



proposed draft agricultural zoning

Town of Ulysses
March 23, 2017

Town of Ulysses

Agriculture & Farmland Protection Plan

TOMPKINS COUNTY

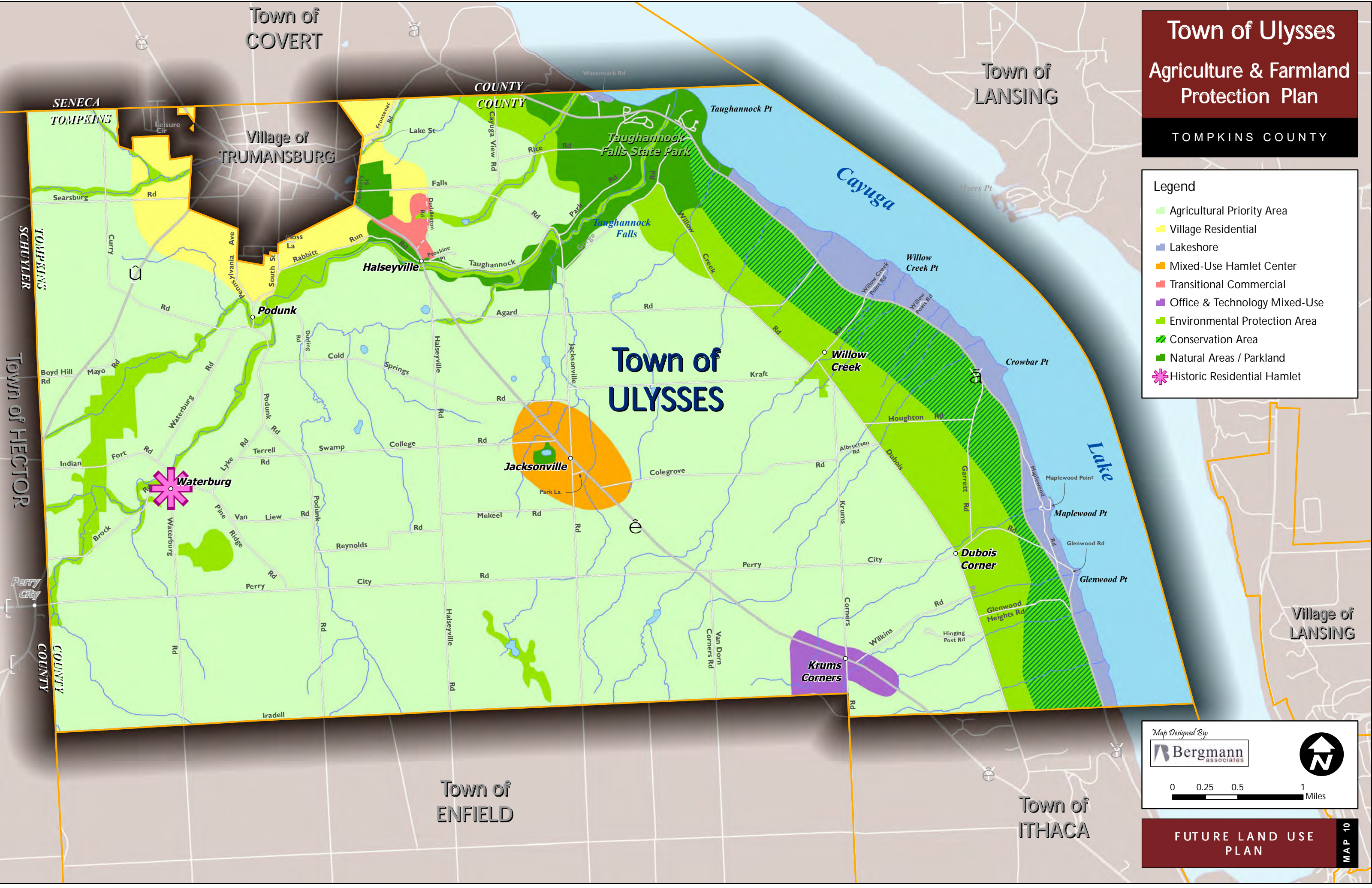
- Legend
- Agricultural Priority Area
 - Village Residential
 - Lakeshore
 - Mixed-Use Hamlet Center
 - Transitional Commercial
 - Office & Technology Mixed-Use
 - Environmental Protection Area
 - Conservation Area
 - Natural Areas / Parkland
 - Historic Residential Hamlet

Map Designed By:

