



agricultural zoning for a sustainable future

Town of Ulysses
April 14, 2016

RANDALL+WEST

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STREAM COLLABORATIVE

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RA, RLA, LEED AP

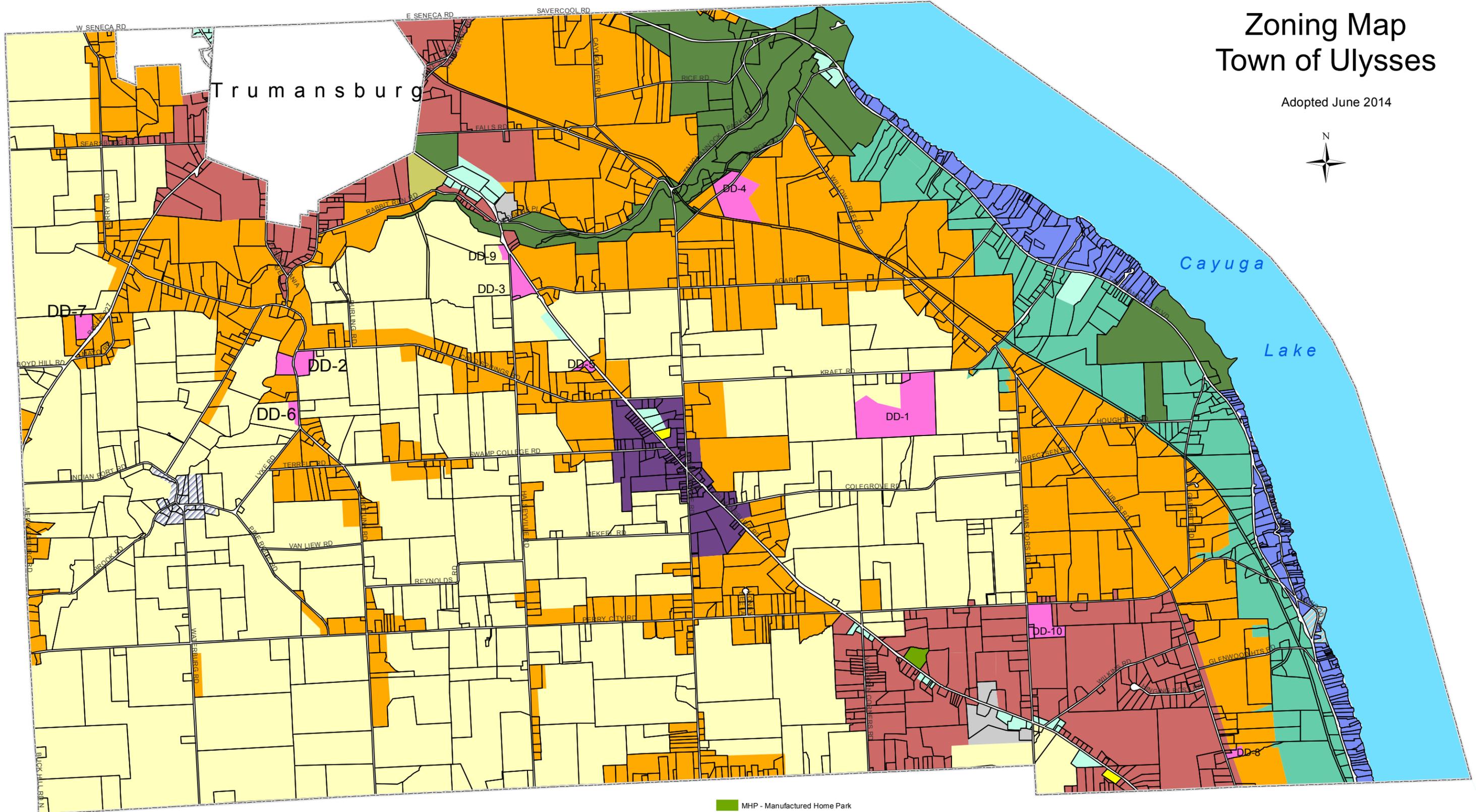


in partnership with:



Zoning Map Town of Ulysses

Adopted June 2014



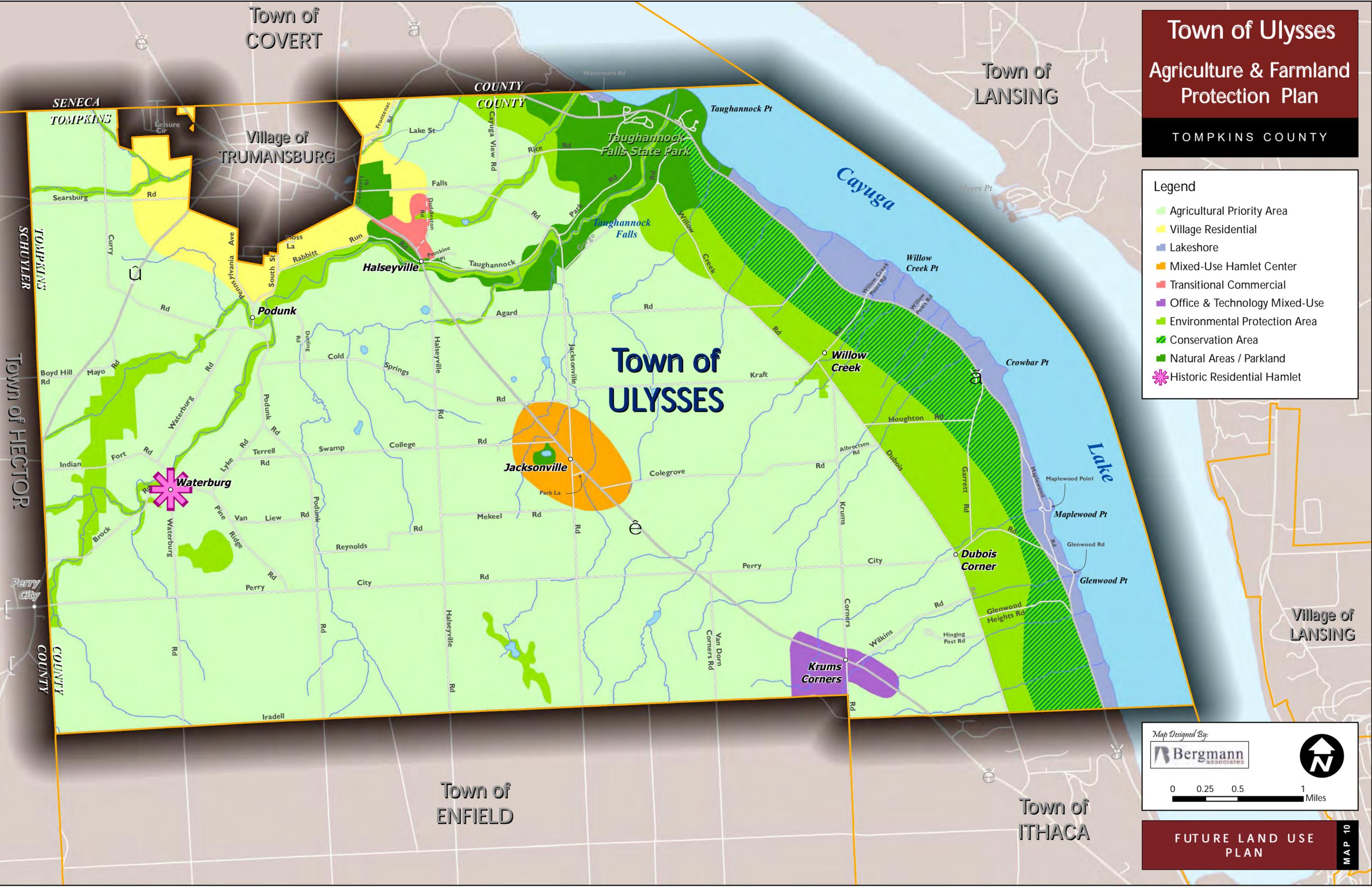
- | | | |
|--|----------------------------------|----------------------|
| A1 - Agricultural District | MHP - Manufactured Home Park | Tax Parcels 2013 |
| A2 - Special Agricultural District | H1 - Hamlet District | Municipal Boundaries |
| R1 - Rural Residence District | H2 - Hamlet Residential District | Cayuga Lake |
| R2 - Moderate Density Residence District | B1 - Business District | |
| LS - Lakeshore District | MD - Marina District | |
| CD - Conservation District | IL - Light Industrial District | |
| RM - Multiple Residence District | PR - Park/Recreation District | |
| | DD - Development District | |

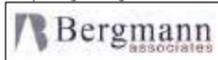
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Town of Ulysses Agriculture & Farmland Protection Plan

TOMPKINS COUNTY

- Legend**
- Agricultural Priority Area
 - Village Residential
 - Lakeshore
 - Mixed-Use Hamlet Center
 - Transitional Commercial
 - Office & Technology Mixed-Use
 - Environmental Protection Area
 - Conservation Area
 - Natural Areas / Parkland
 - Historic Residential Hamlet



Map Designed By:


