

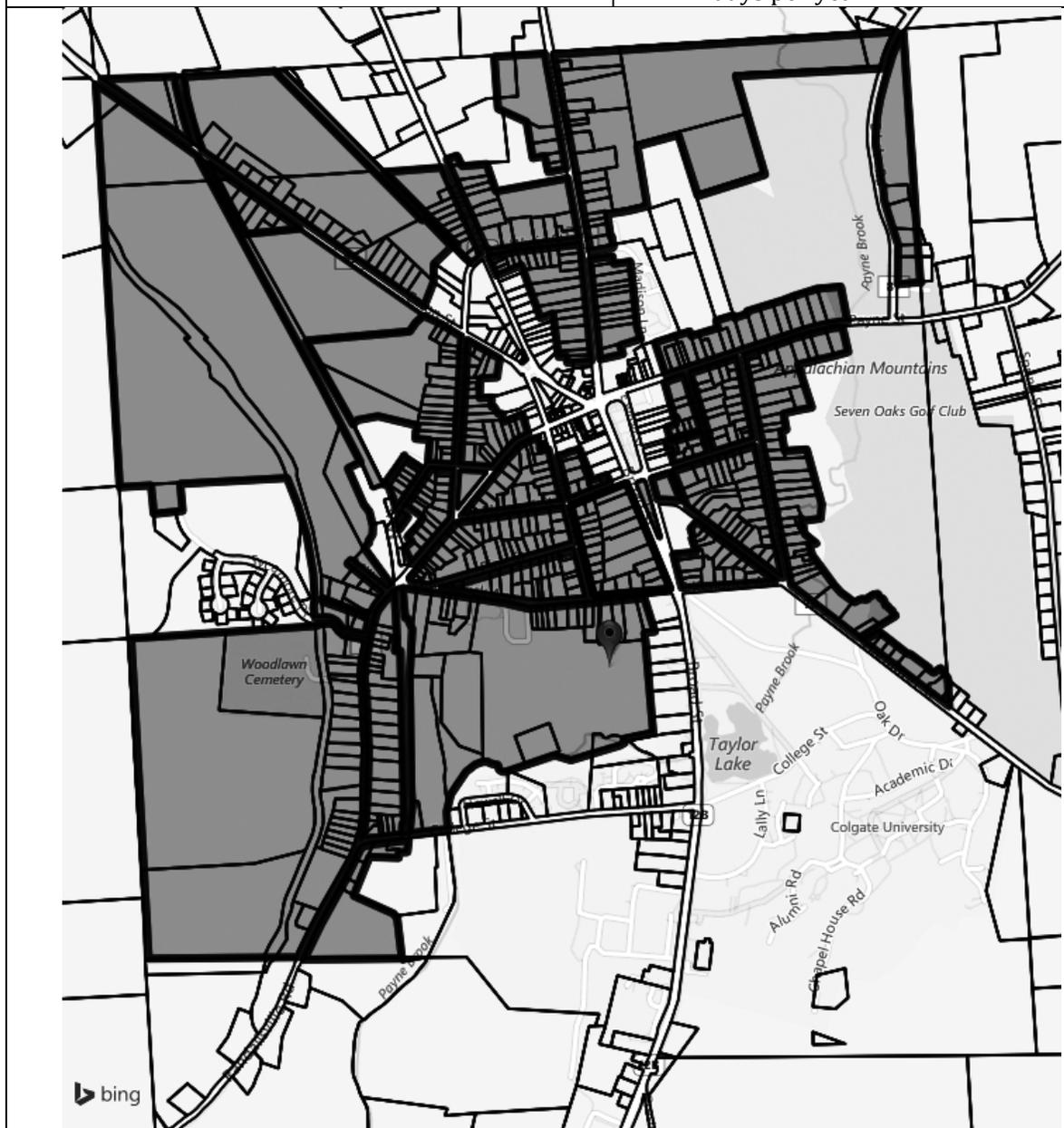
The material below offers a summary overview of the changes in the various districts as a result of the new zoning. It is not exhaustive, but rather is included as an assist for those seeking to explore the revisions. Moreover, it attempts to summarize with the understanding that it cannot incorporate all the details of the law.

