



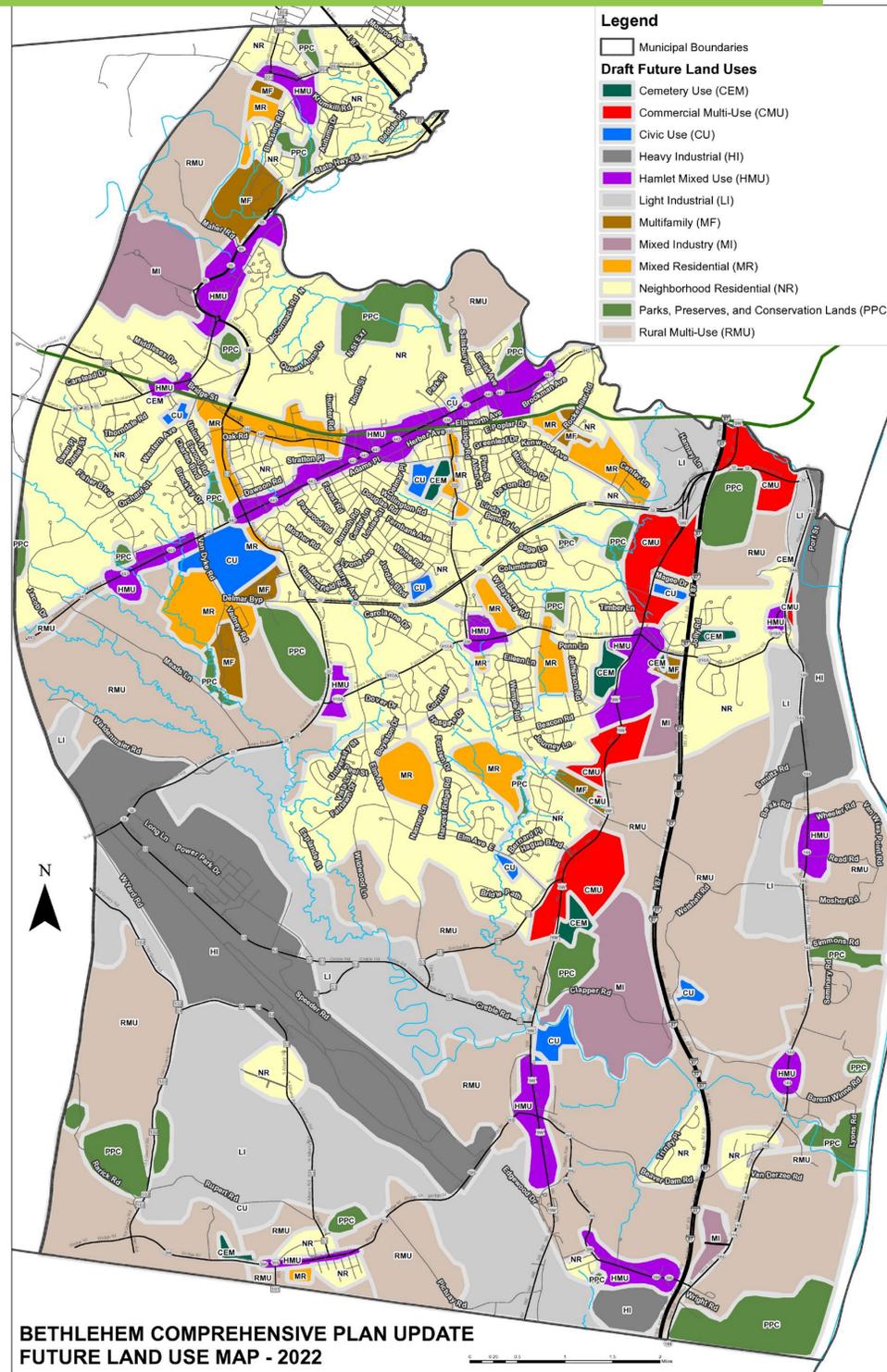
2022 Comprehensive Plan Alignment

OR SCAN ME!



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

FUTURE LAND USE MAP



Future Land Use Category	Existing Zoning Districts	Proposed Zoning Districts
RESIDENTIAL		
Neighborhood Residential (NR)	Residential A (RA)	Low Density Residential (LDR)
Mixed Residential (MR)	Residential B (RB)	
Multi-Family (MF)	Residential C (RC)	Mixed Density Residential (MDR)
	Multi-Family (MR)	Core Residential (CR)
	Core Residential (CR)	Core Residential (CR)
	Residential Large Lot (RLL)	Residential Large Lot (RLL)
HAMLET		
Hamlet Mixed Use (HMU)	Hamlet (H)	Traditional Hamlet (TH)
Hamlet Mixed Use (HMU)	Commercial Hamlet (CH)	Commercial Hamlet (CH)
Hamlet Mixed Use (HMU)	Rural Hamlet (RH)	Rural Hamlet (RH)
MULTI-USE		
Commercial Multi-Use (CMU)	General Commercial (C)	Commercial Multi-Use (CMU)
Rural Multi-Use (RMU)	Rural (R)	Rural Multi-Use (RMU)
Rural Multi-Use (RMU)	Rural Riverfront (RR)	Rural Riverfront (RR)
Parks, Preserves, and Conservation Lands (PPC)		
INDUSTRIAL		
Light Industrial (LI)	Rural Light Industrial (RLI)	Rural Light Industrial (RLI)
Heavy Industry (HI)	Heavy Industrial (HI)	Heavy Industrial (HI)

WHAT ARE FUTURE LAND USE CHARACTER AREAS?

- Broad, visionary designations that describe the desired long-term character and development patterns for different parts of a community.

WHAT DO THEY DO?

- Focus on the “what should be” and guide comprehensive planning decisions about density, mix of uses, design character, and overall community vision.

WHAT ARE ZONING DISTRICTS?

- A legal tool that implements the future land use vision.

WHAT DO THEY DO?

- Establish specific, enforceable rules about what can actually be built—including permitted uses, building heights, setbacks, parking requirements, and other design and development standards.

HOW ARE THE TWO RELATED?

- The plan establishes future land use character areas based on community goals and values.
- Then zoning codes are written or updated to align with and legally enforce those designations.
- Zoning translates the plan’s vision into actionable regulations for the built environment.

DID YOU KNOW?

- NYS Town Law §272-a, requires a Town’s land use regulations to be in accordance with the Town’s latest adopted comprehensive plan.