Summary of Zoning Changes Suggested for the Village of Schoharie Land Use Law

1. Create and define a new waterfront district, uses, and dimensional requirements.

2. Split the current Ag district into Floodway/Agriculture and Agriculture districts to fine tune uses, densities, and other development standards that are appropriate in those locations subject to flooding by the Schoharie Creek. This includes updating of the Use Schedule to allow for waterfront uses, and other appropriate uses consistent with being in a floodplain to go along with the new waterfront, F/A and Ag districts. Allow for recreational uses oriented to the Schoharie Creek including campgrounds.

3. Clarify Planning Board and Zoning Board of Appeals procedures to ensure consistency with State Village Law.

4. Update the development guidelines of the Historic District Overlay.

5. Amend the Multi-Family, Mixed Use district to limit mixed use (commercial/residential) uses to those structures located on Route 30 (Main Street). And added development standards for multi-family structures to ensure that they are compatible with the design, character, placement, and aesthetics of Schoharie's residential neighborhoods.

6. Specify farm animal density allowances and detail conditions for the proper care and feeding of farm animals on certain sized lots in the Village.

7. Address development requirements for digital signs.

8. Remove those sections of the Land Use Law that pertained to NYS Agricultural Districts as there are no such districts within the Village boundary.

9. Update regulations for Home Based Businesses to clarify acceptable types and design for such uses.

10. Allow for and regulate the use of self storage pods.

11. Regulate the use of solar farms in the Village and allow for residential and business use of solar panels.

12. Address format and numbering issues to improve ease of use of the document, and to create a detailed table of contents and add definitions to ensure that there is common understanding of terms used in the Land use Law.