



Town of Ulysses zoning update

Public Information Meeting
Town of Ulysses
August 30, 2018

Zoning Sections Updated

- . A-1 – Agricultural
- . Land Subdivision Regulations
- . H-1 – Hamlet and H-2 – Hamlet Residential
- . IL – Light Industrial (replaced by OTMU – Office Technology Mixed Use)
- . Design Standards

Planning

Comprehensive Plan
Agriculture Plan
Focus Areas Plan
+
Analysis of
current public and
private conditions



Zoning

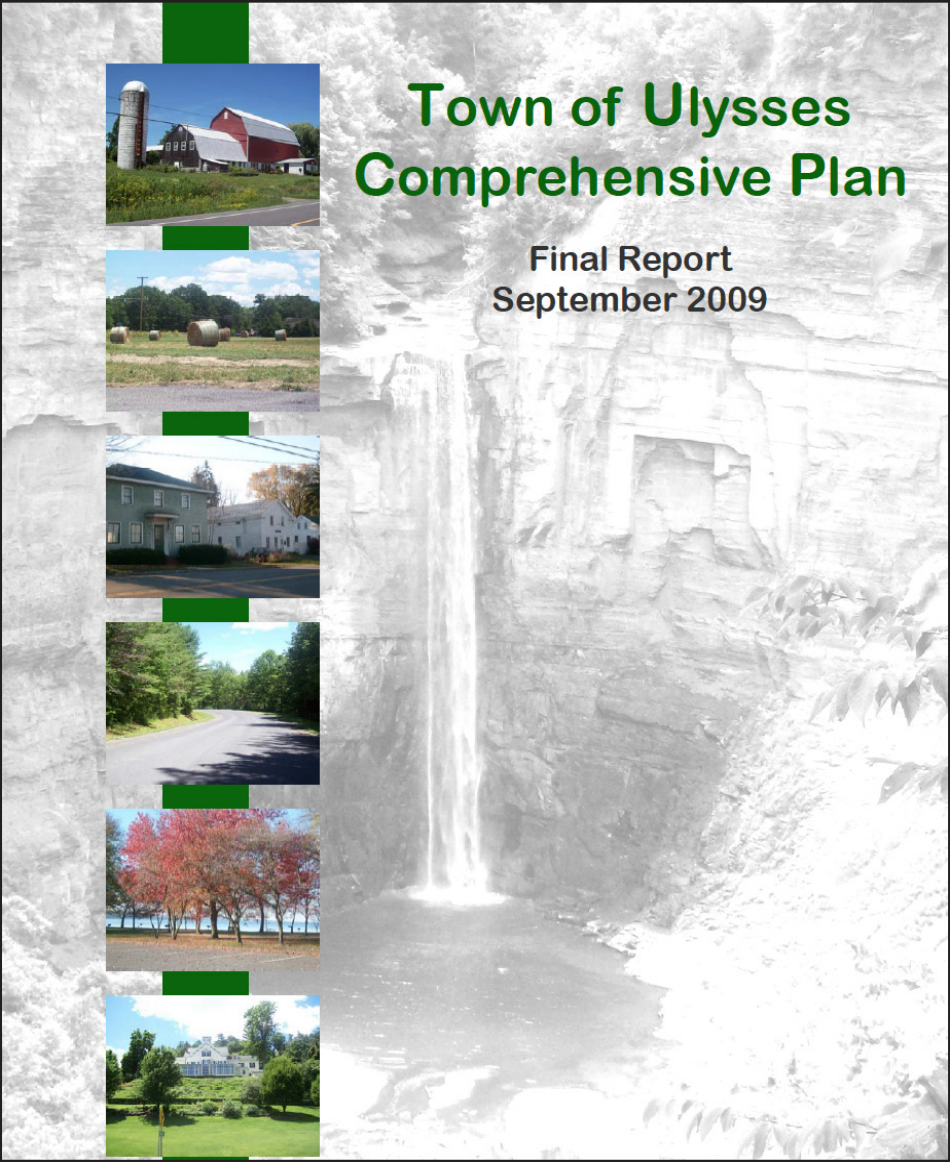
Protects private
property owners
from actions by
their neighbors
+
Advances the
public interest
+
Manages
development
expectations



Permitting

End result of
planning
process* and
visioning:
the building
(or not) of
businesses,
residences.

*Quality
development?
Appropriate
character?





architects // engineers // planners

Agriculture and Farmland Protection Plan



TOWN OF ULYSSES, NEW YORK
FINAL
February 2013

IN ASSOCIATION WITH:
Cornell Cooperative Extension of Tompkins County
Thomas Daniels, University of Pennsylvania