Family Residential District (R)

In general the changes are focused on modestly increasing residential density, emphasizing stable or ongoing residential uses, and discouraging commercial exploitation of residential neighborhoods.

2000 Zoning Law (Present Law)	2016 Zoning Law (Proposed)
Three different residential districts: R1 is the densest and most protective of stable residential use. R2 is less dense and less focused on stable residential use. R3 is dedicated to low density and cluster development in environmentally sensitive areas or steep slopes.	A single "family residential" district with uniform regulations supporting stable, ongoing residential use. Exploration of cluster development mandated in areas of steep slopes or environmental sensitivity.
Family is defined as a related group of people or two unrelated individuals.	Family is defined as a related group or a single individual.
A "functional family" is treated legally as a family. Such a functional family is defined as a group of unrelated individuals whose function as a stable family is demonstrated by their filing of licenses and registrations, etc. at the address in question.	A "functional family" is treated legally as a family. Such a functional family is defined as a group of unrelated individuals whose function as a stable family is demonstrated by their filing of licenses and registrations, etc. at the address in question, or their involvement in ongoing employment in the area. .
College students are modestly supported in the R2 but not the R1 and R3 districts.	College students, being by definition, temporary residents are NOT supported in the residential districts.
Structures classified as one-family, two family and multifamily with generous square footage requirements. .	A category of <i>supplemental apartments</i> (limited to one bedroom) added to increase overall density and support homeowners with relatively small lots or wishing to offer small-scale rental of part of a home.
No residential use of secondary structures.	Supplemental apartments (limited to one bedroom) supported with conditions in secondary structures.
Home occupations uses limited to the principal structure.	Home occupations permitted in primary or secondary structures.
Bed and Breakfasts permitted	Primary use of structures for a new bed and breakfast is not

	permitted. Operation of a bed and breakfast as a home occupation with up to two room/suites is supported.
<ul style="list-style-type: none"> • No design restrictions 	<ul style="list-style-type: none"> • No design restrictions.
<ul style="list-style-type: none"> • Subletting and rental of residential properties for short-term or transient occupancy is largely unrestricted. 	<ul style="list-style-type: none"> • Short-term or transient rental of residential properties in the family residential district (as with AirB&B) is limited to 15 days per year.



Mixed-Use Core District (MC)

The changes are focused on modest increase in temporary and transient residential use of the upper floors of the downtown, thereby diminishing the pressure for temporary, and especially student, housing in the family residential areas. Modest design standards are introduced.