 0 0.25 0.5 1 Miles

Town of COVERT

COUNTY

Town of LANSING

Town of Ulysses Agriculture & Farmland Protection Plan

TOMPKINS COUNTY

Legend

-  Tax Parcels
-  Agricultural Resource Focus Area*
-  Agricultural District 2

*As defined in the Tompkins County Comprehensive Plan

SENECA
TOMPKINS
SCHUYLER
TOWN OF HECTOR
Perry City
COUNTY

Village of TRUMANSBURG

Town of ULYSSES

Jacksonville

Willow Creek

Dubois Corner

Krums Corners

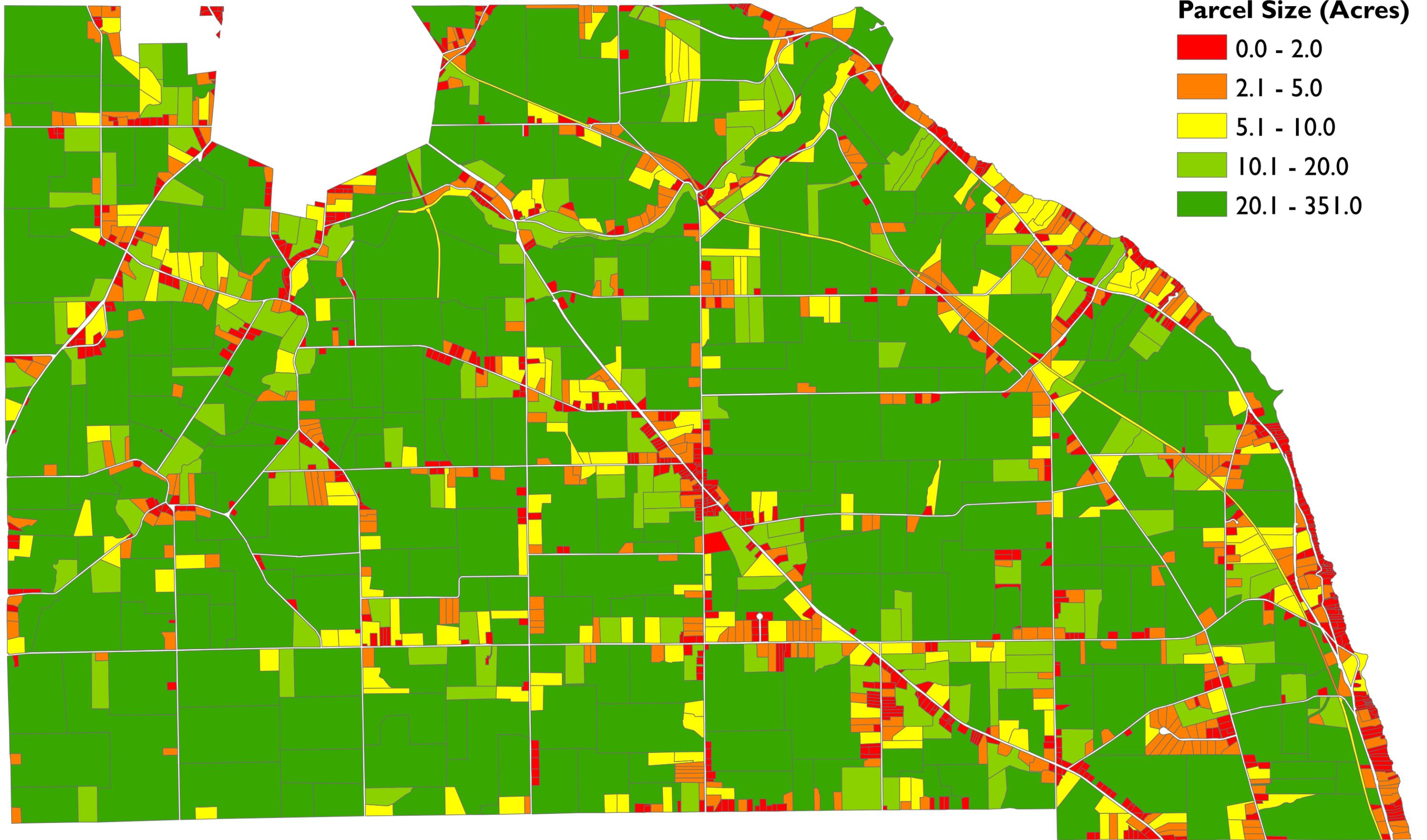
Town of ENFIELD

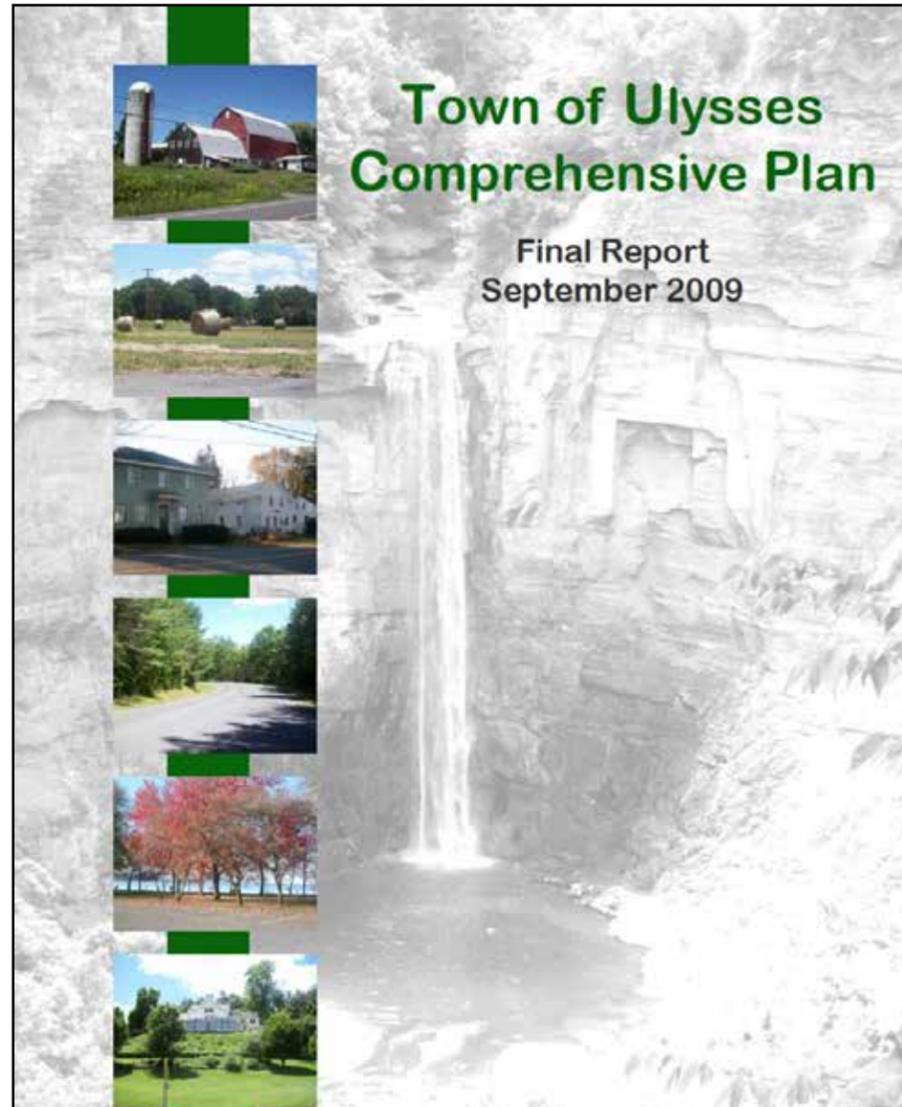
Town of ITHACA

Village of LANSING

Map Designed By:


 0 0.25 0.5 1 Miles





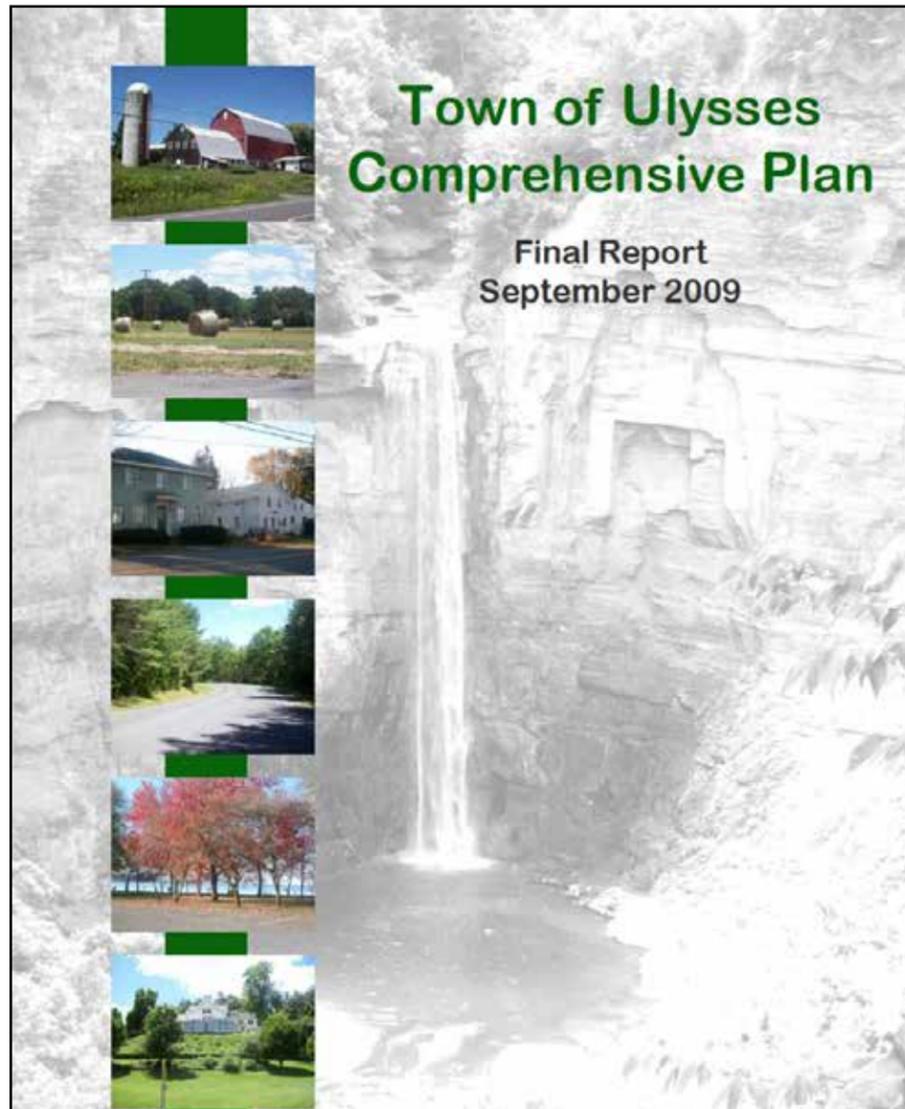
Agriculture and Farmland Protection Plan

