shall be open space or landscaped area.

Amend §280-20 Local Business District

C. (2) Lot coverage. ~~Structures and parking areas shall not occupy more than 70% of the total lot area.~~ Lot coverage shall not exceed 70%. The remainder of the lot shall be open space or landscaped area.

Amend §280-21 General Business District

C. (2) Lot coverage. ~~Structures and parking areas shall not occupy more than 75% of the total lot area.~~ Lot coverage shall not exceed 75%. The remainder of the lot shall be open space or landscaped area.

Amend §280-13 Agricultural district

add

D. (1) (g) Buffer strip for non-residential uses

A non-residential use shall maintain a buffer strip of 40 ft. along the side and rear property lines.

Amend §280-14 Residential Districts

D. (5) Buffer strip for non-residential uses

A non-residential use shall maintain a buffer strip of 40 ft. along the side and rear property lines.

Amend §280-14 Multiple Residence

C (9) Buffer strip for non-residential uses

A non-residential use shall maintain a buffer strip of 40 ft. along the side and rear property lines.

This local law shall become effective immediately.