

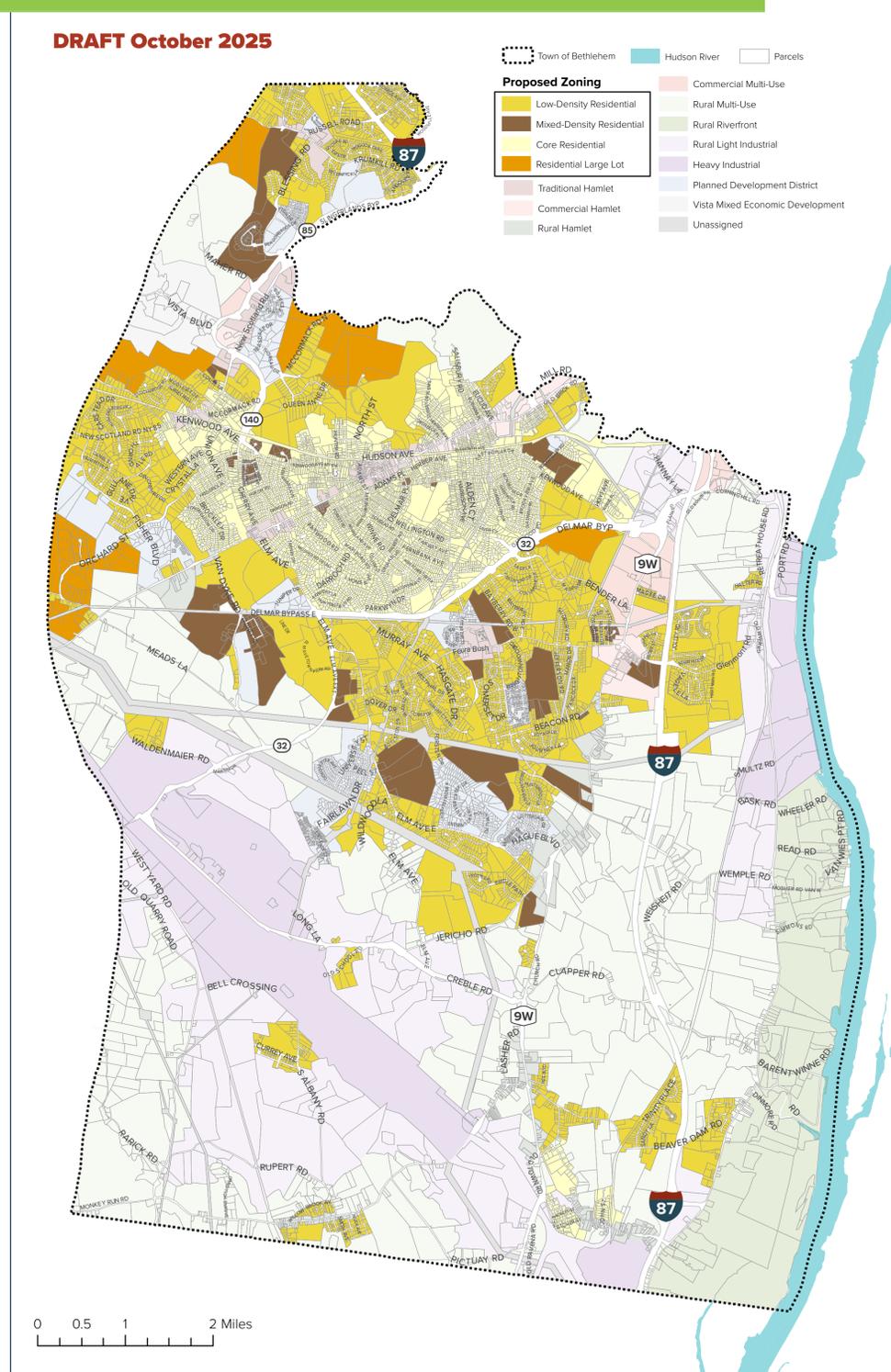


Residential Districts



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

ZONING MAP focused on residential districts



Purpose Statements

CORE RESIDENTIAL (CR)

- Characterized by the Town's oldest single family neighborhoods concentrated around the hamlets of Delmar, Elsmere, Slingerlands, and Selkirk.
- Concentrated traditional, walkable character of existing neighborhoods.
- Generally consists of smaller lot sizes in close proximity to local goods and services.
- Tree lined streets and modest homes

LOW-DENSITY RESIDENTIAL (LDR)

- Predominately low density housing.
- Includes single-, two-, and three-family housing on varied lot sizes.
- Infill and redevelopment should emphasize connectivity and walkability and compatibility with existing residential context by implementing strong neighborhood design elements..
- Intended to align with Comprehensive Plan goal of increasing middle market housing using design standards that compliment existing residential context.

MIXED-DENSITY RESIDENTIAL (MDR)

- Intended to provide a mix of residential densities and housing types.
- Includes single-, two-, and multi-family housing.
- Design practices include preservation of open space and utilization of existing infrastructure.
- Encourages connectivity and walkability to amenities and pedestrian networks.
- Requires thoughtful transition in building size & design between single family and two family neighborhoods to higher density development.
- Incorporates green spaces and natural features into neighborhood designs to create attractive environments.

RESIDENTIAL LARGE LOT (RLL)

- Generally characterized by semirural, large lots having a minimum size of two acres.
- Semirural and natural areas and more intensively developed residential areas.
- RLL areas will often have environmental constraints or attributes that support less intensive development.

Permitted / Specially Permitted Uses

For full list of permitted uses, see §128-20.5.

	CR	LDR	MDR	RLL	SITE PLAN REVIEW
Primary Uses					
Single Family Dwelling	P	P	P	P	EXEMPT
Two Family Dwelling	P	P	P	P	PB
Multi-Family Dwelling, 3-4 units	SUP	SUP	P	SUP	PB
Multi-Family Dwelling, 5+ units	-	SUP	P	-	PB
Agricultural Uses	P	P	P	P	EXEMPT
Day Care Center	P	P	P	P	PB
Office, Administrative or Professional	SUP	-	-	-	PB
Cultural / Religious Use	SUP	SUP	SUP	SUP	PB
Municipal / Educational Use	P	P	P	P	PB
Accessory Uses					
Accessory Dwelling Unit	P	P	P	P	ADMIN
Accessory Use/Structure, Nonresidential	P	P	P	P	ADMIN
Accessory Use/Structure, Residential	P	P	P	P	EXEMPT

P: Permitted by Right

SUP: Subject to a Special Use Permit

-: Not Allowed

PB: Site Plan Review by Planning Board

ADMIN: Site Plan Review by Town Staff

EXEMPT: No Site Plan Review Required

Design & Development Standards Apply:

SITE PLAN REVIEW

- Required as shown in the use table, see also Article 42
- Required for expansion or modification of uses and structures
- Required for all uses requiring a Special Use Permit, including accessory uses

BUILDING & SITE DESIGN

- For nonresidential and mixed use development, see the [Building & Site Design Board](#)
- For mixed residential and infill development, see the [Residential Design Board](#)

OTHER DESIGN ELEMENTS

- Circulation, parking, and multi-modal access requirements
- Landscaping and screening requirements
- See the [Parking & Landscaping Board](#) for more info!

SPECIAL USE PERMIT

- Must meet performance standards
- Public hearing required