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

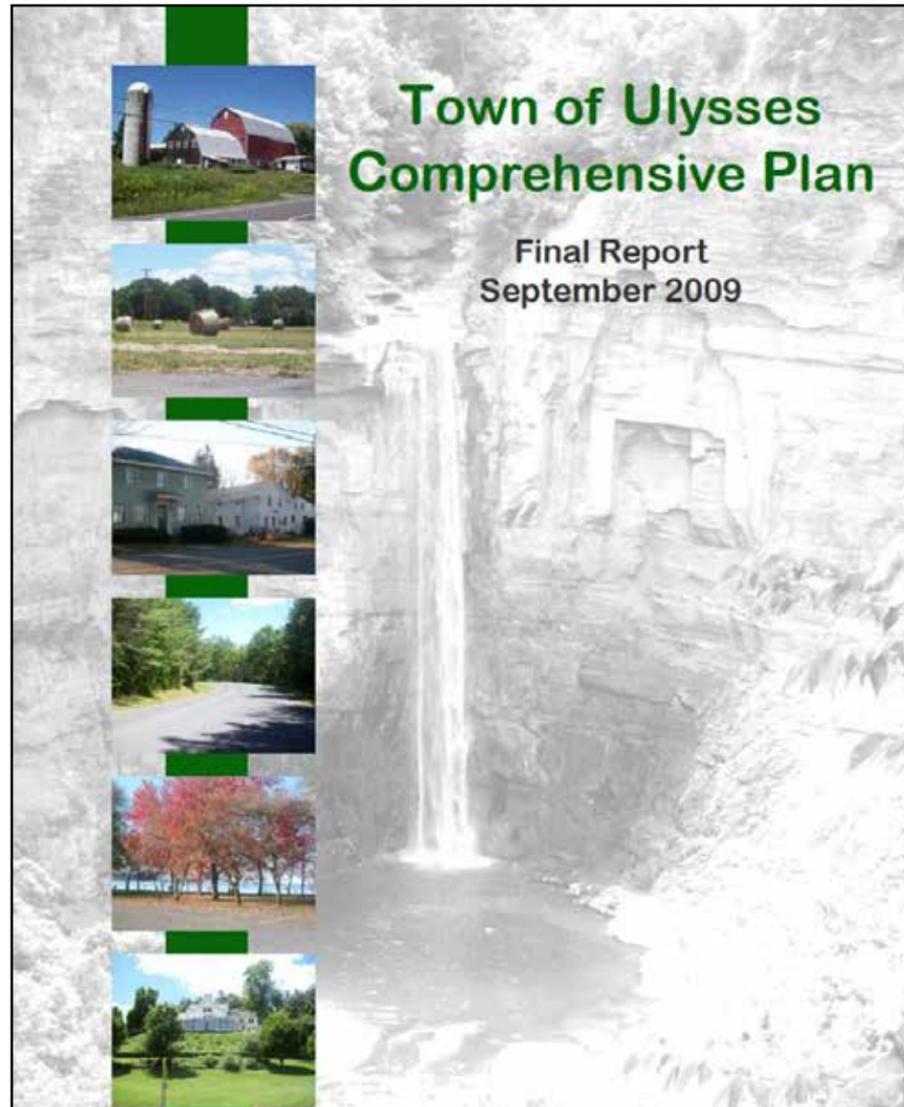


Vision Statement

"We will continue to celebrate and protect our unique resources by promoting efforts that support agricultural sustainability, open space conservation, a balanced approach to economic development, and revitalization of village and hamlet centers."

Key focus areas

rural character
agricultural lands
natural resources



Preserve and protect the town's natural and environmental resources

Create design resources on building with ridgelines,
siting of buildings in the landscape

Protect existing water resources and maintain water quality

Addressing agriculture + public health

Agricultural protection

Allow a limited amount of cluster and road frontage development
in the Agricultural Priority Area of the Future Land Use Plan,
as appropriate to conserving valuable farmland for continued
agricultural uses while also allowing farmers and landowners to
develop smaller lots

Agriculture and Farmland Protection Plan



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Vision Statement

“Ulysses will be home to a healthy and diverse collection of farms that employ variety of marketing strategies, are supported by the community members and local policies, and contribute to economically viable and environmentally sound enterprises.”

Key focus areas

Enhance land use use policy to better protect farmland
Update zoning map to reflect the boundaries of future
land use plan
Consider incentives for farmland preservation

Agriculture and Farmland Protection Plan



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Revising subdivision review to:

- Identify important soils and farmland
- Buffer streams and wetlands
- Buffer farmland
- Avoid landlocking farmland
- Place new buildings on least viable farmland
- Identify important viewsheds
- Ensure optimal shape and size of residual farmland
- Require professional design
- Encourage shared driveways

Big Picture Goals

Preserve Open Space and Agricultural Land

Encourage Sustainable Development

Smart Growth on Agricultural Land

Encourage Growth in Hamlet

Clarified, User-friendly Zoning Code



Town of Ulysses Zoning Law Local Law No. 3 of 2013

Adopted
December 17, 2013;
Effective Date
December 23, 2013

Administration

4 | STATE STREET CORRIDOR

Administration

Short Title. This section shall be known as the "State Street Corridor Zoning Code".

Design Review and Appeals Required.

1. All new construction (including parking lot construction or expansion) is subject to the design review process set forth in Chapter 160, Design Review, of the City Municipal Code.

2. No building permit shall be issued by the office of building until the applicant has received approval of all building structures (including but not limited to, signage, awnings, and other structures) that are subject to design review.

Landmark Preservation Commission.

1. The purpose of the commission shall be to identify, designate, and protect historic landmarks and historic districts within the town of Ulysses.

2. The commission shall be composed of seven members appointed by the town council.

3. The commission shall have the authority to:

a. Recommend to the town council the designation of historic landmarks and historic districts.

b. Recommend to the town council the designation of historic landmarks and historic districts.

c. Recommend to the town council the designation of historic landmarks and historic districts.

d. Recommend to the town council the designation of historic landmarks and historic districts.

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w. Recommend to the town council the designation of historic landmarks and historic districts.

x. Recommend to the town council the designation of historic landmarks and historic districts.

y. Recommend to the town council the designation of historic landmarks and historic districts.

z. Recommend to the town council the designation of historic landmarks and historic districts.

Includes background and intent, establishes authority for the code, and lists terminology and definitions.

Uses

Use	Permitted Primary Use	Permitted Accessory Use
M1-2	1. One-family detached, semi-detached, or attached dwelling or two-family dwelling.	1. Removal of street parking.
	2. Bed and breakfast home.	2. Private garage for less than 4 cars.
	3. Cooperative household (see 1525-15).	3. Structures for recreation purposes, not to exceed over two feet.
	4. Multiple dwelling (see 1525-15).	4. Signs in connection with permitted use (see Sign Ordinance, Ch. 277 City Municipal Code).
	5. Rowing or boating house.	5. No Special Poles: Towers or structures for signage or presentation of electronic signs for commercial purposes or the generation of electricity to be used on the premises where generated in any district (see 1525-15). Except for personal wireless service facilities.
	6. Row house, rowhouse or garden apartment housing.	6. No Special Poles: An accessory apartment (see 1525-15). Poles required in all use districts.
	7. Grocery and related buildings.	7. Adult day care home.
	8. Church and related buildings.	8. Home occupations: Special permits required in certain situations (see 1525-15.3).
	9. Library or the main.	9. Neighborhood parking area subject to regulations of 1525-20(b).
	10. Nursery school, child day care center, group child day care.	10. Employee, customer, or public parking area (see 1525-20).
	11. Nursing, convalescent or care home.	
	12. Public utility structure except office.	
	13. Public park or playground.	
	14. Schools (K-12) and related buildings.	
	15. Business or professional office.	
	16. Bank or monetary institution.	
	17. Club, lodge, or private social center.	
	18. Craft industry, millinery, distillery, and other activities involving light food fabrication as well as other.	
	19. Funeral home or mortuary.	
	20. Hospital or sanatorium.	
	21. Hotel.	
	22. Inn.	
	23. Neighborhood commercial facility (see 1525-15).	
	24. Office of government.	
	25. Parking garage.	
26. Public, private, or parochial school.		
27. Retail store or service commercial facility.		
28. Restaurant, bar food establishment, tavern.		
29. Theater, lending library, auditorium, or other similar place of public assembly.		

Lists the permitted primary and permitted accessory uses.

Zoning Map



Shows where and what types of development are permitted.

Existing Zoning - A1 Agricultural District

Yard and Lot Requirements

No more than two residential buildings

Minimum lot area: 2 acres.

Minimum lot width at street: 400 feet.

Minimum depth: 200 feet.

Minimum front yard: 75 feet.

Minimum side yard: 30 feet.

Minimum rear yard: 75 feet.

Maximum nonagricultural building height: 32 feet

Maximum lot coverage: 5% of the lot area.

Existing Zoning - A1 Agricultural District

Allowed Uses

Agriculture.
Commercial stables
Roadside stands
Single-family residences
Two-family residences
Farm labor housing
Temporary buildings

Permitted accessory uses.

Bed-and-breakfast establishments,
Business directional signs,
Elder cottages,
Family adult care.
Family child care.
Adult care groups.
Home occupations.
Lodges.
Home Professional offices
Signs

Uses allowed by site plan approval.

Airstrips, private.
Cemeteries
Places of worship
Communication transmission towers
Cottage industry.
Small-scale sawmills

Uses allowed by special permit.