28 East Main Street // 200 First Federal Plaza // Rochester, NY 14614-1909

www.bergmannpc.com



Town of Ulysses

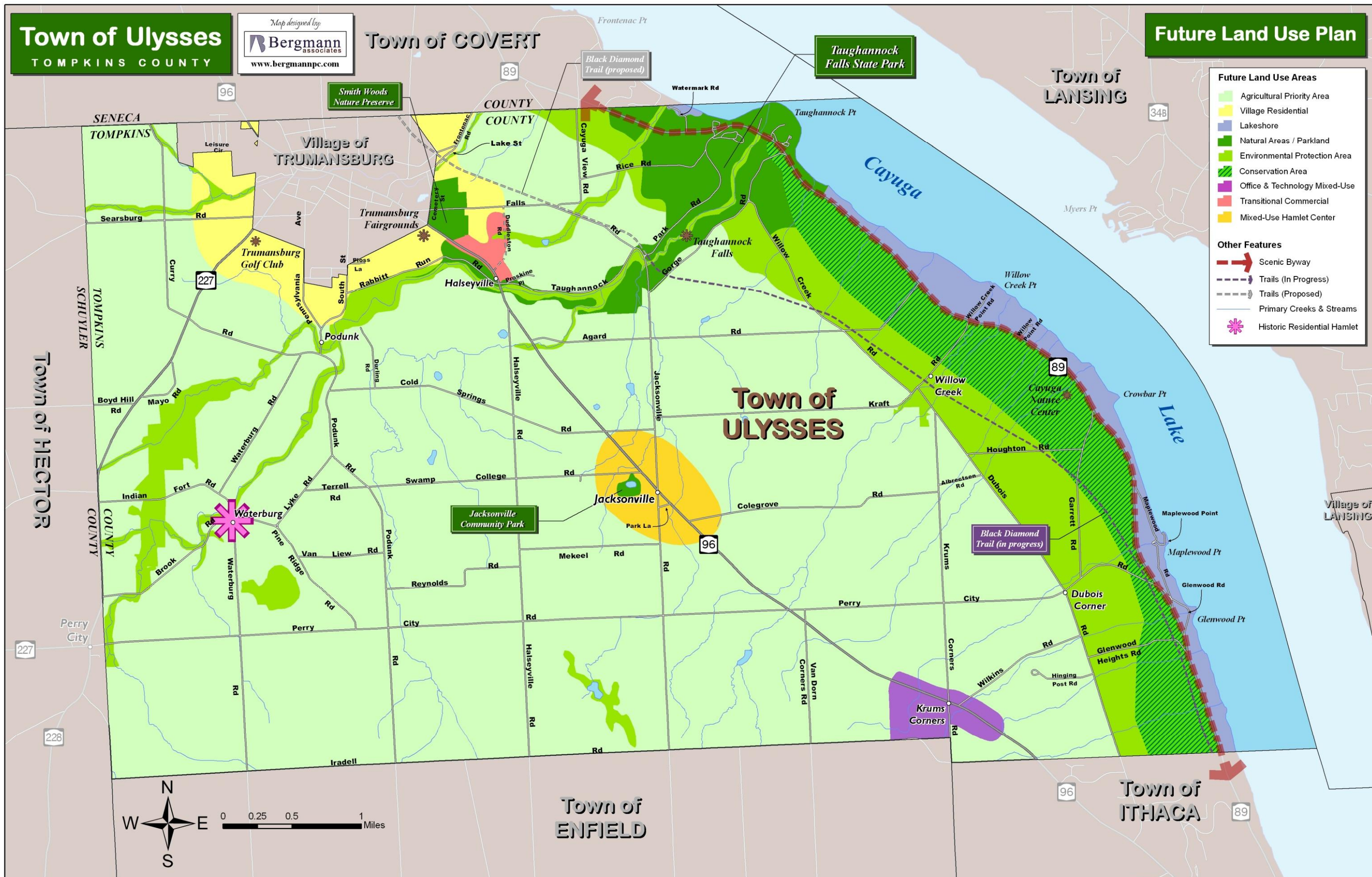
TOMPKINS COUNTY

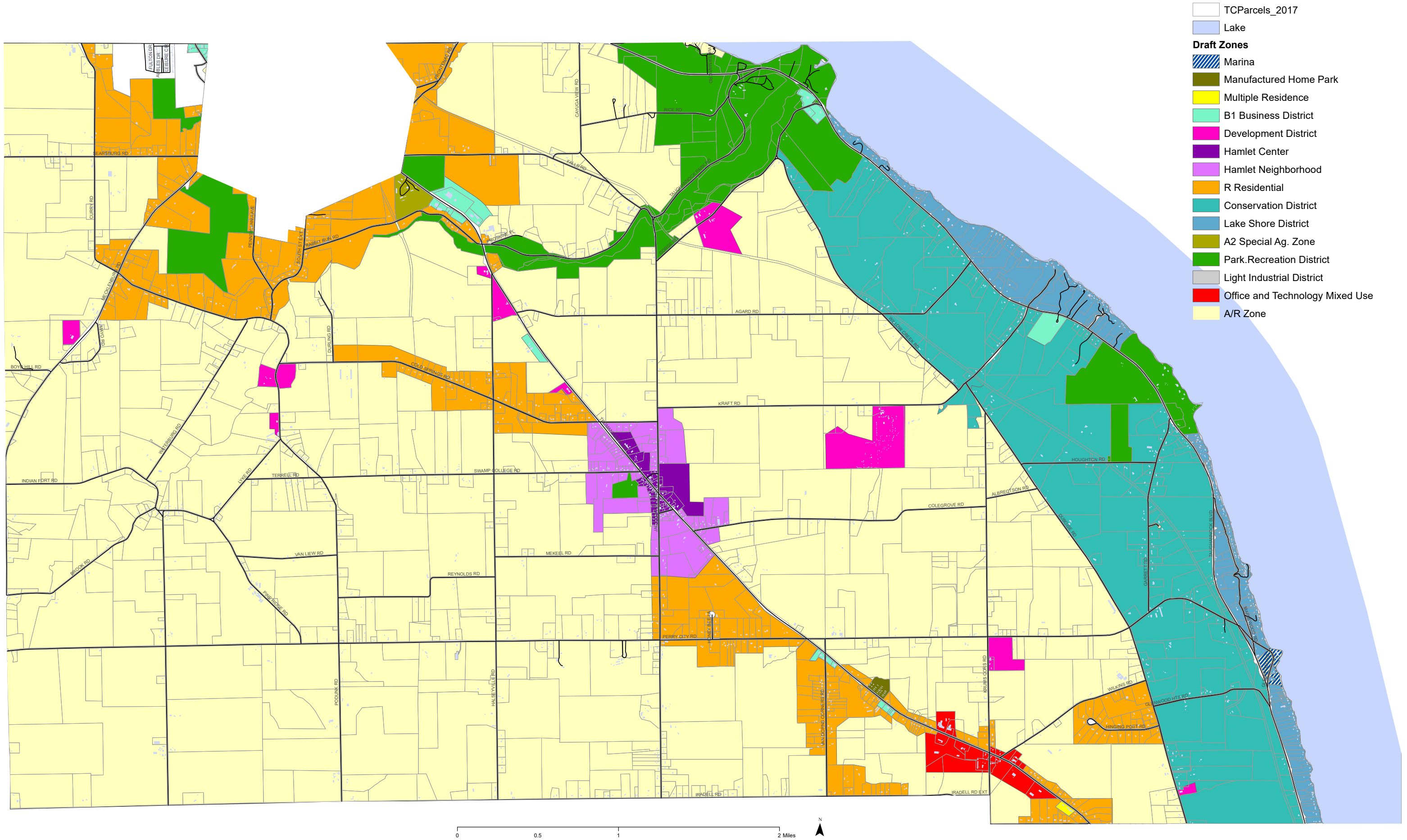
Map designed by:
Bergmann
associates
www.bergmannpc.com