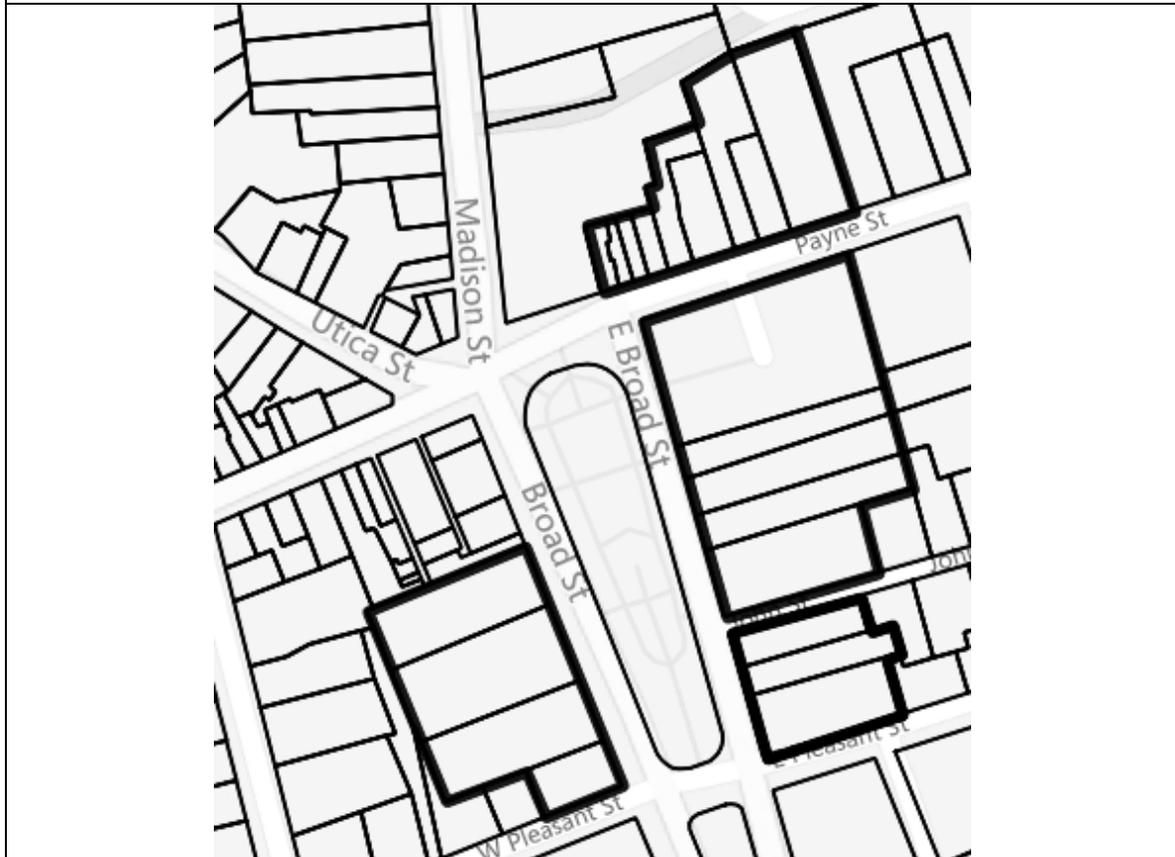
2000 Zoning Law (Present Law)	2016 Zoning Law (Proposed)
District Name: B1	Mixed-Use Core: The name change reflects the historical importance to residential and business use in the district.
Ground Floor committed to commercial, retail and service uses. Restaurant, bar, service uses supported. No residential use of the ground floor.	No change.
Upper floors encourage office and residential use, especially temporary and transient residential uses, with on-site or remote parking required for boarding houses.	Upper floors support commercial and residential use <i>without on-site parking requirement of any kind</i> . Boarding houses and multi-unit residences are supported.
No design standards	Limited design standards introduced to maintain the character of the continuous building fronts that characterize Lebanon St. or Broad St. opposite the Green.
	The district has been extended to the northwest so that all the properties at the Lebanon and Maple/Eaton intersection are of the same character.



MIXED-USE GREEN (MG) DISTRICT

There are minimal changes to the district around the Village Green.

2000 Zoning Law (Present Law)	2016 Zoning Law (Proposed)
BT: Business Transitional	District Name: Mixed-Use Green
Emphasis on a mix of non-retail commercial uses and residential uses.	Emphasis on a mix of non-retail commercial uses and family residential uses.
The district includes several civic uses, village office, library, and post office.	The district also houses several civic uses, village hall, library, and post office.
	A couple of houses on the north side of Payne St. have been added to the district to extend its eastern limit to parallel the east edge of the Village Office property.
Boarding Houses not permitted	Boarding Houses not permitted
Bed and Breakfasts permitted	Bed and breakfasts permitted



Mixed- Use Eaton District (ME)

This is a new district focused on the properties around the intersection of Eaton and Utica Streets. The properties were previous within the B1 and B2 districts. The new district is distinguished by proximity to the pedestrian downtown core AND relatively large lots capable of supporting onsite parking as well as residential uses. This is an area in which the commercial/residential combination of the downtown can be expanded with the least impact on the family residential districts.

2000 Zoning Law (Present Law)	2016 Zoning Law (Proposed)
These properties were B1 and B2.	District Name: Mixed Use Eaton This district is distinguished by proximity to the Business Core and relatively large lots with potential for off-street parking.
Presently most properties are strictly business and commercial.	Ground floor committed to commercial uses and business uses.
Few properties in the area have second floor uses.	Upper floor residential use is encouraged. Boarding houses and multi-unit residential development is supported. Density will be controlled by the number of residents rather than by the number of units.
On-site parking required for all uses.	On-site parking required for all uses.
	Supplemental Parking is a new permitted use.
	Design Standards integrate standards for the Business Peripheral and the Business Core.



Mixed- Use Peripheral District (MP)

These are three districts that contain commercial, though not retail uses, and are surrounded by residential districts. They have very distinct histories.