Agricultural commerce
Airports.
Animal confinement
Animal processing structures.
Group campgrounds
Campgrounds
Fire stations and other public buildings
Hunting clubs
Kennels
Public and private schools
Regional parks and preserves
Golf courses, except miniature golf courses

Planning

Comprehensive Plan
Agricultural Plan
Focus Areas Plan

+

Our analysis of
current public and
private conditions



Zoning

Protects
private property
owners

+

Advances the
public interest

+

Manages
development
expectations



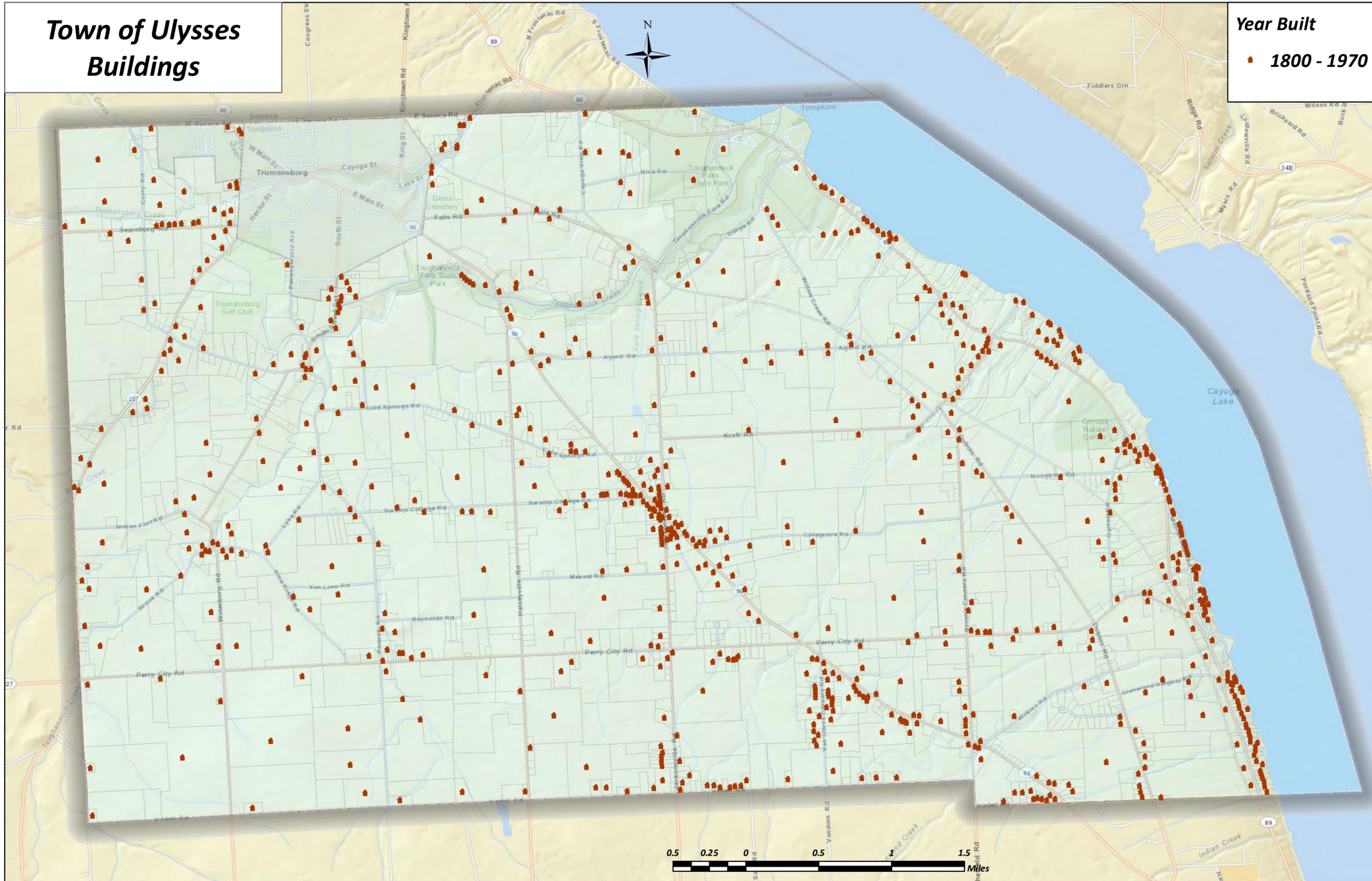
Permitting

The result of
the community
vision:
the building of
businesses,
residences,
appropriate
development

Town of Ulysses Buildings

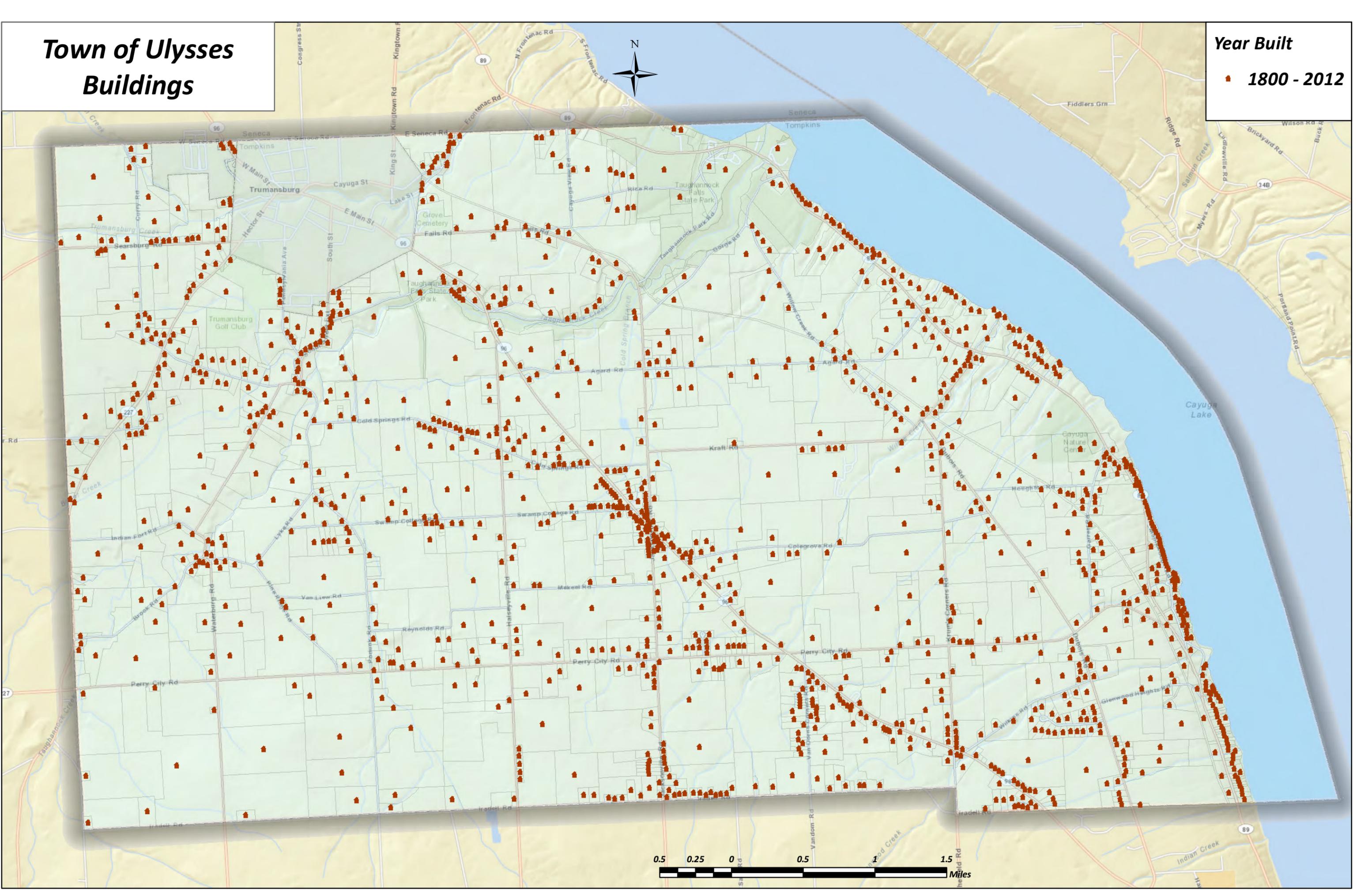
Year Built

■ 1800 - 1970



Town of Ulysses Buildings

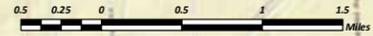
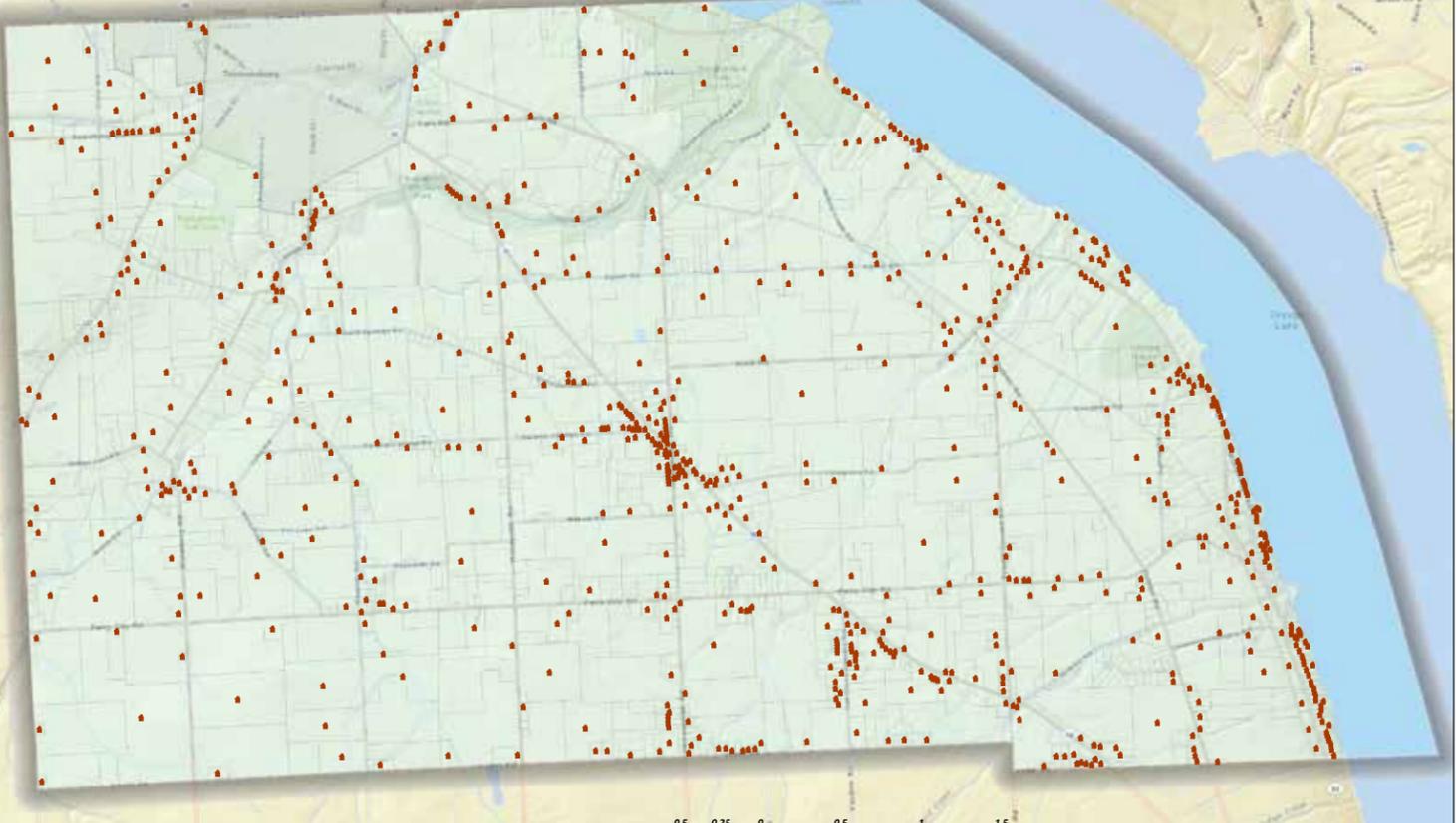
Year Built
■ 1800 - 2012