Town of COVERT

Future Land Use Plan

- Future Land Use Areas**
- Agricultural Priority Area
 - Village Residential
 - Lakeshore
 - Natural Areas / Parkland
 - Environmental Protection Area
 - Conservation Area
 - Office & Technology Mixed-Use
 - Transitional Commercial
 - Mixed-Use Hamlet Center
- Other Features**
- Scenic Byway
 - Trails (In Progress)
 - Trails (Proposed)
 - Primary Creeks & Streams
 - Historic Residential Hamlet





Big Picture Goals

Preserve Agricultural Land and Open Space

Encourage reasonably Sustainable Development

Balance private property rights and needs of local farming community

Encourage Growth in Hamlet



Agricultural

GOAL #4: ENHANCE LAND USE POLICIES TO BETTER PROTECT FARMLAND

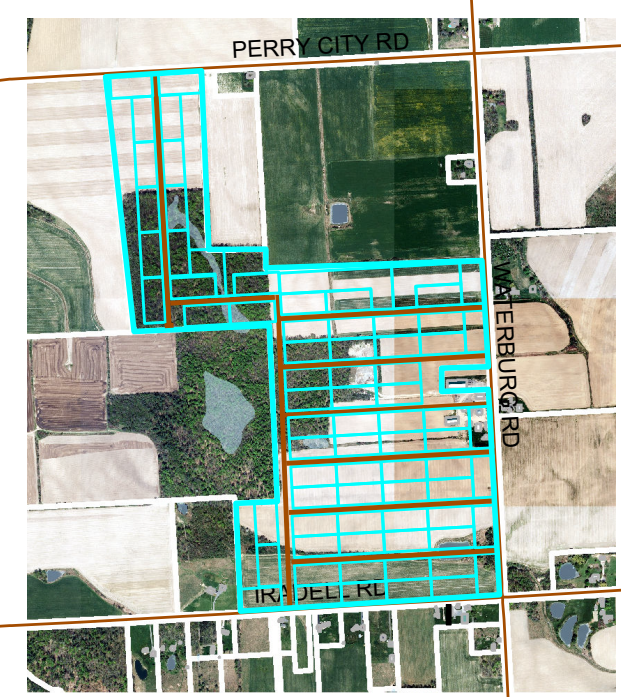
Goal ID	Action	Time Frame	Responsibility
4 A	Adopt a Local Right-to-Farm Law.	Short-term	TOU
4 B	Revise/enhance the Town's subdivision regulations.	Short-term	TOU
4 C	Explore an alternative approach to traditional minimum lot size zoning in districts where agriculture is a priority.	Short-term	TOU
4 D	Ensure future infrastructure investments are consistent with the Future Land Use Plan (as part of the 2009 <i>Comprehensive Plan</i>).	Ongoing	TOU
4 E	Special Permits for Single-Family Homes	Short-term	TOU
4 F	Establish a Lease of Development Rights (LDR) program.	Medium-term	TOU, TC
4 G	Establish an Agricultural Land Mitigation Ordinance.	Medium-term	TOU, AC
4 H	Participate in the Agriculture District #2 update, maximizing the amount of farmland included in the program.	Medium-term/ Ongoing	TOU, AC
4 I	Revise the Town's site plan review regulations.	Medium-term	TOU
4 J	Develop a database and notification program for available farmland.	Medium-term	TOU, CCETC
4 K	Expand/enhance the Town's cluster development regulations.	Medium-term	TOU
4 L	Coordinate with adjacent municipalities on land use planning initiatives.	Ongoing	TOU, neighboring towns
4 M	Establish an incentive zoning program.	Long-term	TOU
4 N	Explore a Purchase of Development Rights (PDR) and/or Transfer of Development Rights (TDR) program. Continue to coordinate with Tompkins County on its PDR program.	Long-term/ Ongoing	TOU, TC, NYS

Controls considered:

- Exclusive use zoning
- Large lot zoning (25-100 acre minimum lot sizes)
- Special permits / Site Plan Review for residential (non-agricultural) structures in Agricultural Zone
- At least 50% (up to 80%) land set-aside required at time of minor subdivision
- Limits on number of times parent parcels may be subdivided



Current Zoning

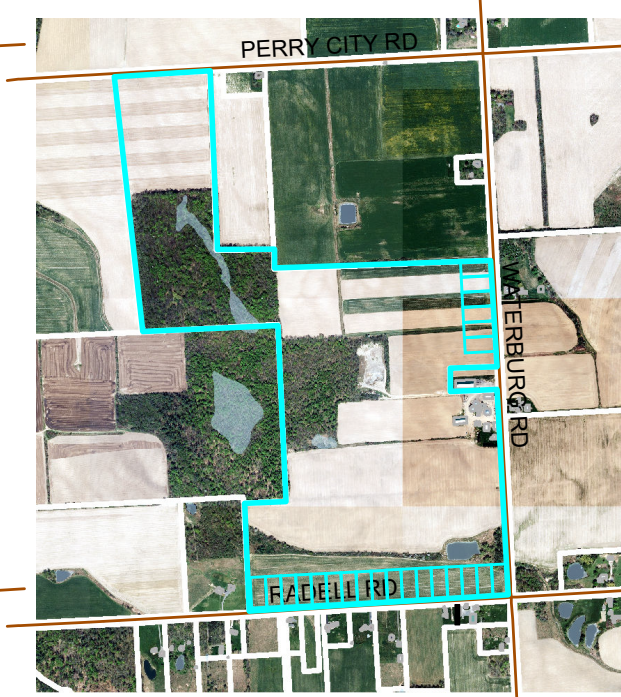


218 Acres
±77-80 Residential Lots

±13 Residential Lots Possible
on existing road frontage (at
least 9 more possible with
flag lots)

As many as 80 lots might
be allowed if new roads
were supported by the
market price/demand, and
there were no physical
barriers such as slopes,
wetlands, poor soils, etc.
but this is not realistic.