2000 Zoning Law (Present Law)	2016 Zoning Law (Proposed)
These properties were BT, B2, and B3.	District Name: Mixed Use Peripheral Districts a supportive of commercial, non-retail uses, as well as residential uses. Historically they lay at the periphery of the Village, which has tended to grow and surround them with residential areas.
Properties on the west side of Utica between Eaton and Montgomery were previously B2, the most permissive of business retail areas. These include a number of historic filling stations.	Properties on Utica between Eaton and Montgomery are focused on restaurants, service and office commercial uses, but <i>not retail</i> .
The historically BT portions have supported residential uses.	Residential uses, including boarding houses, are supported on all levels.
On-site parking required for all uses.	On-site parking required for all uses.
	Supplemental Parking is a new permitted use.
	Design Standards encourage new construction to have a domestic characteristic similar to the east side of Utica between Eaton and Wiley.
	
	

Business North District (BN)

The principal change in this district is the introduction of minimal design standards.

2000 Zoning Law (Present Law)	2016 Zoning Law (Proposed)
These properties were B2.	District Name: The district is dedicated primarily to business and commercial uses, even though residential is permitted within limitations.
Emphasis was on commercial uses that are dependent on automobile access, with limited pedestrian access.	Emphasis is on commercial uses that are dependent primarily on automobile access, though limited pedestrian access is expected.
On-site parking was required.	On-site parking is required.
No design standards	Minimal design standards introduced.
	Supplemental Parking is a new permitted use.



Business Development District (BD)

There is minimal change in this district.

2000 Zoning Law (Present Law)	2016 Zoning Law (Proposed)
B6	District Name: The district is dedicated primarily commercial, non-retail uses that include light industry, office, or warehouse uses.
Emphasis is on commercial and light industrial uses providing or supporting significant employment opportunities.	Emphasis is on commercial and light industrial uses providing or supporting significant employment opportunities.
On-site parking was required.	On-site parking is required.
No design standards	No design standards.



Business Aviation District (BA)

There is minimal change in this district.

2000 Zoning Law (Present Law)	2016 Zoning Law (Proposed)
B5	District Name: The district is dedicated primarily to aviation related commercial, light industrial, and retail uses.
The district is primarily focused on the Hamilton Municipal Airport, with some properties off Wingsway that are set aside for aviation related commercial development.	No significant change.
On-site parking was required.	On-site parking is required.
No design standards	No design standards.
Woodman Pond is protected by an conservation overlay	No change



Business Hospital District (BH)

There is minimal change in this district.

