



Development Focus Areas

OR SCAN ME!



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

! The Town's Comprehensive Plan includes a Land Use Plan and Map intended to guide future development based on defined land use categories.

A key element of implementation for the land use plan is ensuring the zoning code supports the desired future land use patterns of the Town, as outlined in the **Livable Built Environment** policy. This alignment is also required by NYS Town Law §272-a, which reads:

- 11. Effect of adoption of the town comprehensive plan.
 - (a) All town land use regulations must be in accordance with a comprehensive plan adopted pursuant to this section.

How do future land use maps and zoning maps differ?

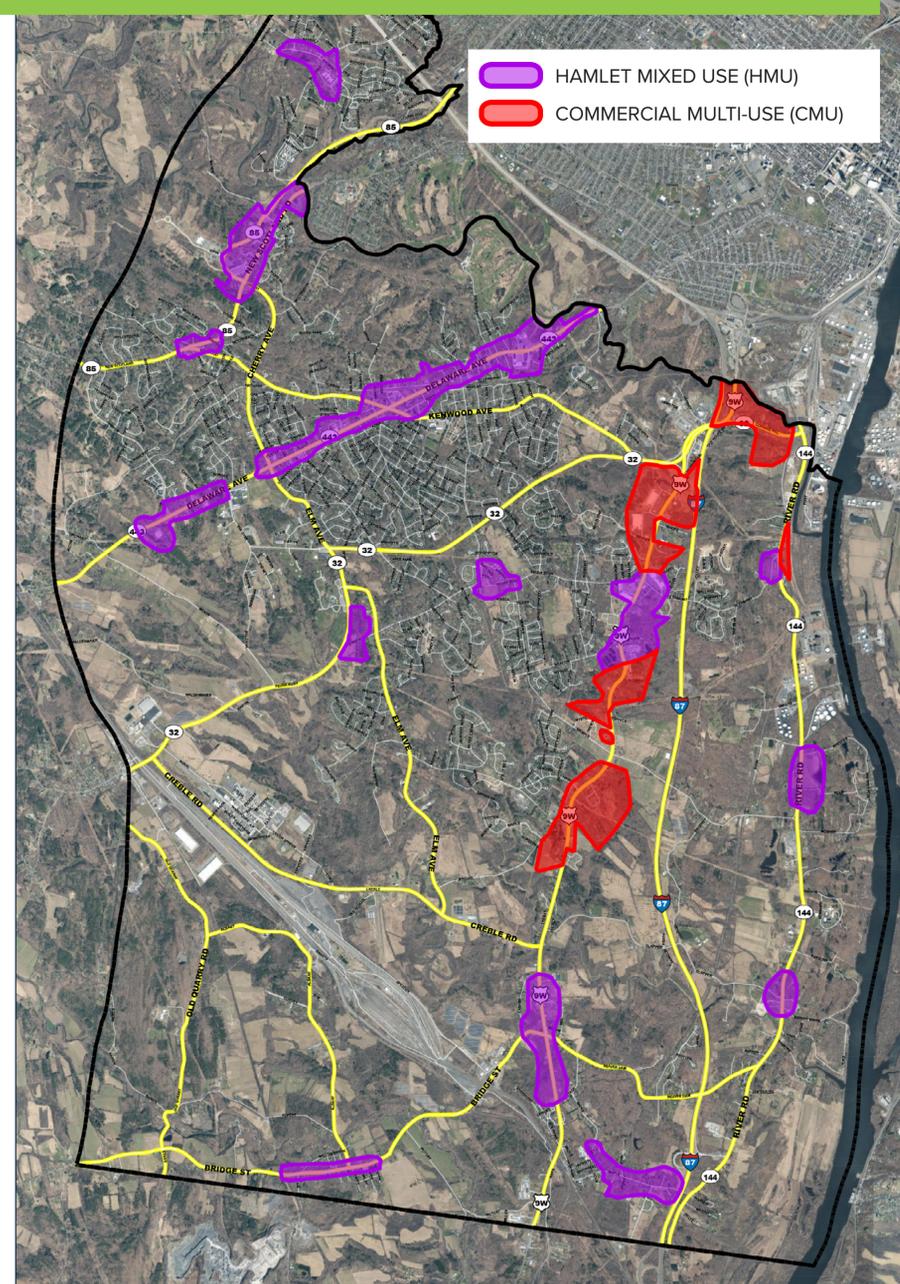
Unlike the districts of a zoning map, categories on a future land use map do not follow parcel lines as they are not intended to dictate clear regulatory boundaries. Rather, the land use categories provide the general context of desirable uses and development character in a certain area, serving as the foundation upon which zoning district regulations may be based.