Early ZUSC Proposal



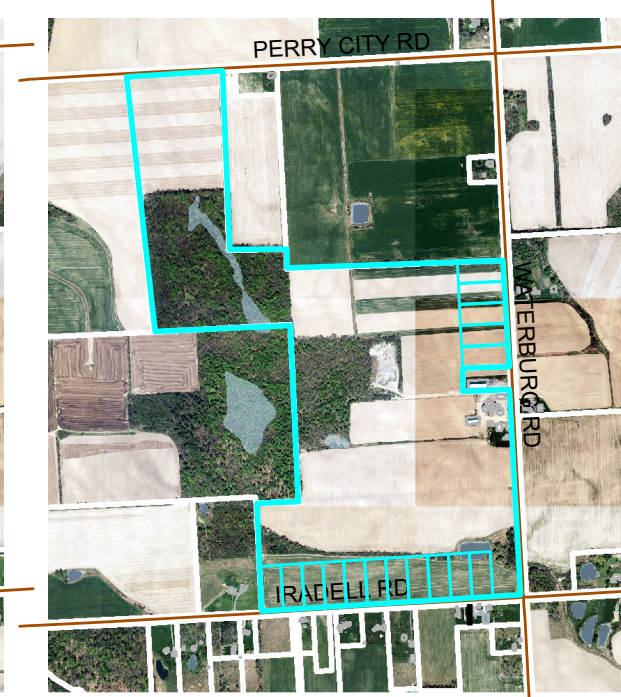
218 Acres
22 Residential Lots
194 Acre Remaining Parcel

Assumes no new roads,
lots could be clustered
around new road to
recieve density bonuses.

Also assumes minimum lot
size, larger lots are possible
and could use up entire parent
parcel, theoretically, without
a parcel max size.

Note: ZUSC originally
recommended 1 acre minimum
lot size as shown here, but
changed to 2 based on feedback.
The number of subdivisions
allowed are based on dividing
the acreage by 15. There is no
maximum lot size. Parcels kept
in ag are not counted in the
subdivision total.

CSAC Density Based Proposal



218 Acres
16 Residential Lots
186 Acre Remaining Parcel

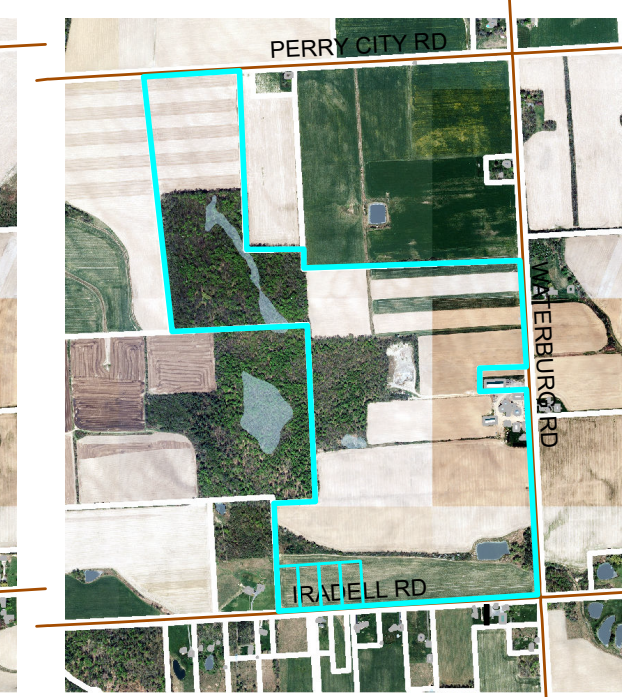
Assumes no new roads,
lots could be clustered
around new roads.

Also assumes minimum lot
size, larger lots are possible
but only slightly larger due to
171 acre set aside requirement.

BZA Proposal is same but
without frontage preservation
requirement parcels could wrap
corner of Iradell and Waterburg.

Note - Frontage preservation
requirement has perverse effect
of encouraging sliver of
undeveloped corners.

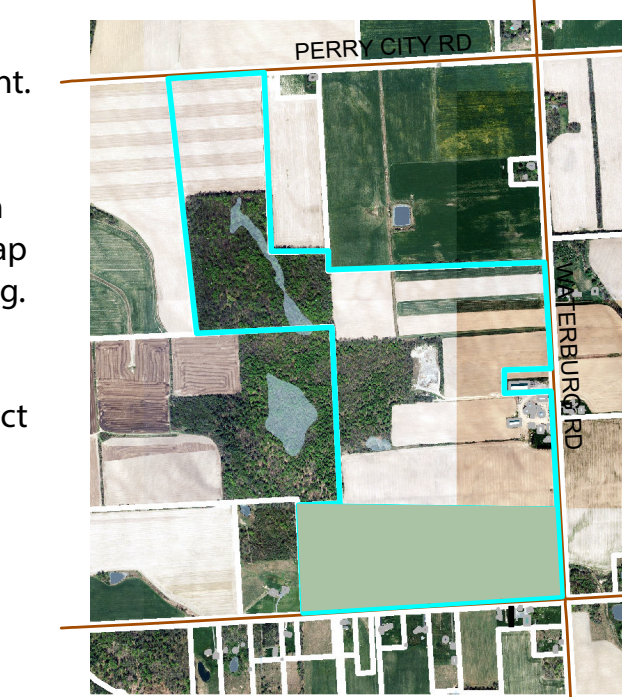
CSAC Sliding Scale Proposal



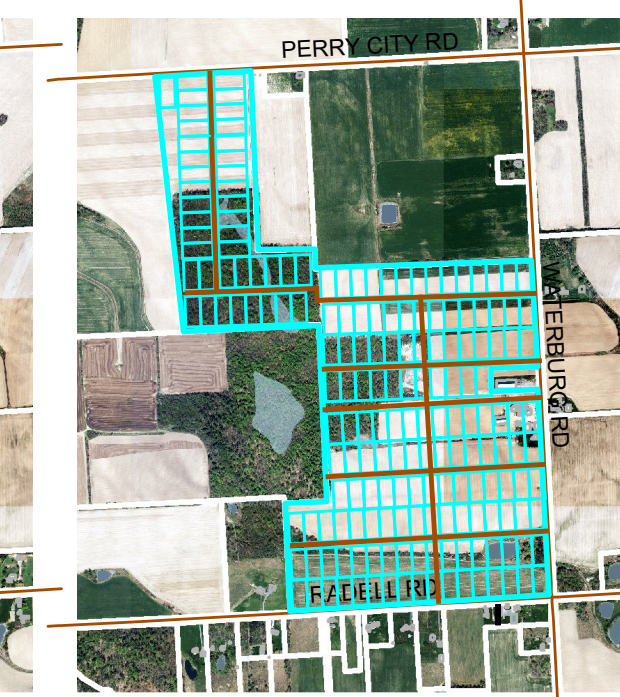
218 Acres
4 Residential Lots
210 Acre Remaining Parcel

Also assumes minimum lot
size, larger lots are possible
(limited to 3.5 Acres).