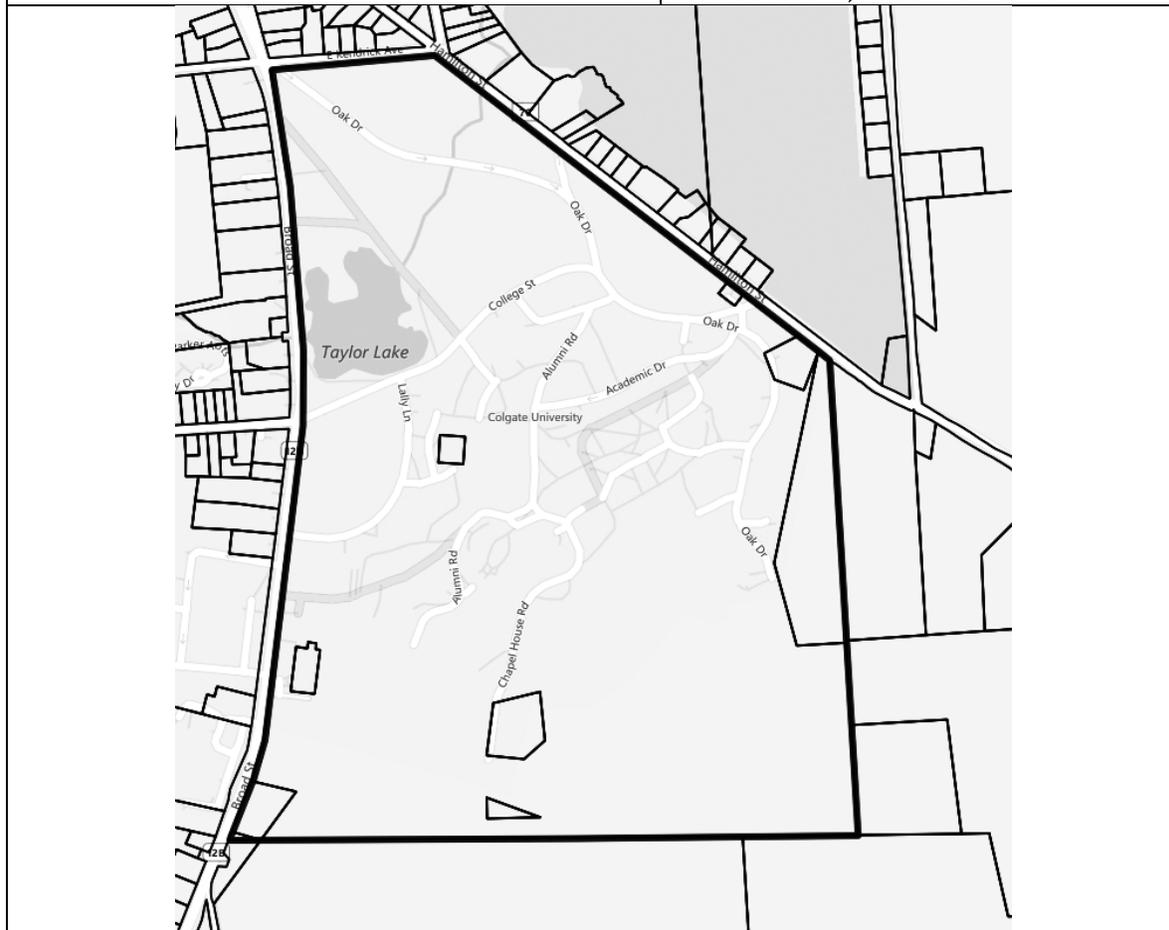
2000 Zoning Law (Present Law)	2016 Zoning Law (Proposed)
B4	District Name: The district is dedicated primarily to the operations of the Community Memorial Hospital and related medical activities.
The district is dedicated primarily to the operations of the Community Memorial Hospital and related medical activities.	No significant change.
On-site parking was required.	On-site parking is required.
No design standards	Relatively modest design standards.



University One District (U1)

This is the historic campus, with a rich mixture of educational uses. The major change involves the introduction of site plan reviews for permitted developments within 300 feet of public roads.

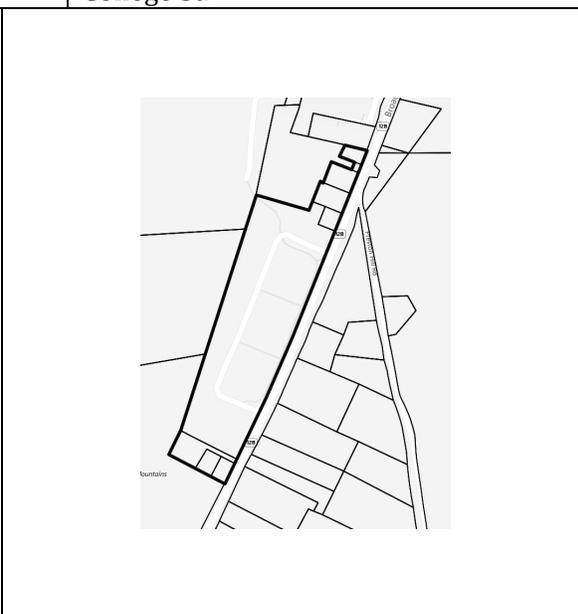
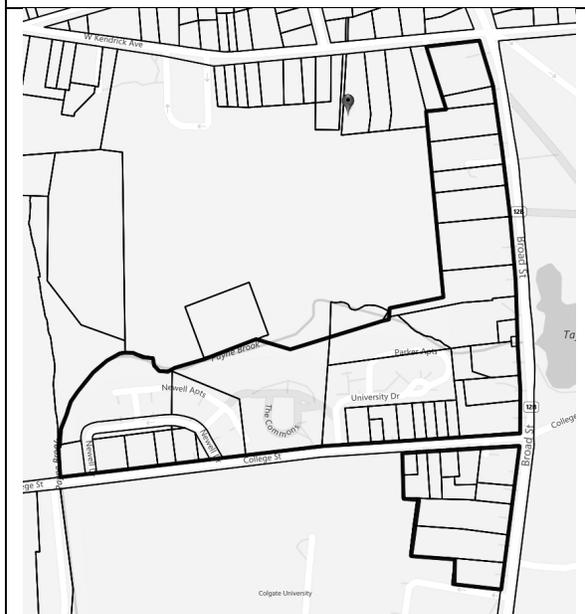
2000 Zoning Law (Present Law)	2016 Zoning Law (Proposed)
Institutional 1	University Core
The district is devoted to the educational operations of Colgate University	No significant change.
On-site parking was required, though it is assessed through campus-wide capacities.	No significant change.
Special Permit required to uses within 300 feet of a residential use.	Special Permit required for uses within 300 feet of the Family Residential District.
	Site Plan Review required for any use within 300 feet of Hamilton Street, East Kendrick Ave., or Broad Street.