**Town of Ulysses
Buildings**



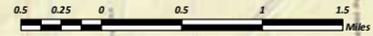
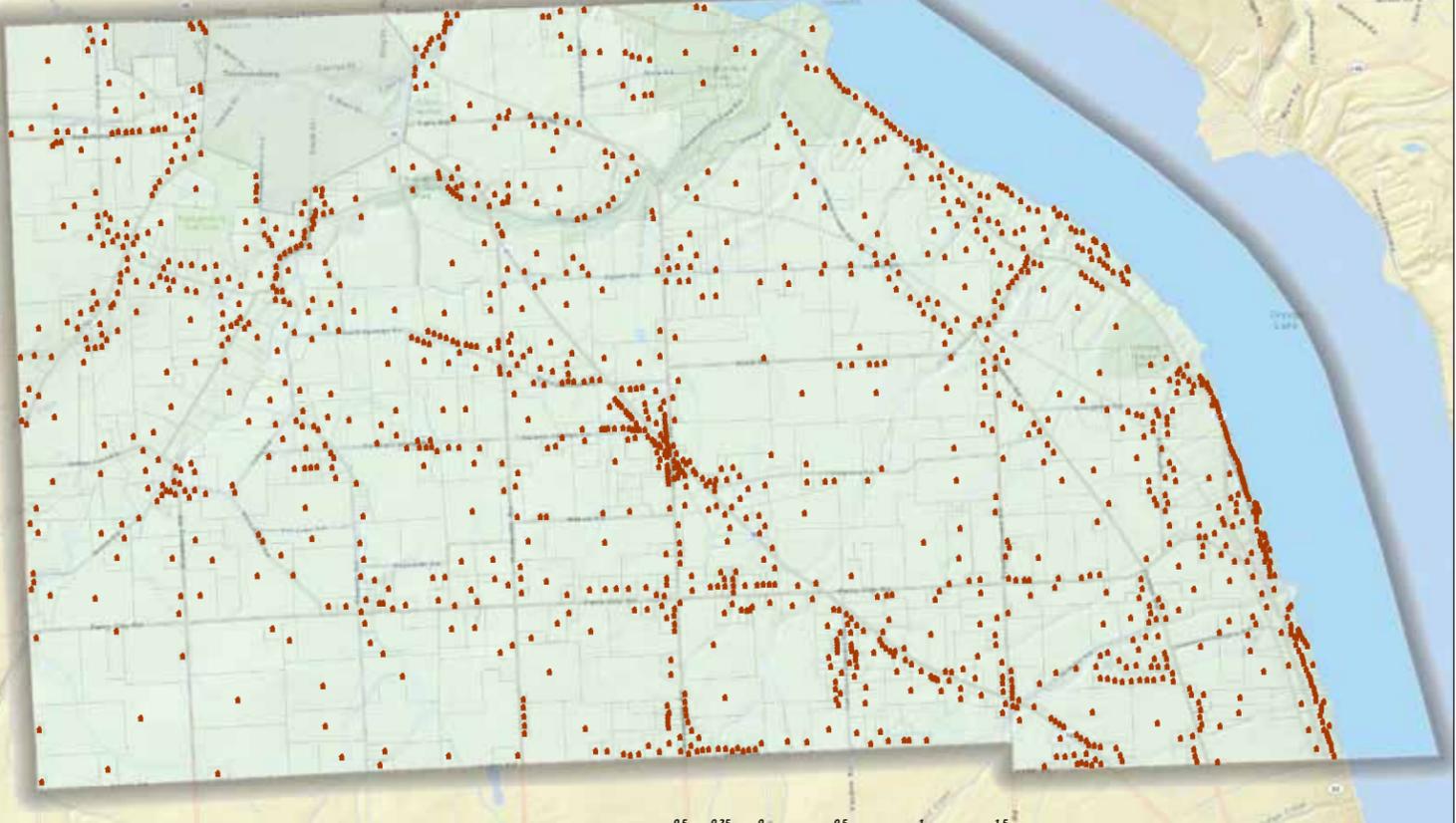
Year Built
• 1800 - 1970



**Town of Ulysses
Buildings**



Year Built
• 1800 - 2012



What is rural sustainability?

residential farmland and open space



revenue positive

traditional mixed-use hamlet



revenue positive

conventional suburban residential development



revenue negative

dispersed rural residential development



revenue negative

sources:
Smart Growth America
Building Better Budgets, 2013

Environment Colorado
The Fiscal Costs of Sprawl, 2003

Ulysses Comprehensive Plan, 2009

Hamlet of Carmel, NY photo by Daniel Case

TABLE App-B.6 Land Use/Land Cover Change, 1995 to 2008, Town of Ulysses

	1995 Acres	2008 Acres	Acres Change	Percent Change
Residential	1,547	1,790	243	15.7%
Commercial	54	91	37	70.0%
Industrial	32	28	-4	-13.0%
Outdoor Recreation	296	295	-1	-0.4%
Institutional	62	56	-6	-10.3%
Agriculture	10,076	9,217	-859	-8.5%
Grassland and Brush	1,612	2,183	571	35.5%
Forest	6,022	6,014	-8	-0.1%
Wetland	407	411	4	1.0%
Open Water	2,523	2,519	-4	-0.1%
Disturbed Land/Exposed Rock	87	79	-8	-9.7%

