

This document provides **comparisons between the Rural and Suburban Residential District Dimensional Standards** in the current zoning ordinance and those proposed in **Draft-1 of the UDO**.

Some text from Draft-1 Article 3 is included in red to provide context. Where applicable, text from the *current ordinance is in black and italicized*.

### Article 3. Residential Districts

- 3.1 PURPOSE STATEMENTS
- 3.2 USES (Article 8)
- 3.3 DIMENSIONAL STANDARDS
- 3.4 R-MHP DISTRICT STANDARDS
- 3.5 GENERAL STANDARDS OF APPLICABILITY

#### 3.1 PURPOSE STATEMENTS

##### A. RR Rural Residential District

*To provide low density residential and agricultural uses in order to preserve open space and a rural character. Limiting topography, soil condition, slopes and lack of public infrastructure also warrant the low densities.*

The RR Rural Residential District is intended to accommodate low density residential development and agricultural uses in a manner that helps to preserve open space and Saratoga Springs' rural character areas. Low densities within the RR District are also designed to accommodate specific features of the rural areas of the community, such as prime soils, limiting topography/steep slopes, and a lack of public infrastructure.

##### B. SR Suburban Residential District

*To provide low to medium density single family residential uses reflecting the availability of public infrastructure.*

The SR Suburban Residential District is intended to provide for a neighborhood environment characterized by low density single-family residential uses.

#### 3.3 DIMENSIONAL STANDARDS

##### Current Zoning Ordinance 2.3

###### A. Principal Buildings

*Only one principal building may be established on any one lot provided that the minimum area, width and dimensional requirements of the district are met for each principal building with the following exceptions:*

1. *In the RR District, more than one principal building for additional single-family homes and related accessory structures are permitted.*

##### A. General Application

1. Table 3-A: Residential Districts Dimensional Standards establishes the dimensional standards for the residential districts. These regulations apply to all uses within each district unless a different standard is listed for a specific use.
2. The following minimum lot areas control over Table 3-A in the following circumstances:
  - a. A minimum of 20,000 square feet of lot area is required if without either central water supply or sanitary sewer (one of these conditions).
  - b. A minimum of 40,000 square feet of lot area is required if without central water supply and sanitary sewer (both of these conditions).

**B. Front Setback Reduction**

**2. Subdivisions**

For new subdivisions, a reduced front setback must be established prior to final subdivision approval. Where a modified setback has been approved by the Zoning Officer prior to subdivision, that setback may be carried through to lots created by the subdivision on the same blockface. Subject to Planning Board approval, revised setbacks may be permitted.

**C. Private Green Space and Public Civic Space**

Developments may be subject to the required private green space and public civic space requirements of Section 9.3.

**D. Multiple Principal Dwellings**

Multiple principal dwellings are allowed upon the following:

1. The RR District may have a second principal dwelling so long as both single-family dwellings meet the standards of the district, including lot area, lot width, and setbacks.
2. A historic carriage house may be used as a dwelling when permitted by Article 8.
3. A secondary dwelling unit may be used as a dwelling when permitted by Article 8.



# RR: Area + Bulk Schedule

Dimension Standard	CURRENT	PROPOSED
Minimum Lot Size	2 acres	<b>2 acres</b>
Minimum Lot Width	200'	<b>200'</b>
Max. Coverage	15% principal, 5% accessory	<b>20% total</b>
Front Setback	60'	<b>60'</b>
Rear Setback	100'	<b>100'</b>
Side Setback	30' each (Total 100')	<b>30' each</b>
Max. Height	35'	<b>40'</b>
Max. Impervious Surface	20%	<b>25%</b>



## SR: Area + Bulk Schedule

Dimension Standard	CURRENT		PROPOSED
	SR-1	SR-2	SR
Minimum Lot Size	40,000sf	20,000sf	<b>20,000sf</b>
Minimum Lot Width	125'	100'	<b>100'</b>
Max. Coverage	20% principal 8% accessory	25% principal 8% accessory	<b>30% total</b>
Front Setback	40'	30'	<b>30'</b>
Rear Setback	40'	30'	<b>30'</b>
Side Setback	15' each (Total 35')	12' each (Total 30')	<b>15' each</b>
Max. Height	35'	35'	<b>40'</b>
Max. Impervious Surface	60%	70%	<b>40%</b>