

Highlights of Changes Made to Town of Waterford Zoning Between March 2021 and June 2021

1. Updated Table of Contents.
2. Updated format, numbering, fonts where needed for consistency; minor fixes to typos.
3. Removed Accessory Apartment, In-Law Apartment as a definition, use, and in any regulations (161-34.7).
4. Changed square meters to square feet for clarity.
5. Clarified Use Table for solar panels showing one line for residential, and one line for commercial solar farms.
6. Clarified L-C District requirements related to farms that allows for farm buildings for animals, but not residential structures.
7. Added “per unit” to minimum frontage rules to be consistent with existing rule.
8. Clarified Greenspace requirements to show that the percent required is calculated from Total Acreage on the parcel.
9. Removed allowance to count “5% of streets, easements, parks, and other dedicated lands or water areas” as part of the buildable area for a large-scale planned development for residential uses. Now, a minimum of 10 acres is required for that use and all streets, easements, parks, steep slopes, drainage areas, floodplains, wetlands, or areas with adverse subsoil conditions are subtracted from the total acreage to yield the buildable acreage on a parcel.
10. Added GML 239-n as a reference to other referral requirements as per NYS law.
11. Clarified in text that solar farms are to be allowed only in R-Rural and M-1 districts, not R-100.
12. Clarified fees to be placed into escrow for review of a project determined by Planning Board.