

Town of Waterford

Highlights of Proposed Zoning Update

March 18, 2021

1. New floodplain, LWRP and Zoning District maps
2. Updated and added new definitions
3. Added purposes statements for each district consistent with Comprehensive Plan
4. Turned use list and narrative into table and updated allowed uses (to clarify and add)
5. Turned dimension list and narrative into table, and updated
6. Updated parking requirements
7. Updated sign requirements to make consistent with Supreme Court ruling (can't have any regulation of content)
8. Added objectives, submission requirements, allowable density, and added review criteria for large scale planned developments
9. Agriculture-addressed buffers, fencing and farm stands
10. Added supplemental regulations as per Comprehensive Plan recommendations
 - a. Commercial design standards
 - b. Senior housing development standards
 - c. Bed and Breakfast
 - d. Solar farms
 - e. Telecommunication towers
 - f. Accessory dwellings (allowed with controls)
 - g. Zoning Code Enforcement duties
11. Added significantly to ZBA section to bring it into compliance with NYS Town Law including process, referrals, and review criteria
12. Updated waterfront overlay district
13. Added new special use permit process including submissions, review criteria, authorizing Planning Board to do these reviews
14. Added in new Site Plan Review process
15. Added in where needed references to SEQRA, updated time frames to match NYS Town Law, and procedures for clarification where needed.