80/20 Flexible



Ag Committee 1 Acre Proposal



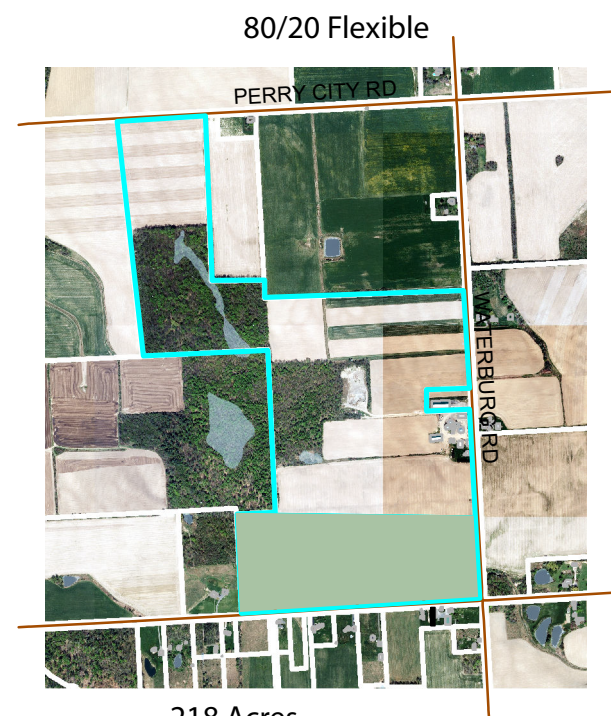
218 Acres
±117 Residential Lots
±40 Lots possible on existing
road frontage, more with flag lots
or smaller frontage.

Note: a yield of 117 lots
would require new roads
that currently aren't
supported by the market
and assumes perfect
development conditions
which is not reasonable.

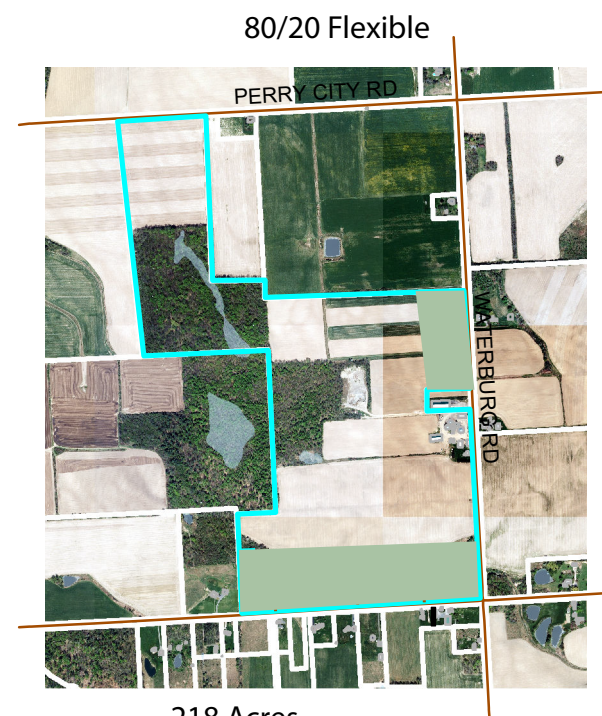
218 Acres
43.6 Acres can be subdivided for
Residential Lots
The rest may be subdivided,
but not for residential use

Option 1: Limit residential development to 20% of a parent parcel

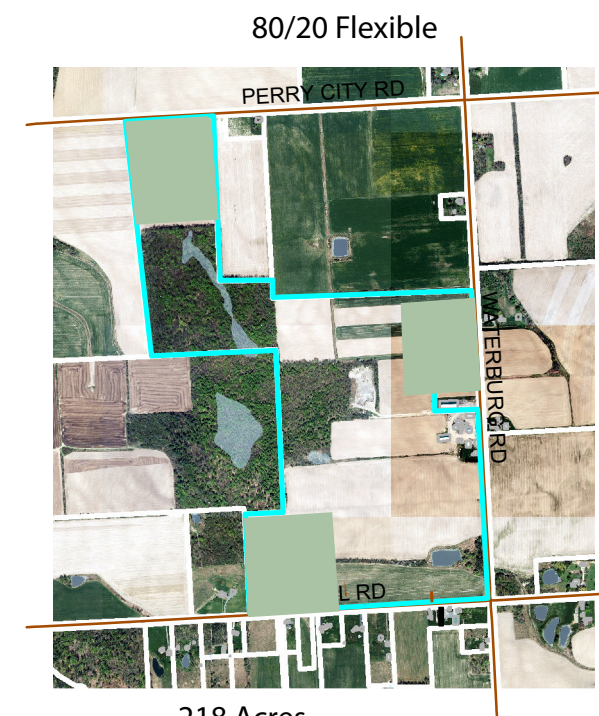
- Example: 100 acres. Except for existing tracts or parcels 10 acres or smaller, future development will be limited by allowing only 20% of each parcel to be subdivided into residential lots as small as 2 acres.
- Result: Ten small lots (2 acres minimum) resulting in 20 acres of new residential development and 80 acres protected as agricultural land or open space.



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The rest may be subdivided, but not for residential use