Source: Tompkins County Land Use and Land Cover Mapping Project

Strengthen hamlets + centers

Zoning

Design guidelines

AEM

Purchase and Transfer of Development Rights

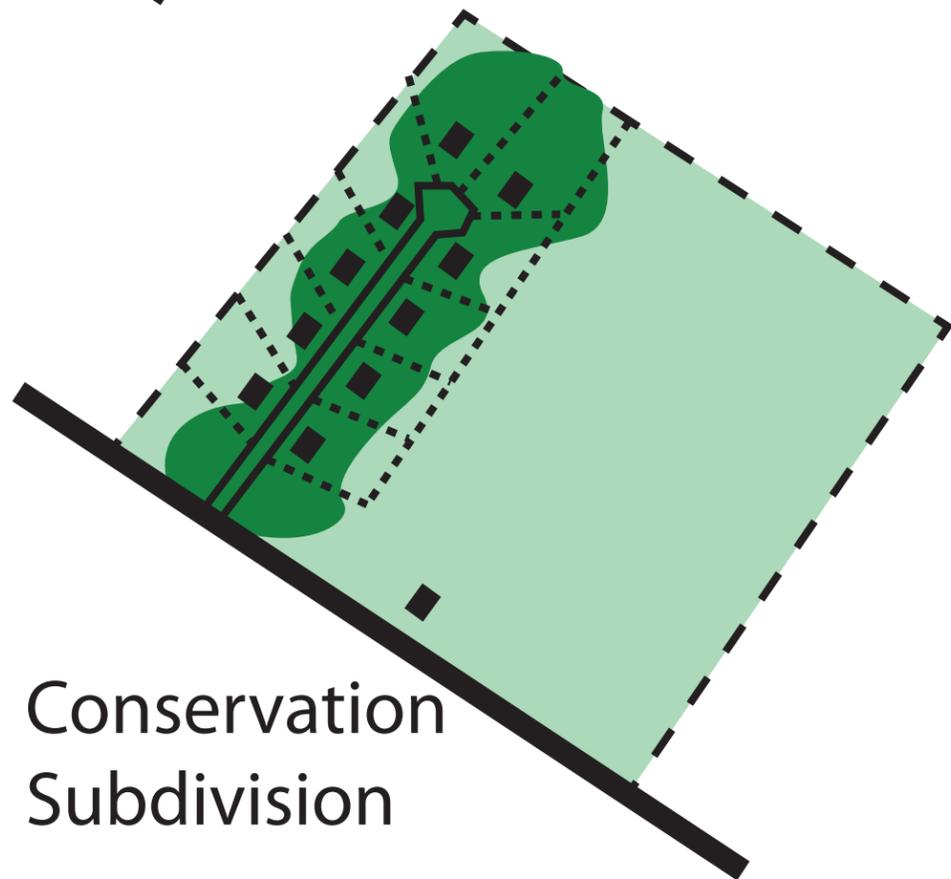
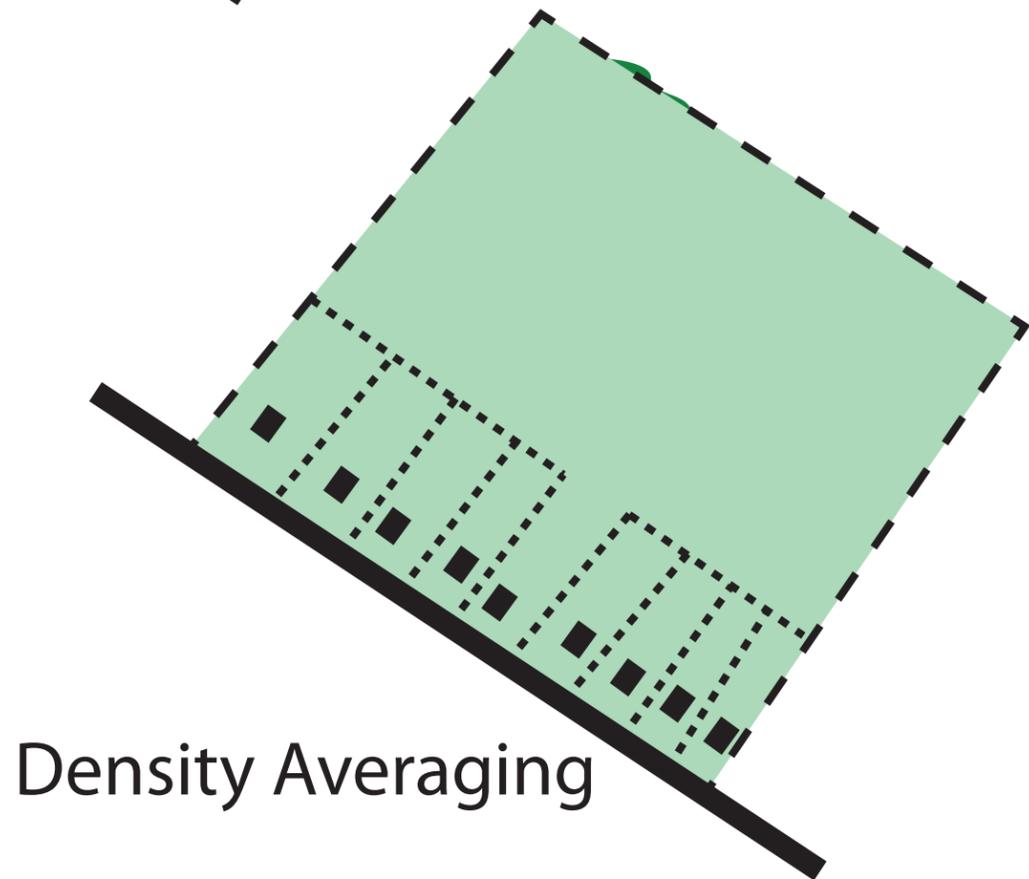
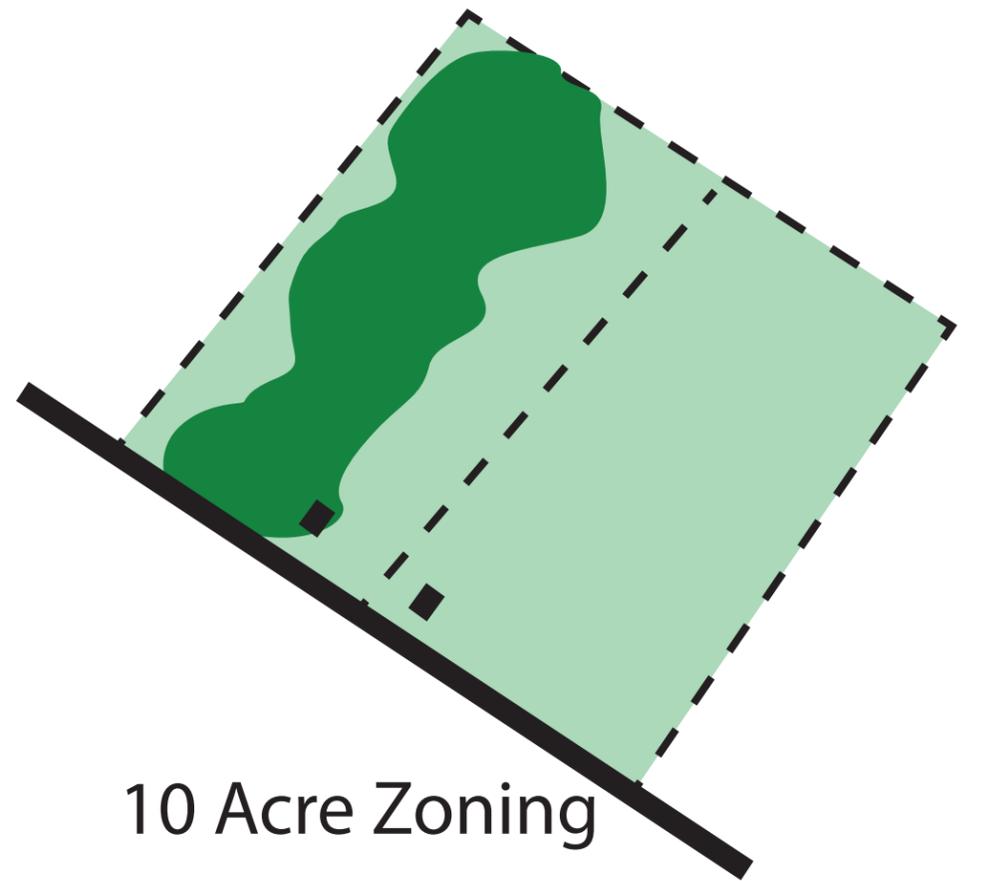
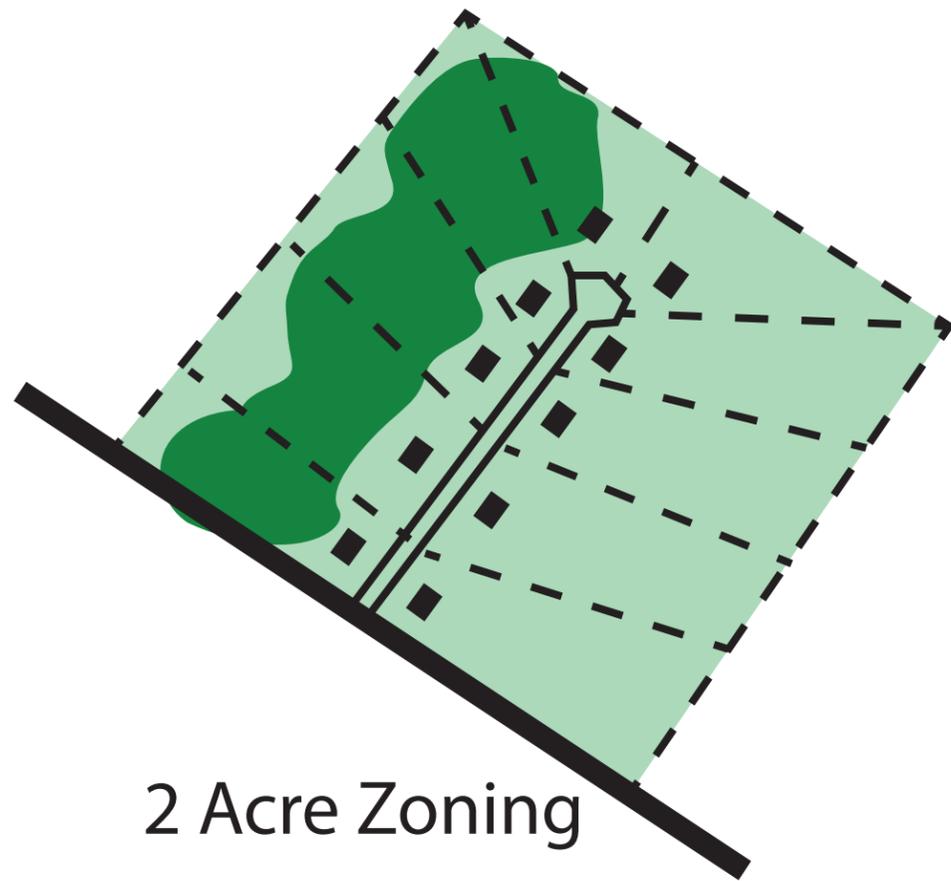
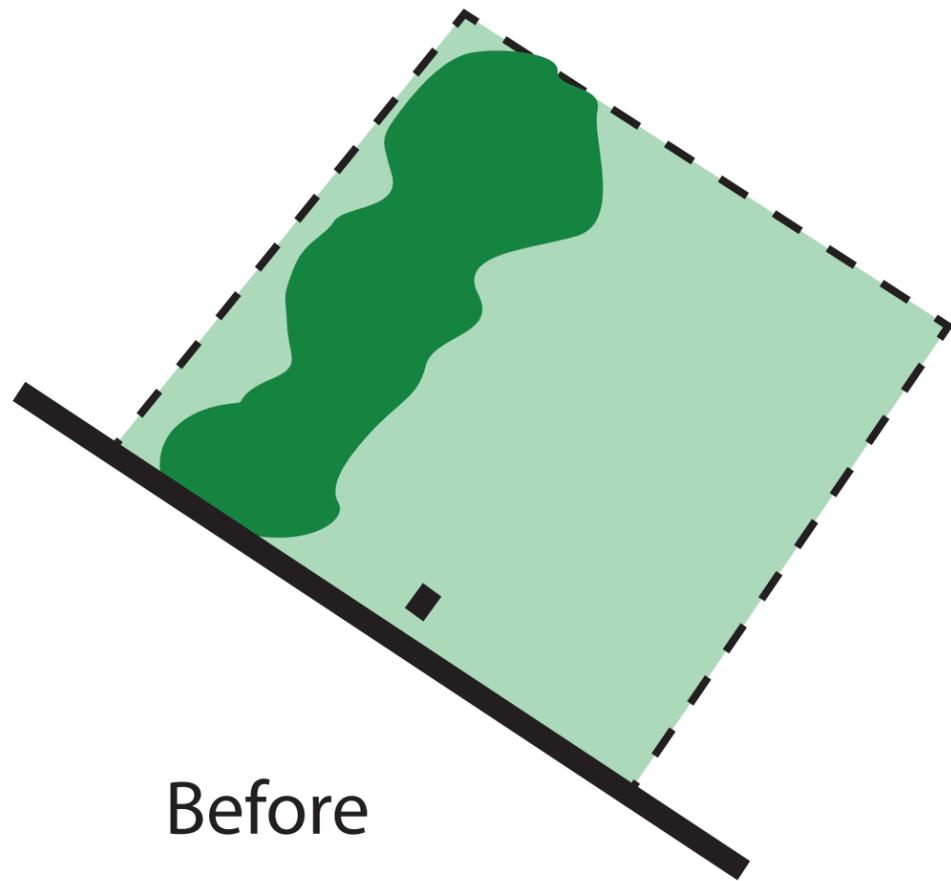


