

**Revised Summary of Changes  
Office, Technology & Mixed Use (OTMU) Zone  
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 (located here: <https://www.ecode360.com/28859962>) 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 projects.

**What has changed?**

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.

- ✓ OTMU Zone is created based on Comprehensive Plan recommendation, in order 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, provided they do not involve the manufacture, fabrication, processing, or sale of products, with the exception of prototype development.
- ✓ 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 uses to requiring site plan approval.
- ✓ Placed limitations on the size of warehouses in this new zone (20,000 gross square feet) and removed extractive industry as a use

### **What was controversial?**

The OTMU zone was created to allow greater flexibility in attracting new businesses to the Town of Ulysses while also protecting the rural character of the area. The area for OTMU was chosen based on the location of current commercial and light industrial uses as well as convenient access to Route 96. Finding the correct level of control that protects neighbors and adjacent residents while allowing the flexibility that is desired for new development is a delicate balance. The committee spent significant time reviewing potential regulations to decide which requirements were most important to adequately control and incentivize commercial, research, and other desired uses.

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