University 2 District (U2)

This district is dedicated primarily to student residences, some on campus, and some in private rental properties. The University Townhouses have been incorporated in this district, though they were originally zoned as University 1. The same 300-foot provisions regarding Special Permit and Site Plan Review as have been developed for University 1 are applicable here.

2000 Zoning Law	2016 Zoning Law
Institutional 2 and Institutional 1	University 2
The district is devoted primarily to the residential and student support operations associated with Colgate University.	No significant change.
On-site parking was required, though in the case of University-owned lands it is assessed on a campus-wide basis.	No significant change.
Special Permit required for many uses within 300 feet of a residential.	Special Permit required for uses within 300 feet of the Family Residential District.
On College Street west of Broad Street there are many privately owned structures the primarily support residential uses, including boarding houses.	No significant change.
The district supports fraternity and sorority houses.	No significant change.
	Site Plan Review required for any use within 300 feet of Broad Street or College St.



University 3 District (U3)

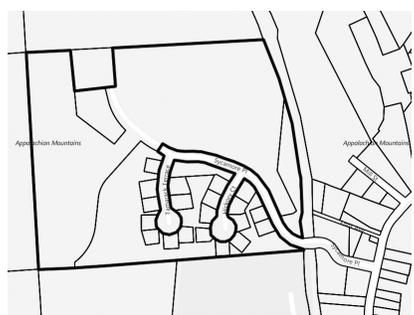
This is a new district as these lands were included in the I1 district previously. The major change is the extensive use of Site Plan Review in this district as neighborhood involvement in the sound light and transportation activity associated with athletic events is considerable.

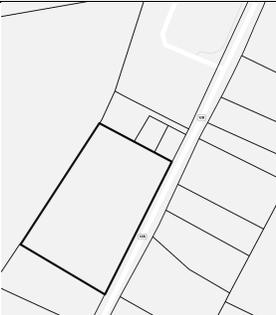
2000 Zoning Law	2016 Zoning Law
Institutional 1	University 3
These areas have been focused on Colgate's Athletic and maintenance uses.	No significant change, except that the Clubhouse at Payne and East Lake Road has been shifted from Residential to University 3.
On-site parking was required, though it is assessed on a campus-wide basis.	No significant change.
Special Permit required for many uses within 300 feet of a residential use.	Special Permit required for uses within 300 feet of the Family Residential District.
	Site Plan Review required for any substantial external modification to buildings, to revisions in pedestrian or vehicular movement, to sound, or to lighting.



Planned Districts (PD)

There is little change in the Planned Districts.

2000 Zoning Law	2016 Zoning Law
As Created by the Board of Trustees	As created by the Board of Trustees
To facilitate combinations of commercial and residential uses within a clearly articulated plan.	No significant change.
Establishment of the guiding principals of each district is the responsibility of the Village Board of Trustees.	No significant change.
The Implementation of the guiding principals of each district is the responsibility of the Planning Board.	No significant change.
	
Planned District Shopping Plaza	Planned District Madison Lane
	
Planned District Five Trees	Planned District Community Bank

	
<p>Planned District Good Nature</p>	