Housing Diversity

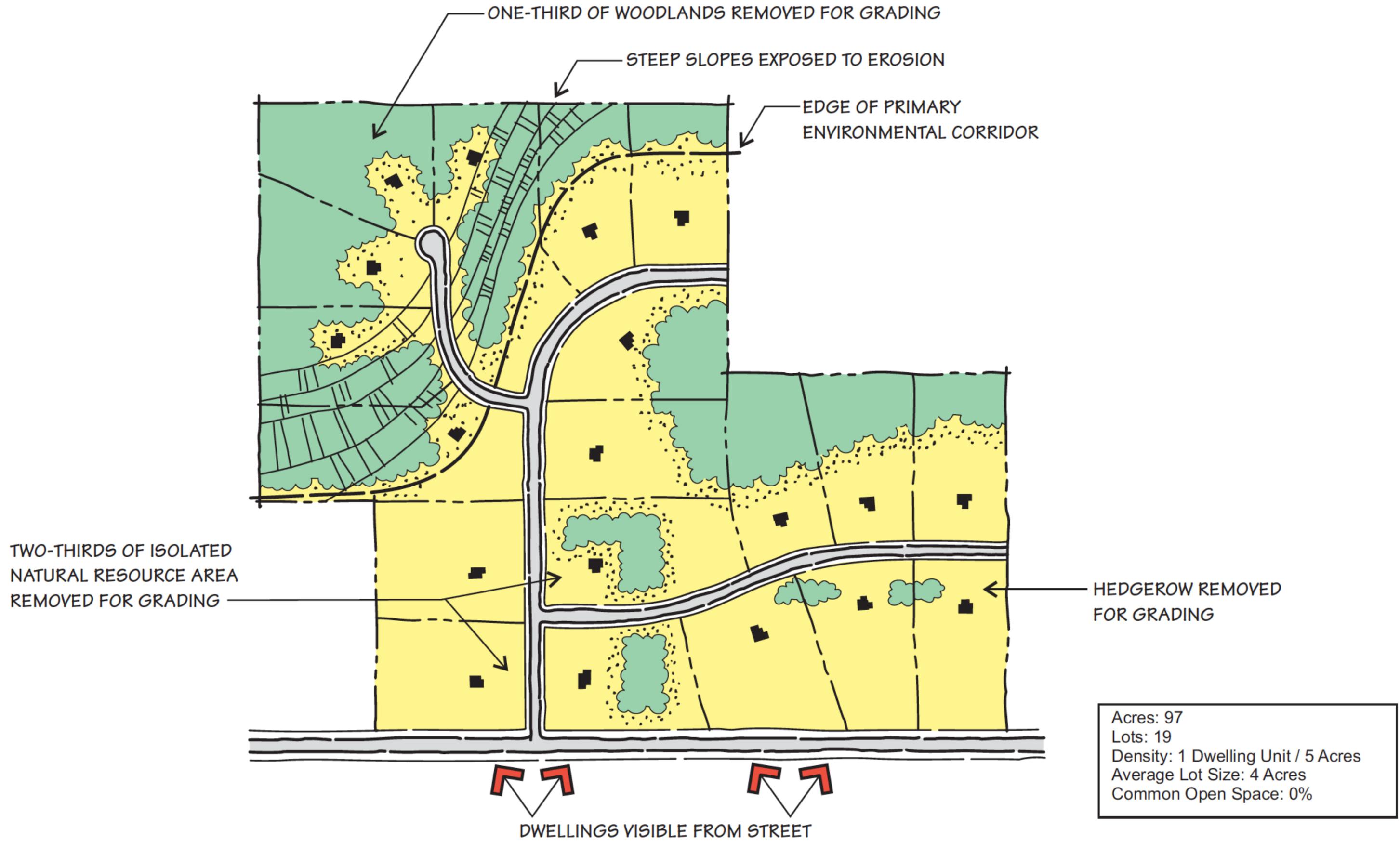
Retaining farmland and farmers

Subdivision design

Conservation easements



CONVENTIONAL SUBDIVISION DESIGN



CONSERVATION SUBDIVISION DESIGN



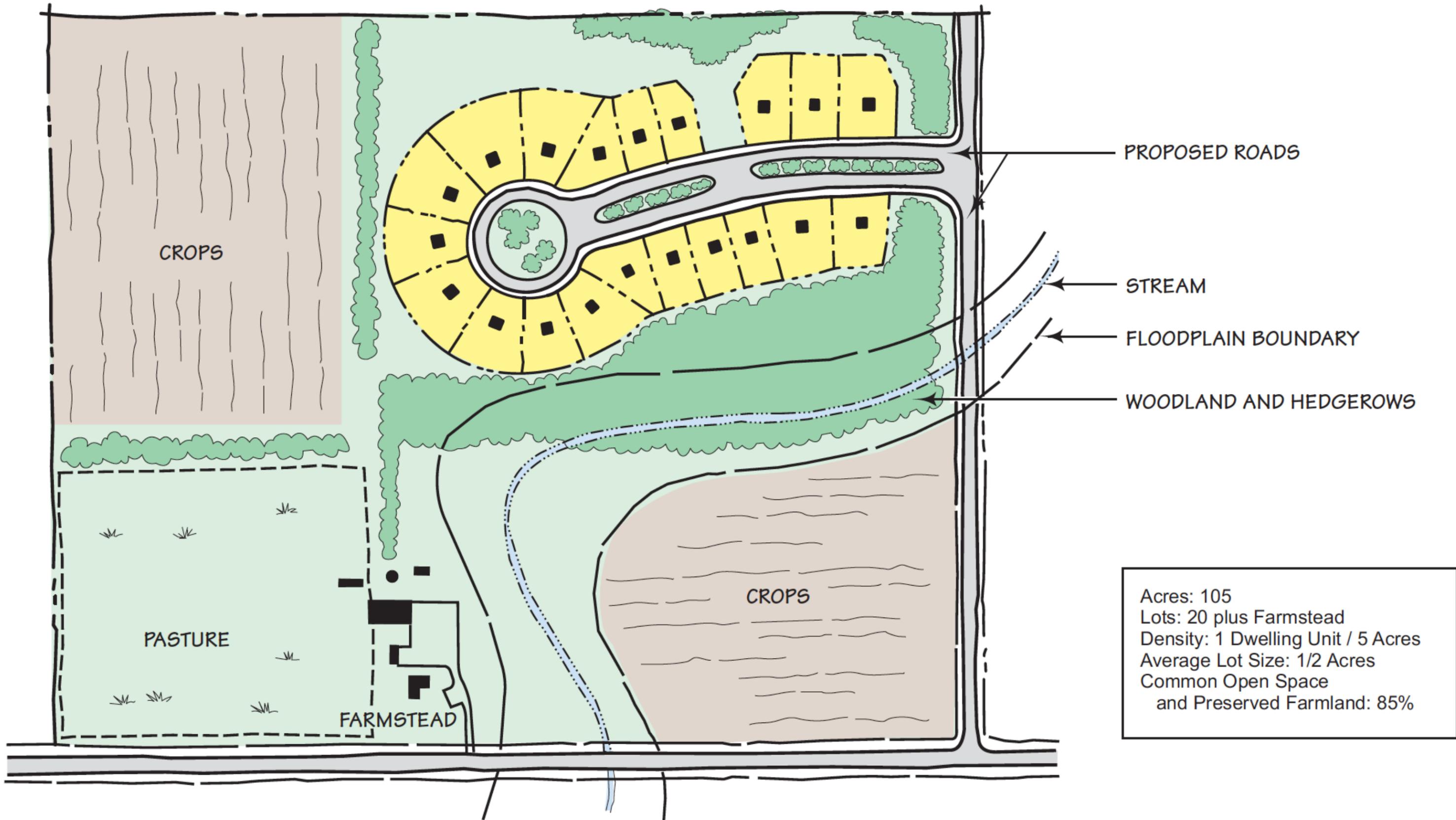
Conservation subdivisions can preserve environmental features and views.

Source: SEWRPC.

