

**TOWN OF NEW BALTIMORE**  
**SUMMARY OF PROPOSED UPDATES TO ZONING LAW AND**  
**COMPREHENSIVE PLAN**  
**AUGUST 2016**

**ZONING LAW UPDATES**

- Center Commercial, Light Commercial, Service Commercial all merged to form one Commercial District---with uses from each allowed in the one zone, utilizing a hybrid of minimum set back requirements from the former several Commercial zones. And removed reference to special sign requirements from the new Commercial zone
- Modifying minimum lot size requirements to be less restrictive as follows:
  - “B. *Minimum Lot Size.*
  - (1) *Conservation Subdivisions. There shall be no minimum lot size in conservation subdivisions, except as required to fulfill setback requirements for the State Department of Health regarding wells and septic systems, as required in Article IX.*
  - (2) *Conventional Subdivisions. Minimum lot sizes for conventional subdivisions in the RA district shall be 2 acres. ~~determined by the number of lots created.~~*
    - ~~(a) For subdivisions which create 2-4 lots (minor subdivisions), the minimum lot size shall be 2 acres.~~
    - ~~(b) For subdivisions which create 5-7 lots (major subdivisions), the minimum lot size shall be 5 acres.~~
    - ~~(c) For subdivisions which create 8 or more lots (major subdivisions), the minimum lot size shall be 10 acres.~~
    - ~~(d) For subdivisions which receive a waiver as set forth in §112-56 (B.), the minimum lot size shall be 2 acres.~~”
- Enactment of additional digital sign standards to prevent traffic hazard from glare , etc. from such signs and added appropriate definitions concerning this to the Definitions section of the zoning law
- Deleted special parking, landscaping, building color, facade and roofline requirements and replaced with discretionary restrictions to allow PB to impose conditions that are most relevant to the individual site
- Simplified steep slope development requirements
- Made Conservation Subdivisions discretionary instead of mandatory for major subdivisions in the RA Zone
- Eased requirement for required/recommended open space in conservation subdivisions

**COMPREHENSIVE PLAN UPDATES**

- Modified Conservation Subdivision usage/strategies from mandatory to recommended/available
- Made Rural Siting, Architectural and other Design Guidelines a recommendation and not mandatory