

ZONING

400 Attachment 5

**Town of Saratoga**

**Appendix D  
Architectural Guidelines for Brown Road PUD**

The following architectural guidelines are intended to develop the property in a quiet, low impact use of the property. The visible part of the development will contain two farm-like groupings, with a total of six houses. The primary grouping will contain three individual homes, but will look like a working farm. This cluster is located on the easterly side of Brown Road. The second grouping is located on the northern most portion of the large tract of property and will contain three houses which will also portray a small working farm. In order for this concept to be successful, rigorous design and use controls are necessary, and these controls shall include limitation on vegetation height as necessary and appropriate to maintain viewsheds.

The remaining six houses will not be visible from any public roadway. The remaining six homes will be bungalow/Adirondack Camp style architecture located along the pond. They will be architecturally compatible with each other, and in such style so as to afford unhampered views of the pond to the surrounding properties.

<b>Restrictions on Property</b>	<b>Allowable Uses</b>
Swimming pools: 6 farm properties	Personal or shared gardens
Motors on lake	Hot tubs (must be hidden)
All-terrain vehicles	Porches with screens
Hunting	Patios
Snowmobiles	Mail shed
Logging	Barbecue/grills
Personal individual docks	Fountains
Lawns beyond homeowner's parcel	House additions (upon approval)
Aboveground utilities	Communal float dock
Firearms/shooting	Garage additions (upon approval)
Individual control of waterfront	Brush clearing
Decks	Fishing/fish stocking
Detached living structures	Skating
Garbage burning	Cross-country skiing
No livestock (except horses)	Attached greenhouses (upon approval)
	Dog walking
	Birding
	Walking
	Trail markers
	Bridge for trail
	Mown walking trails
	Trails graveled in wet areas as required
	Haying fields (2 times a year)
	Planting orchards (no pesticides)
	Bicycling

SARATOGA CODE

<b>Restrictions on Property</b>	<b>Allowable Uses</b>
	Landscaping within homeowner's parcel
	Wood piles
	Buried utilities
	Future alternative energy ideas (upon approval)
	Fire pits
	Compost
	Pets
	Swimming
	Picnicking
	Sledding
	Bird houses/nests
	Archery

**Architecture – Rural Farm Vernacular**

<b>Allowable Characteristics</b>	<b>Materials</b>
Detached and attached garages	Clapboard-type siding
Mailbox outbuilding	Metal roofs
Stone walls	Field fencing: wood/plastic
Fencing	Stone-type veneer
Planting	Brick
Lighting	
Driveway material	
Patios	
Gardens	
Sheds (as approved)	
Fireplaces/woodstoves	

**Architecture – Bungalow/Adirondack Camp Vernacular**

<b>Allowable Characteristics</b>	<b>Materials</b>
Houses	Wood clapboard
Detached or attached garages	Shingles
Porches, large and screened	Metal or asphalt shingle roofs
Bungalow/camp styles	Stone-type veneer
Lower rooflines	Brick
Under-eave second floors	Wood
Patios	
Barbecues	
Pergolas	
Sheds (as approved)	
Fireplaces/woodstoves	