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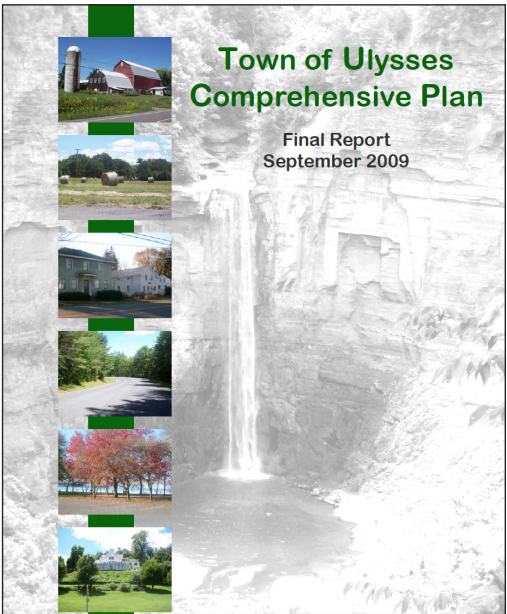
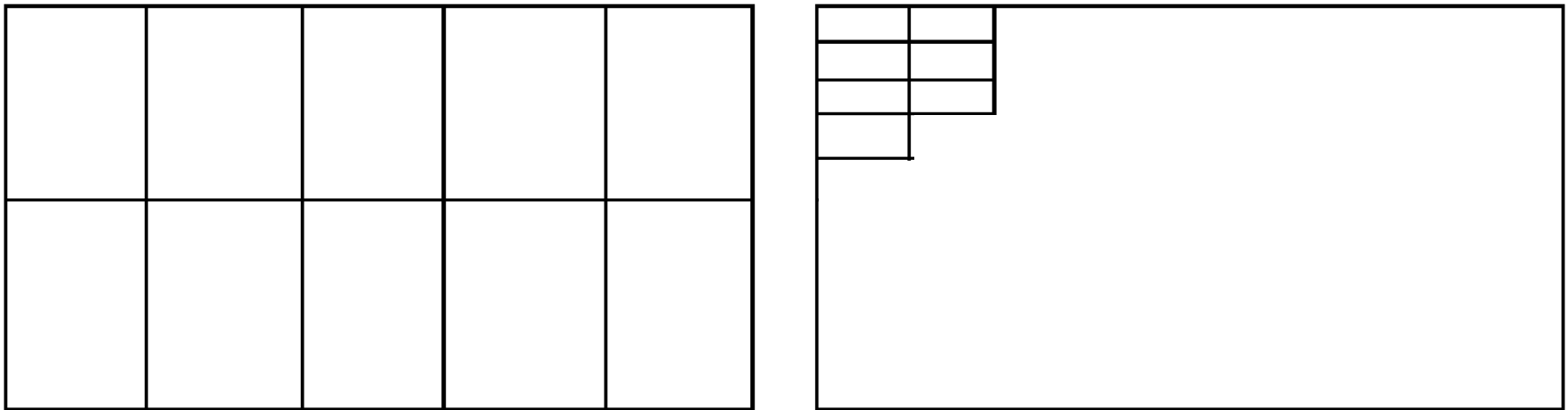


218 Acres
43.6 Acres can be subdivided for Residential Lots
The rest may be subdivided, but not for residential use

Option 2: Limit on the number of subdivisions of a parent parcel

- Example: 100 acres. Divide by 15 = 6.7 Landowner can create 7 simple subdivisions while holding the remaining acreage in agriculture for 25 years at which point the next generation can subdivide again using this same method.
- The 7 smaller lots could be 2+ acres resulting in 14-100 acres of new residential development and 86-0 acres protected as agricultural land or open space depending on how large the subdivided lots were. (Greater protections would be possible with a maximum lot size but max. lot sizes did not have support)
- On the remaining un-divided parcel, no building permits (for non-agricultural buildings) would be permitted for 25 years.

The Area Allocation Method is simply depicted below:



What is NOT changing?

- Minimum lot size – remains unchanged at 2 acres.
- Maximum lot size – none.
Though project consultants as well as the 2013 Agriculture & Farmland Protection Plan (pg. 35) recommend that a maximum lot size be implemented, the Zoning Update Steering Committee did not implement maximum lot size.
- Minimum lot width – remains unchanged at 400 feet.

- Minimum lot depth – remains unchanged at 200 feet.
- Minimum side yard setback – remains unchanged at 30 feet.
- Minimum rear yard setback – remains unchanged at 75 feet.
- Maximum lot coverage – remains unchanged at 5%.
- Maximum height of non-agricultural buildings – remains unchanged at 32 feet.
- Existing allowed uses will continue to be allowed.

What is changing?

- Added breweries, cideries and wineries as allowed uses.
- Minimum front yard setback reduced from 75 feet to 50 feet to allow greater flexibility in building placement and to align with historic character.
- Only one principal building (such as a residence) is allowed on a lot with one accessory dwelling with size limitations; the previous zoning allowed 2 duplexes on every lot.
- Capping the footprint of new non-agricultural buildings at 5,000 square feet to prevent out-of-scale buildings.
- Capping the footprint of agricultural buildings at 20,000 square feet to prevent out-of-scale buildings. The largest agricultural building in the Town is 20,000 square feet.
- Except for existing tracts or parcels 10 acres or smaller, future development will be limited by allowing only 20% of each parcel to be subdivided into residential lots as small as 2 acres.

Subdivision

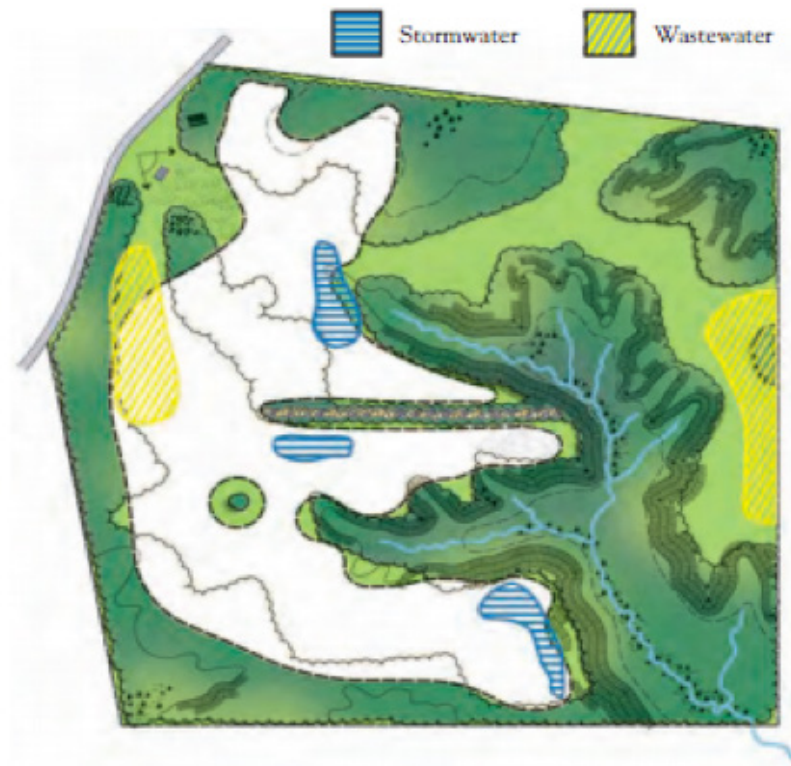
What is NOT changing?

- Subdivision is a separate section in the Zoning. Most of the new additions clarify the processes of the Town's Planning Board during Subdivision review.
- Simple subdivision is still allowed with Zoning Officer / Town Planner approval. Simple subdivision allows a land owner to split a single lot, or move a parcel boundary, without planning board review. There are additional review criteria to guide the placement of new lots and preserve ag land.
- Minor subdivisions are still allowed, though there are additional review criteria to guide the placement of new lots and preserve ag land or open space.

