

**Revised Summary of Changes
Article XIII and XIV: Jacksonville
Town of Ulysses
February 6, 2019**

What is zoning?

Zoning is a tool for communities to manage growth through the placement and mix of different uses and intensities of physical development. Zoning should be the DNA of a community – the rules by which the community can grow and change – guiding the replication of the best parts of the community while preventing undesirable development. Zoning regulates specific districts or zones within a municipality; in New York State, zoning may differ greatly from town to town. The Ulysses zoning code regulates the types of land uses allowed, the density of development, the size and placement of lots, the size and placement of buildings within lots, and the process for reviewing and approving new projects.

What's not changing?

- ✓ One and two-family homes still are permitted primary uses not requiring site plan approval.
- ✓ Most permitted accessory uses are all the same.

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. Existing parking and driveways are not affected by this change.

- ✓ The Jacksonville Hamlet has been 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%, increasing the minimum lot size from 6,000 sf to 10,000 sf, 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 Map. The Hamlet Neighborhood Zone requires larger lots (1/2 acre) than the current zoning, larger front, and side yard setbacks. The existing Business Zone and High Density Housing Zone in the Hamlet has been folded into the Hamlet Center Zone.

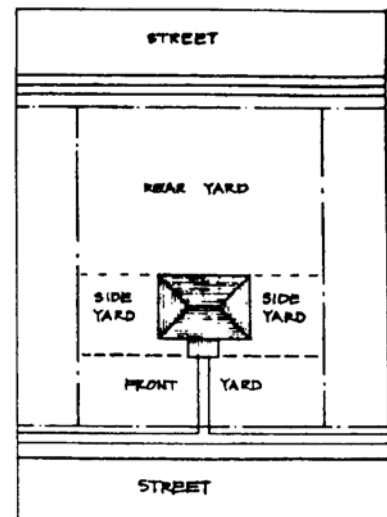


Figure 1: Example of yard locations and building placement

✓ In the new Hamlet Center Zone (formerly the H1 District), the minimum lot width, depth, and side yard setbacks remain the same; the following revisions have been made to lot area and yard requirements:

- Minimum lot size increased from 6,000 square feet to 10,000 square feet, as requested by Town Board
- Minimum front yard setback increased from 5 feet to 10 feet.
- Minimum rear yard setback decreased from 35 feet to 10 feet.
- Maximum height for any building increased from 32 feet to 36 feet.
- Maximum lot coverage decreased from 75% to 50%.

✓ In the new Hamlet Neighborhood Zone (formerly the H2 District), the minimum lot area, width, depth, and rear yard setbacks remain the same; the following revisions have been made to lot area and yard requirements, reducing allowed density:

- Minimum front yard setback increased from 10 feet to 20 feet.
- Minimum side yard setback increased from 5 feet to 15 feet.
- Maximum height for any building increased from 32 feet to 36 feet.
- Maximum lot coverage decreased from 75% to 30%.

✓ 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 while avoiding potential legal difficulties with Special Permit processes.

✓ Site Plan Review Standards have been added to 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 walkable 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.

The difference between Design Guidelines and Design Standards is that Guidelines provide recommended guidance to the Planning Board and Applicant during project review but do not have to be followed to the letter. Guidelines include specific items open to interpretation, including building form, signs materials and placement, windows, materials, lighting, architectural detailing, and awnings. Standards are mandatory actions that support formal policies and direction. The few new Form Standards included in the Jacksonville Zoning are based on the following policy goals:

- Maintain and improve traditional historic hamlet character;
- Allow for growth/success of a Hamlet Center that provides for some shopping/services for daily needs;
- Encourage revitalized residential development in the Hamlet; and
- Improve walkability, where feasible.

Some examples of guidelines:

Key Hamlet Center Form Elements

Building Fronts Meet the Sidewalk
Buildings Fill Corners
Streetwall Creates Outdoor Room



Human Scale Detail



Rhythm on the Street: Frequent Entries Facing Sidewalk
Narrow and Deep Buildings



Rationale for changes

The Hamlet Center Zone been expanded slightly based on the 2009 Town of Ulysses Comprehensive Plan's Future Land Use Map as well as an analysis of Wetlands and the boundaries of the existing Town water service infrastructure.

Specifically, the Comprehensive Plan calls for "Enhancing existing hamlets as community centers" (pg. 10) as well as "Design guidelines specific to the hamlet should be established in order to create a unique sense of place that is considerate of the existing historic context" (pg. 22). Additionally, the Comprehensive Plan calls for "Densities... higher than in other areas of the Town and may include the ability to have

2-3 story, mixed-use structures provided they are consistent with the scale of Jacksonville. All future development should address and integrate pedestrian connectivity” (pg. 52).

Conversations with community members drove the decision to break out the Hamlet Neighborhood Zone where more restrictive requirements would help to create a lower density residential-only section of the Hamlet, while the Hamlet Center Zone retained most of the existing zoning and layered on new design standards and design guidelines to improve the architectural quality of any future buildings in the center of the Hamlet as well as laying the groundwork for rehabilitating the core of the community.

What was controversial about these changes?

The adjustment of the Jacksonville zoning responded to concerns about the character and future of community. Some community members see Jacksonville as a place to encourage small scale development and welcome new neighbors in buildings and lots similar to the oldest portions of the neighborhood, and as an opportunity to create new customers for a revitalized Hamlet Center that includes new businesses that act as community gathering places. Others were focused largely on a desire to reduce the density of the neighborhood and chart a trajectory toward requiring larger lots, increased privacy.

There were some concerns that the currently allowed, and historically prevalent, lot sizes require special engineering in order for County Health Department to approve septic systems. Larger lot sizes allow septic systems without special engineering, but don't create the kind of neighborhood that exists now, or the type of community that is contemplated in the various planning documents guiding the Town and the zoning update. The committee settled on continuing to allow small lots in the core of the neighborhood, in the Hamlet Center Zone, where there is a desire to attract some new development. This denser development would require higher tech systems, or shared/off-site systems; options are available now and even smaller systems are in development and will be available soon.

Many community members expressed concern about the quality of development and redevelopment in the last few decades and an interest in requiring future development to be modeled from the beautiful historic buildings in the neighborhood. Others expressed concern about requirements that would be difficult and intrusive to home and business owners. The committee settled on a combination of very basic design standards that will control building location and orientation with a set of guidelines for new commercial buildings that can be shaped by the Planning Board and neighborhood through the Site Plan Review process.

Prepared by planning consultant C.J. Randall on behalf of the Town of Ulysses.