

**ARTICLE IV
USE, AREA AND BULK REGULATIONS**

A. Purpose and Objectives

1. APD – Agricultural Protection District: This district is created to protect those areas most suited for agricultural pursuits. This area nearly coincides with the boundaries of Saratoga County Consolidated Agricultural District Number 1. Most soils have limitations for development related to seasonally high water tables and slow percolation rates. The soils, however, are well suited for farming. Development in this district should be carefully reviewed to assure the continued viability of the agricultural industry and economy in the Town.
2. R-3 - Residential: Areas zoned R-3 are intended to serve as a buffer between the Agricultural Protection District and the more densely developed residential areas. Certain soils in the R-3 District have limitations for development due to high water tables. The R-3 District is not served with public water or sewer utilities.
3. R-1 - Residential: This R-1 district is intended primarily for housing growth in Northumberland. This area has soils generally suited for development, including on-site sewage disposal, although local exceptions, due to seasonally high groundwater tables, are present. Water can easily be supplied from groundwater sources.
4. MH - Mobile Home: These districts encompass existing mobile home parks and provide room for the expansion of said mobile home parks.
5. C/R – Commercial/Residential: The purpose of this district, which runs along the Route 50 corridor, is to encourage a compatible mix of residential and certain commercial uses, and to discourage the development of strip commercial uses; and those uses incompatible with the predominantly residential character of the District.
6. H - Hamlet: Corresponding to the built up areas of Northumberland, Gansevoort and Bacon Hill, these areas are proposed for intensive mixed use development. They are appropriate for commercial development, single and two-family use.
7. I - Industrial: These areas are intended to be reserved for industrial use and should not be committed to housing except agriculture. The districts are located within the Hamlet of Northumberland and adjacent to the Hamlet of Gansevoort in the northwest portion of the Town. Three-phase power is available as is access to major traffic arterials. Rail access is

possible at Gansevoort. Water can be supplied from existing sources of groundwater.

B. Regulations

The specific use, area, and bulk regulations for each district are found in *Attachment A*.