



Code Updates | At-a-Glance

OR SCAN ME!



Learn more at:
www.townofbethlehem.org/940/Zoning-Update

ZONING DISTRICTS

- Updated to align with Future Land Use vision of the Comprehensive Plan Update.
- Increased opportunity for mixing of uses in nonresidential districts.
- Provides for a variety of housing types: single-family, two-family, 3+ family.



Visit these boards for more info!

- » Residential Districts
- » Hamlet Districts
- » Multi-Use Districts
- » Special Purpose Districts

HOUSING

- Adjusted existing districts to reflect existing variations in residential densities.
- Allowed for a context sensitive increase in density to support diverse housing options.
- Created residential design standards for new multi-family, mixed residential, and infill residential development.
- Maintained site plan review for all new two- and multi-family dwellings, including modifications thereto.



Visit these boards for more info!

- » Residential Districts
- » Residential Design

DESIGN STANDARDS

- Clarified existing expectations and refined code language for increased predictability.
- Implemented nonresidential building design standards and guidelines.
- Formalized landscaping and screening requirements.
- Adjusted parking requirements to reduce over-provision of pavement.
- Incorporated multi-modal (bicycle and pedestrian) connection requirements.



Visit these boards for more info!

- » Residential Design
- » Building & Site Design
- » Circulation, Parking & Landscaping

APPLICATION & REVIEW PROCEDURES

- Formalized public hearing mailed notice to properties within 200 feet (increases to 500 feet for large development applications).
- Added a requirement for a posted sign notice on properties subject to a public hearing.
- Clarified pre-application procedure with Town Staff.
- Clarified procedures for sketch plan review and role of Development Planning Committee.
- Simplified the review process and submittal requirements for small, minor impact applications.

NATURAL RESOURCES & SUSTAINABILITY

- Included guidance for green infrastructure and green building design (e.g. Green roofs, bioswales).
- Incorporated reference to new NYS Department of Environmental Conservation wetland regulations as the standard.
- Promoted use of native plants and trees and preservation of existing vegetation.
- Added consideration of orientation for solar within subdivision layouts.
- Updated Conservation Subdivision requirements and incentive zoning.

RURAL FLEXIBILITY

- Expanded permitted use lists to align with various agricultural operations provided for by NYS Ag & Markets Law.
- Maintained existing site plan review exemptions for agricultural uses.
- Created permissions for agricultural home occupations, which allow for secondary, supporting businesses/operations to allow for more flexibility and viability in the use of land.
- Residential lot size of 1 acre consistent with Health Department separation guidance.

CERTAIN USE REGULATIONS

- Expanded detached ADU option to all districts (not just rural).
- Accessory Dwelling Units (ADUs) permitted by-right, subject to administrative site plan review.
- Addressed keeping of chickens, ducks, and bees on residential properties (with limitations).
- Addressed short-term rentals.

SITE PLAN REVIEW

- Still required, but now triggered by "action," such as new construction and building/site modifications.
- Separated into two levels of review - Administrative (staff level) for small actions; Planning Board for all others.
- Maintained agricultural and single-family dwelling exemptions.
- New Action Table identifies site plan review applicability.