What is changing?

- Added guidance and standards for the Planning Board to use in subdivision review.
- Major Subdivisions (subdivision of more than 3 lots) require cluster or conservation subdivision planning, which is based on a natural resource analysis
- Density bonuses (granting extra subdivided parcels) are allowed during the cluster/conservation subdivision process if landowners preserve most of the parcel as working farmland; or, preserve most of the parcel as permanent open space area; or, allow public access to a significant recreational area

Step 1: Delineate prime soils, natural, historic, and cultural resources, stormwater and wastewater locations and potential development area



Step 2: Locate house sites
*Red dots indicate additional units given as density bonus



Step 3: Align streets and trails



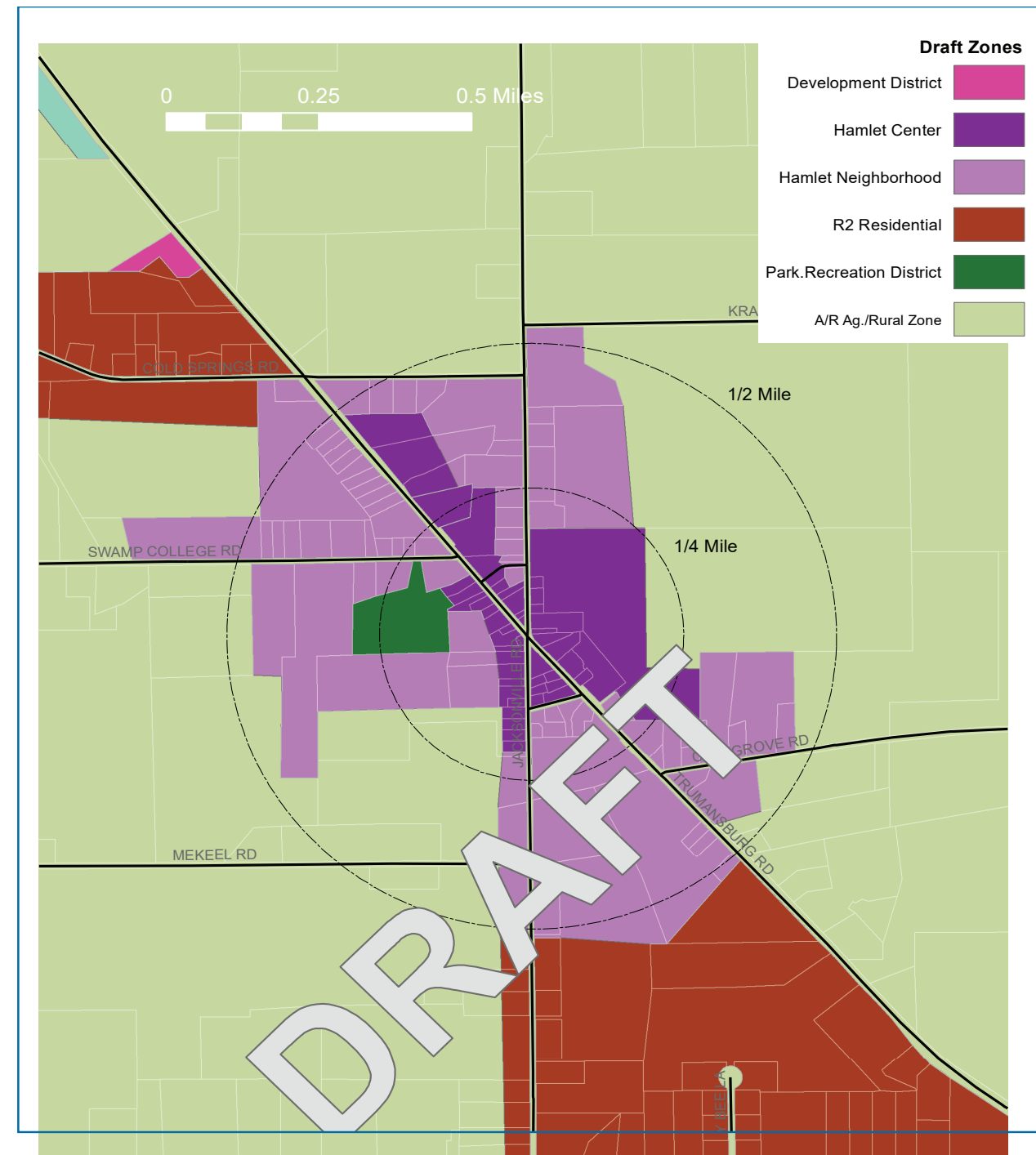
Step 4: Draw in lot lines



Hamlet (Jacksonville)

Boundaries updated to consider:

- extent of municipal water service
- existing Jacksonville Community Park
- extent of wetlands in southwest of hamlet
- Future Land Use Plan



What is NOT changing?

