

LOCAL LAW NO. 4 OF 2023  
A LOCAL LAW TO AMEND THE  
UNIFIED DEVELOPMENT ORDINANCE

BE IT ENACTED, by the City Council of the City of Saratoga Springs, in consideration of changes in the Unified Development Ordinance (UDO) as follows:

SECTION 1. Subsection 1.5.J.1 of the Unified Development Ordinance, entitled “Title, Purpose, Authority – Pending Applications”, is hereby amended to read (new material underlined; old material in brackets):

1. Any land use board application that has been deemed complete is subject to the Ordinance requirements in effect on the date the application was deemed complete. In matters involving multiple Land Use Board applications, the matter shall be subject to the Ordinance requirements in effect on the date the first application was deemed complete.

SECTION 2. Subsection 2.2.C.4 of the Unified Development Ordinance, entitled “District Zoning Map – Interpretation of Boundary Lines”, is hereby deleted from Section 2.2. C in its entirety and renumbered as Section 2.2.D. Furthermore, the current Section 2.2 D is hereby renumbered as Section 2.2.E.

SECTION 3. In the image accompanying Subsection 8.4.KK.2 of the Unified Development Ordinance, entitled “Uses – Dwelling – Single Family”, the descriptions “Min. 10% transparency for façade facing a street” and “Front loaded attached garage limited to 40% of building façade line or 24’, whichever is greater” are hereby deleted.

SECTION 4 Subsection 8.4.RRR.1 of the Unified Development Ordinance, entitled “Uses – Lodging House - Definition”, is hereby amended to read (new material underlined; old material in brackets):

1. Definition  
A single-family dwelling [that] where a resident/owner provides lodging for less than 30 days for a daily fee in no more than five guest rooms that does not meet the definition of bed and breakfast

SECTION 5. In Table 8-A of Article 8 of the Unified Development Ordinance, entitled “Use Matrix”, under the column heading “T-6”, the principal use of “Day Care Center – Small Day Care Center” is hereby reclassified from “S” (Special Use, Principal Use) to “P” (Permitted Principal Use).

SECTION 6. In Table 9-B of Article 9 of the Unified Development Ordinance, entitled “Permitted Encroachments into Required Setbacks”, the category entitled “Stoop” is hereby amended to read “Stoop and Uncovered Front Steps”

SECTION 7. Subsection 9.5.O.2.a of the Unified Development Ordinance, entitled “Accessory Structures and Uses – Mechanical Equipment – Roof-Mounted Equipment”, is hereby amended to read (new material underlined; old material in brackets):

- a. For structures 40 feet or more in height, all roof equipment must be set back from the edge of the roof a minimum distance of [one foot for every two feet in height] two feet for every one foot of equipment height.

SECTION 8. Subsection 9.5.O.3.a of the Unified Development Ordinance, entitled “Accessory Structures and Uses – Mechanical Equipment – Wall-Mounted Equipment”, is hereby amended to read (new material underlined; old material in brackets):

- a. Wall-mounted mechanical equipment is not permitted on the front or corner side façade of the building. Wall-mounted equipment can encroach into the rear and interior side setbacks a maximum of 12 inches.

SECTION 9. In Table 9-B of Article 9 of the Unified Development Ordinance, entitled “Permitted Encroachments into Required Setbacks”, the category entitled “Gazebo or Pergola/Prohibited in Front Yard” is hereby renamed “Gazebo or Pergola – Front Yard” Furthermore, a new category is hereby established to read “Gazebo or Pergola – Interior Side and Rear Yard / Max. of 5’ setback”, and all columns for that new heading shall designate “Y” (Permitted).

SECTION 10. In Table 9-B of Article 9 of the Unified Development Ordinance, entitled “Permitted Encroachments into Required Setbacks”, the category entitled “Greenhouse/ Prohibited in front and corner side yard” is hereby renamed “Greenhouse – Front and Corner Side Yard”. Furthermore, a new category is hereby established to read “Greenhouse – Rear and Interior Side Yard”, and all columns for that new heading shall designate “Y” (Permitted).

SECTION 11. In Table 9-B of Article 9 of the Unified Development Ordinance, entitled “Permitted Encroachments into Required Setbacks”, the category entitled “Patio” is hereby amended to designate “Y” (Permitted) for the category “Rear Setback”, and to designate “N” (Prohibited) for the categories “Front Setback” and “Corner Side Setback”

SECTION 12. In Table 10-C of Article 10 of the Unified Development Ordinance, entitled “Off Street Vehicle and Bicycle Parking Requirements”, the category entitled “Gas Station” is hereby amended to delete the phrase “4 stacking spaces per accessory car wash bay”.

SECTION 13 In Table 10-C of Article 10 of the Unified Development Ordinance, entitled “Off Street Vehicle and Bicycle Parking Requirements”, the category entitled “Recreational Vehicle (RV) Park” is hereby deleted in its entirety.

SECTION 14. Subsections 18.5.C.1 and 18.5.C.2 of the Unified Development Ordinance, entitled “Public Realm – Sidewalk and Multi-Use Path Requirements”, are hereby amended to replace the phrase “will approve” to “will have the authority to approve”.

SECTION 15. Subsection 8.4.BBB.1 of the Unified Development Ordinance, entitled “Uses – Principal Use Definitions and Standards – Gas Station”, is hereby amended to read (new material underlined; old material in brackets):

1. Definition

An establishment where fuel for vehicles is stored and [dispersed] dispensed from fixed equipment into the fuel tanks of motor vehicles. A gas station may also include ancillary retail uses, and solar and/or electric charging stations.

SECTION 16. Two new subsections 8.4.KK.2.c and 8.4.KK.2.d of Article 8 of the Unified Development Ordinance, entitled “Uses – Principal Use Definitions and Standards – Dwelling- Single Family” are hereby enacted to read (new material underlined):

c. Windows must have minimum 10% transparency for facades facing a street.

d. Front loaded attached garages must be limited to 40% of the building facade line or 24’, whichever is greater.

SECTION 17. Effective Date. This Local Law shall take effect immediately upon filing in the office of the Secretary of the State of New York, in accordance with section 27 of the Municipal Home Rule Law.

ADOPTED: 10/3/2023

CITY COUNCIL OF THE CITY OF  
SARATOGA SPRINGS, NEW YORK

By: Dillon Moran, City Clerk