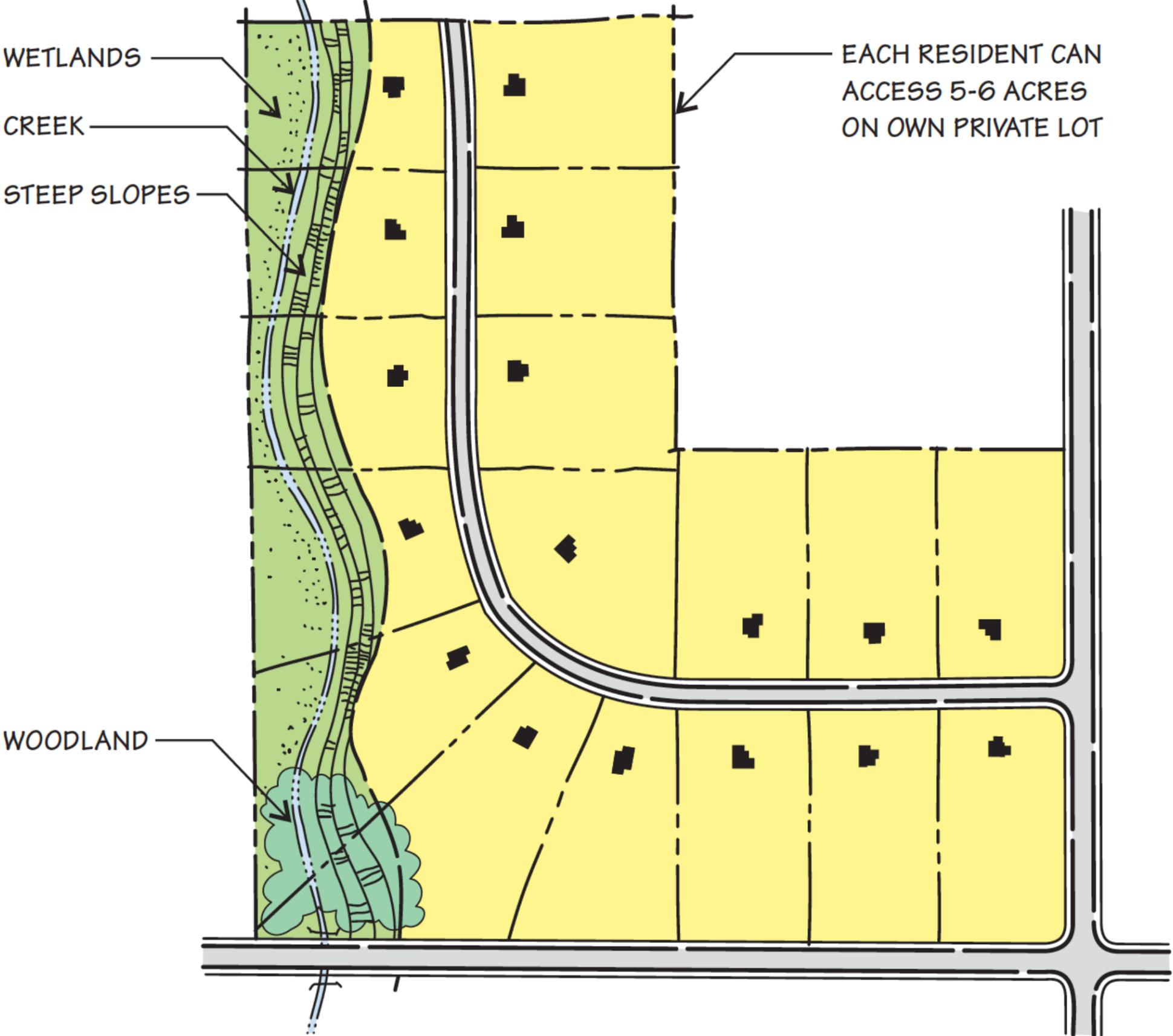
CONVENTIONAL SUBDIVISION DESIGN



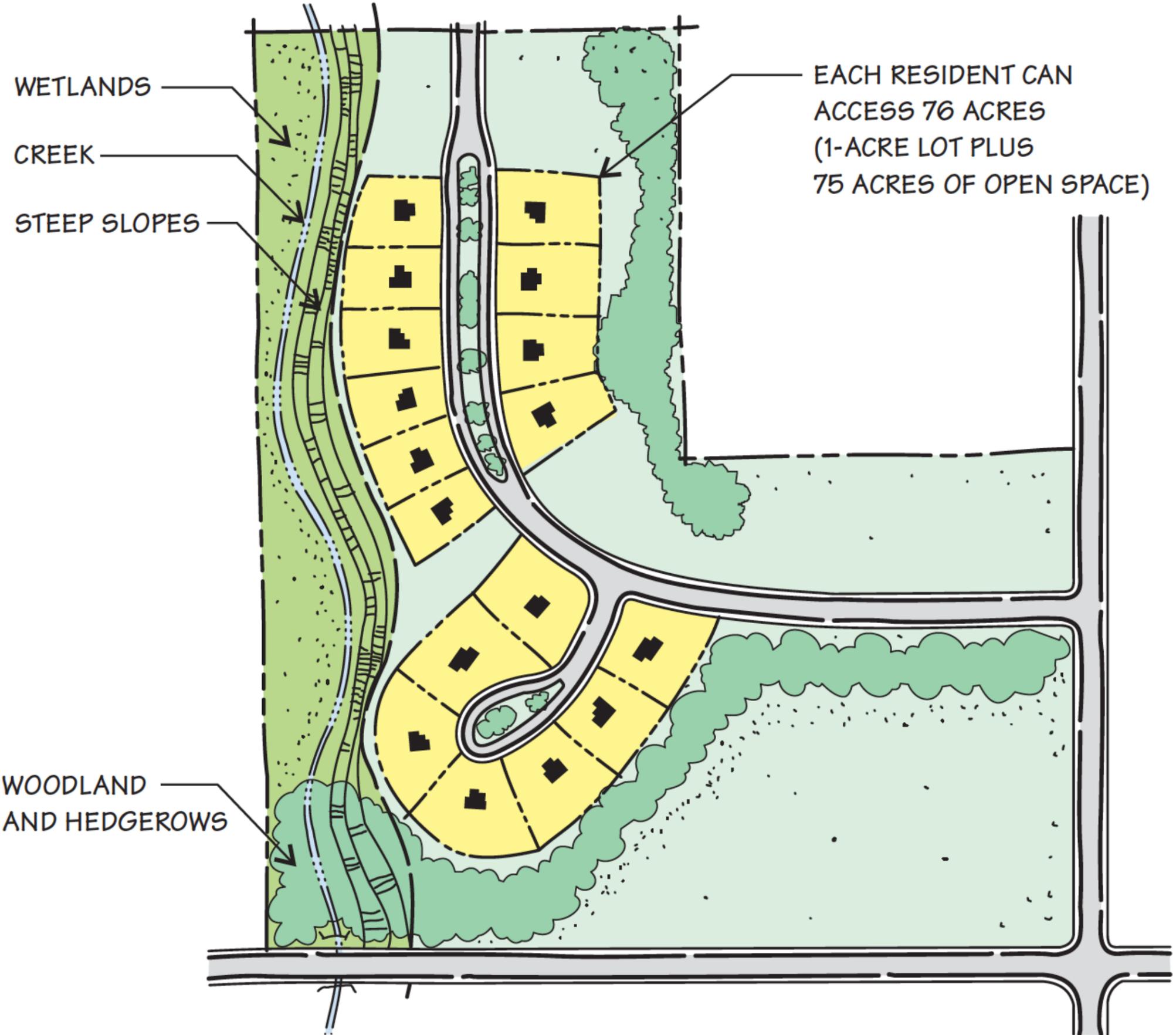
CONSERVATION SUBDIVISION DESIGN



CONVENTIONAL SUBDIVISION DESIGN



CONSERVATION SUBDIVISION DESIGN



Acres: 104
Lots: 17
Density: 1 Dwelling Unit / 6 Acres
Average Lot Size: 1 Acre
Common Open Space: 75%

User-friendly Zoning

Visual subdivision

Zoning Map



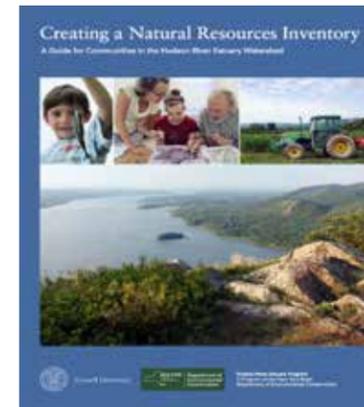
Shows where and what types of development are permitted.

Administration



Includes background and intent, establishes Home Rule authority for the code, and lists terminology and definitions.

Natural Resources



Requires site analysis of water, vegetation, habitat, soils, slopes and other natural resources to consider constrained land.

Design Standards



Focuses development where it will have the least environmental impact, based on the natural resources inventory for the site, protecting rural character.



Uses

Number	Permitted Primary Use	Permitted Accessory Use
1.	One-family detached, semi-detached, or attached dwelling or two-family dwelling.	Residential off-street parking.
2.	Bed and breakfast home.	Private garage for use, more than 4 cars.
3.	Cooperative townhouse (see SDC-10).	Structure for construction purposes, use or storage use only.
4.	Multiple dwelling (see SDC-10).	Use in connection with permitted use (see Sign Ordinance, Ch. 172 City Manager Code).
5.	Accessory or auxiliary use.	By Special Permit: Storage or structures for storage or maintenance of equipment, objects for commercial purposes or the operation of industry or for use for the purpose when permitted in any district (see SDC-10). Except for general outdoor storage facilities.
6.	Home-based, in-home or garden apartment dwelling.	By Special Permit: An accessory structure (see SDC-10). Permit required in all use districts.
7.	Carports and related buildings.	Signs (see Sign Ordinance).
8.	Church and related buildings.	Signs (see Sign Ordinance).
9.	Library or the main.	Home occupations. Special Permit required in certain districts (see SDC-10, 21).
10.	Home-based child day care center group child day care.	Neighborhood public use subject to regulations of SDC-10(B).
11.	Swimming, recreational and bath.	Lighting, consistent with public parking area (see SDC-10).
12.	Public utility service through office.	
13.	Public park or playground.	
14.	Subsidiary and related buildings.	
15.	Business or professional office.	
16.	Book or business storehouse.	
17.	Club, lodge or private social center.	
18.	Conditionally allowable (zoning) and other activities involving high level activities or use as well as other.	
19.	Residential home or structure.	
20.	Homebased or commercial.	
21.	Home.	
22.	Use.	
23.	Neighborhood commercial facility (see SDC-10).	
24.	Office of government.	
25.	Parking garage.	
26.	Public primary or secondary school.	
27.	Small-scale or accessory commercial facility.	
28.	Business, food food establishments, service.	
29.	Shops, building other, activities or other within other of public purposes.	

Lists the permitted primary and permitted accessory uses.

Illustrations



Makes subdivision requirements understandable.

Question 1

**How important is
preserving farmland
and rural character?**

Question 2

**What would encourage
the preservation of
farmland?**

Question 3

**Are there specific lands
where preservation
efforts should focus?**

Question 4

What can be done to help farming remain viable in Ulysses?

Timeline

April 14, 2016

Today's Meeting

June 2016

Draft Zoning and Map updates distributed

September 2016

Public Meeting

December 2016

Final Zoning and Map updates ready for adoption

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