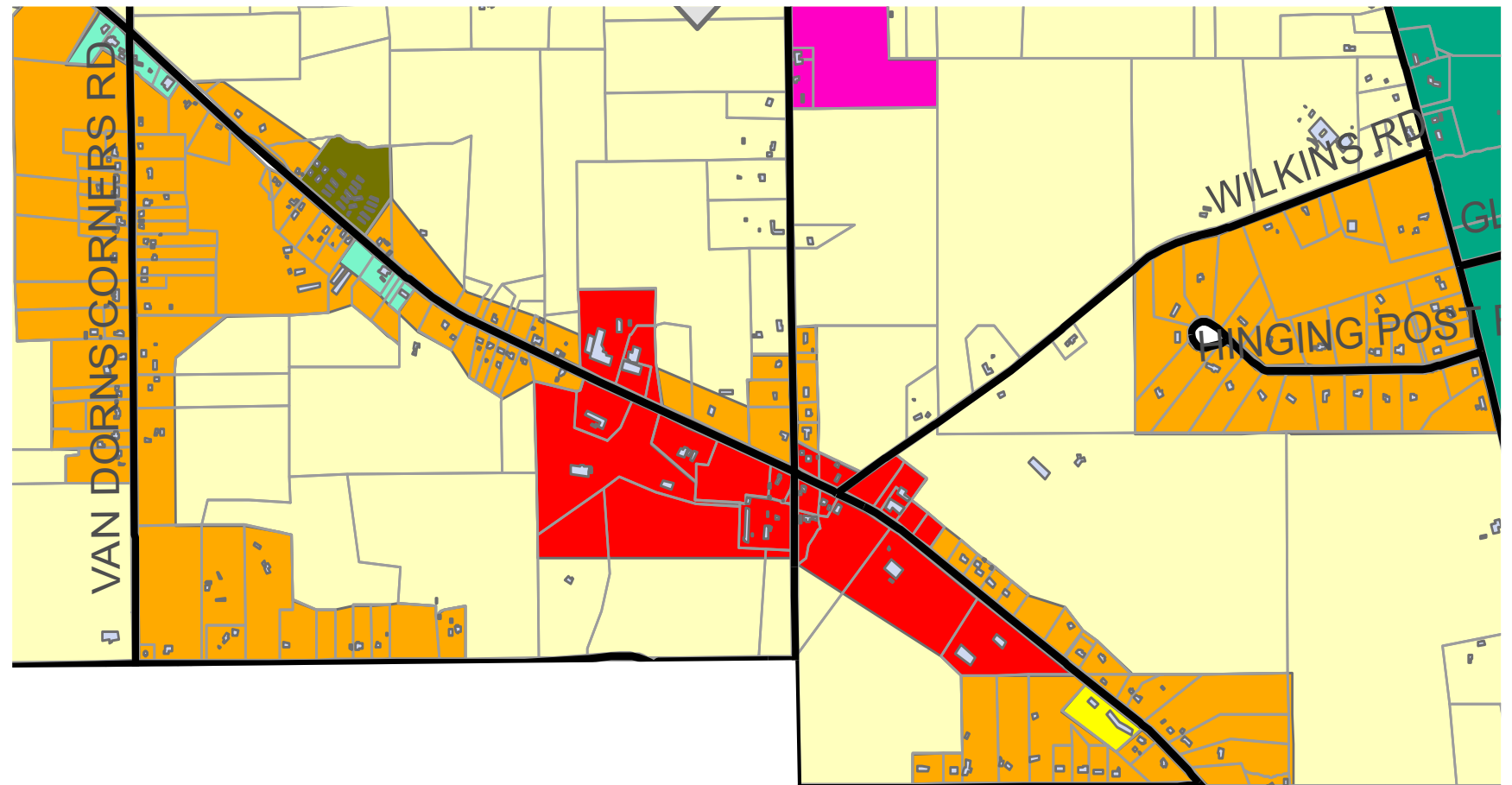
- One and two-family homes are still permitted primary uses not requiring site plan approval.
- Permitted accessory use
- Existing parking and driveways

What is changing?

- Parking for new buildings is no longer allowed between the front of a building and the street; new parking areas must be behind or to the side of any new buildings.
- Jacksonville Hamlet is split into two new zones on the map: the Hamlet Center Zone (formerly H1 – Hamlet District), and the Hamlet Neighborhood Zone.
- The Hamlet Center Zone reduces the maximum density allowed by current H1 zoning by reducing the allowed lot coverage from 75% to 50%, imposes additional design review criteria to require high quality for new development in the core of the community, and has been expanded in size slightly based on the Comprehensive Plan's Future Land Use Plan
- The Hamlet Neighborhood Zone significantly reduces allowed density and removes commercial uses.
- Uses that previously required a Special Permit are now required to go through Site Plan Review. This is a slight difference in procedure but maintains neighborhood review powers
- Site Plan Review Standards provide guidance and legal justification for the Planning Board in reviewing projects.
- Form Standards for new development in the Hamlet Center have been added to require new buildings to be in a traditional format, with buildings that have a primary entrance facing the street and pedestrian-friendly facades.
- Design Guidelines for new Commercial Development – applying only in the Hamlet Center Zone – have been added

Office, Technology & Mixed Use

- This zone replaces the IL – Light Industrial Zone
- This zone is intended for low-impact and moderate-impact employment uses, which may benefit from close proximity to, but clear separation from residential neighborhoods, and is located adjacent to a state highway access point.



What is changing?

- OTMU Zone was created based on Comprehensive Plan recommendation to combine opportunities for new jobs and industries with the rural character of the Town.
- The allowed uses overlap with B-1 Business District and IL-Light Industrial District but provides for a greater range of agricultural uses, including agricultural events and farm operations by right, as well as farm breweries, farm cideries, and farm distilleries by Site Plan Review.
- Research and development enterprises are still allowed through Site Plan approval
- Additional uses include value-added agricultural uses (farm breweries, cideries, etc.) as well as restaurants, Auction House, Artist's Studio, and retail uses under 12,000 square feet
- Adult uses moved from permitted use to requiring site plan approval.
- Placed limitations on the size of warehouses in this new zone (20,000 gross square feet)

Positive example of OTMU



Design Standards

What is NOT changing?

- Existing Design Standards are being maintained, additional standards have been added.
- Parking dimensions are being maintained, additional standards have been added.
- Sign sizes for most uses are being maintained.
- Loading docks are still allowed in the Ag/Rural Zone.

What is changing?

- Standards for parking are renamed to 'Standards for access, parking, and circulation' to address a variety of modes of transportation
- In Residential, Hamlet Neighborhood, and Hamlet Center Zones, no loading berth may be located on a front facade, and no loading area may be located in a front yard.
- Added a requirement that all developments subject to Site Plan Review submit a landscape plan – (does not apply to single-or two-family dwellings)
- Elder cottages are being changed to Accessory Dwelling Units (ADU) which are now allowed throughout the Town, and criteria for approval has been updated.
- New sign standards, including guidance for measuring signs
- New lighting standards, including Dark-Sky compliance
- Added a new section with approval requirements for Animal Waste Storage Facilities
- Added a new section with approval requirement for Confined or Concentrated Animal Feeding Operation (CAFOs)
- Added new standards buffering important streams from development, requiring 100-foot setbacks from Trumansburg and Taughannock Creeks

Parking as the dominant view from the street - Current Zoning



Simple sign at street with parking and buildings well screened - Proposed Zoning



Retail - Current Format Allowed



Retail - improved site design



Retail - Proposed Format - much better!



Retail - Proposed Format



Current Format Allowed



Signs not allowed

100% Internally Lit

Blade sign



Neon & Exposed Bulbs



Too Tall



Timeline

August 30, 2018

Today's Public Information Meeting

Today through September 30, 2018

Comment Period

January 8, 2019

Public Hearing

<http://ulysses.ny.us/boards/zoning-update>