What does this mean for the zoning update?

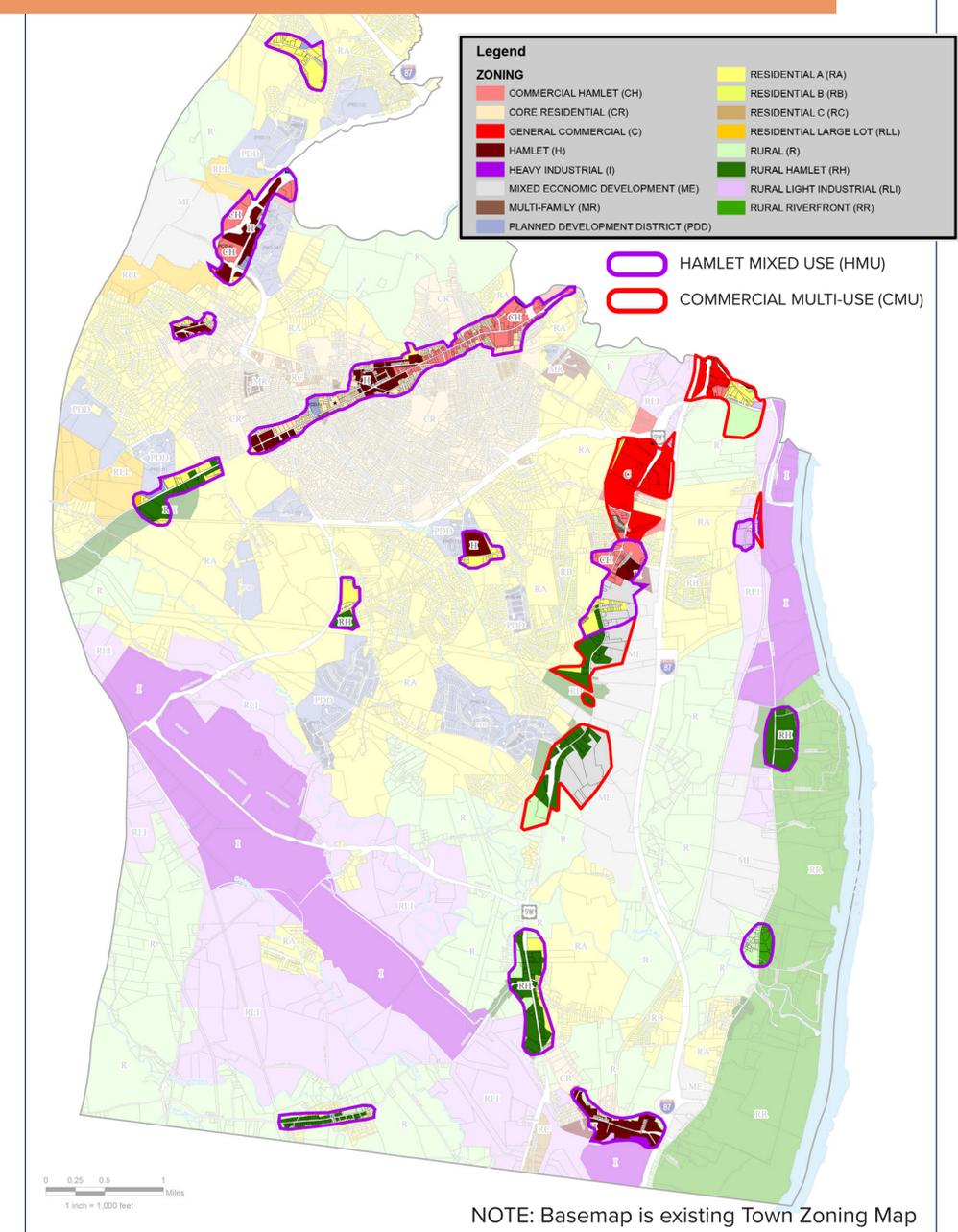
As noted in the Comprehensive Plan, there are a number of zoning district amendments that may be necessary to support the Town's future land use vision. This may include adjustments to zoning district boundaries, permitted uses, bulk and dimensional requirements, and additional design standards, as appropriate.

The majority of the Town's existing and desired commercial and mixed use activity centers are captured by the HMU & CMU Comprehensive Plan land use areas.

LAND USE MAP focused on HMU & CMU areas



ZONING MAP focused on HMU & CMU areas



? We Want to Hear From You!

Using the land use and zoning worksheet, help us identify areas within the HMU and CMU categories that should be targeted for transformation under the revised code.