 Bergmann associates

0 0.25 0.5 1 Miles





Town of
COVERT

COUNTY
TOMPKINS




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

Town of ULYSSES

Village of
TRUMANSBURG

Halseyville

Podunk

Jacksonville

Willow
Creek

Crowbar Pt

Lake

Maplewood Pt

Dubois
Corner

Glenwood Pt

Village of
LANSING

Town of
ENFIELD

Town of
ITHACA

Map Designed By:

 **Bergmann**
associates



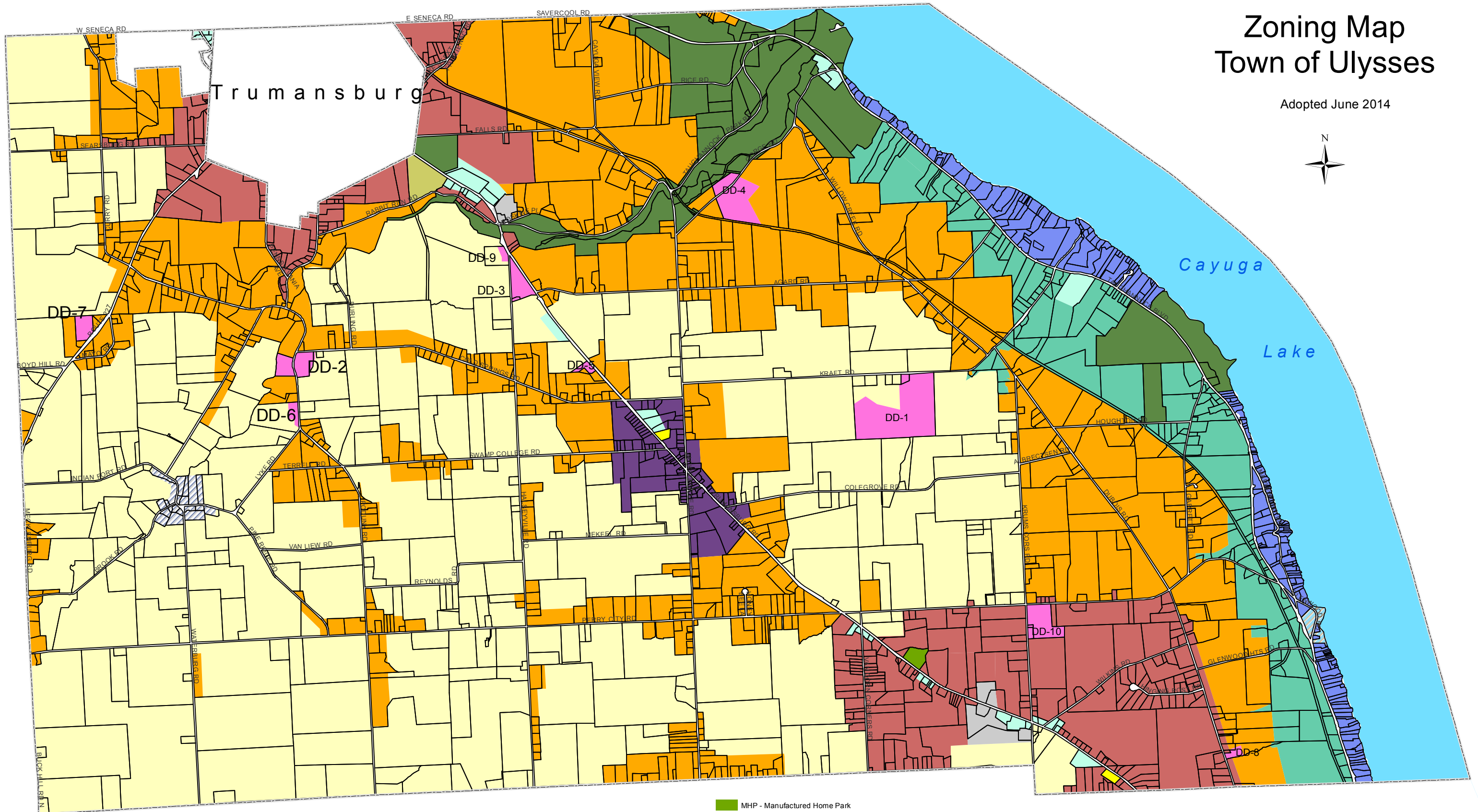
0 0.25 0.5 1
Miles

AGRICULTURAL
DISTRICTS &
PRIORITY AREAS

MAP 8

Zoning Map Town of Ulysses

Adopted June 2014

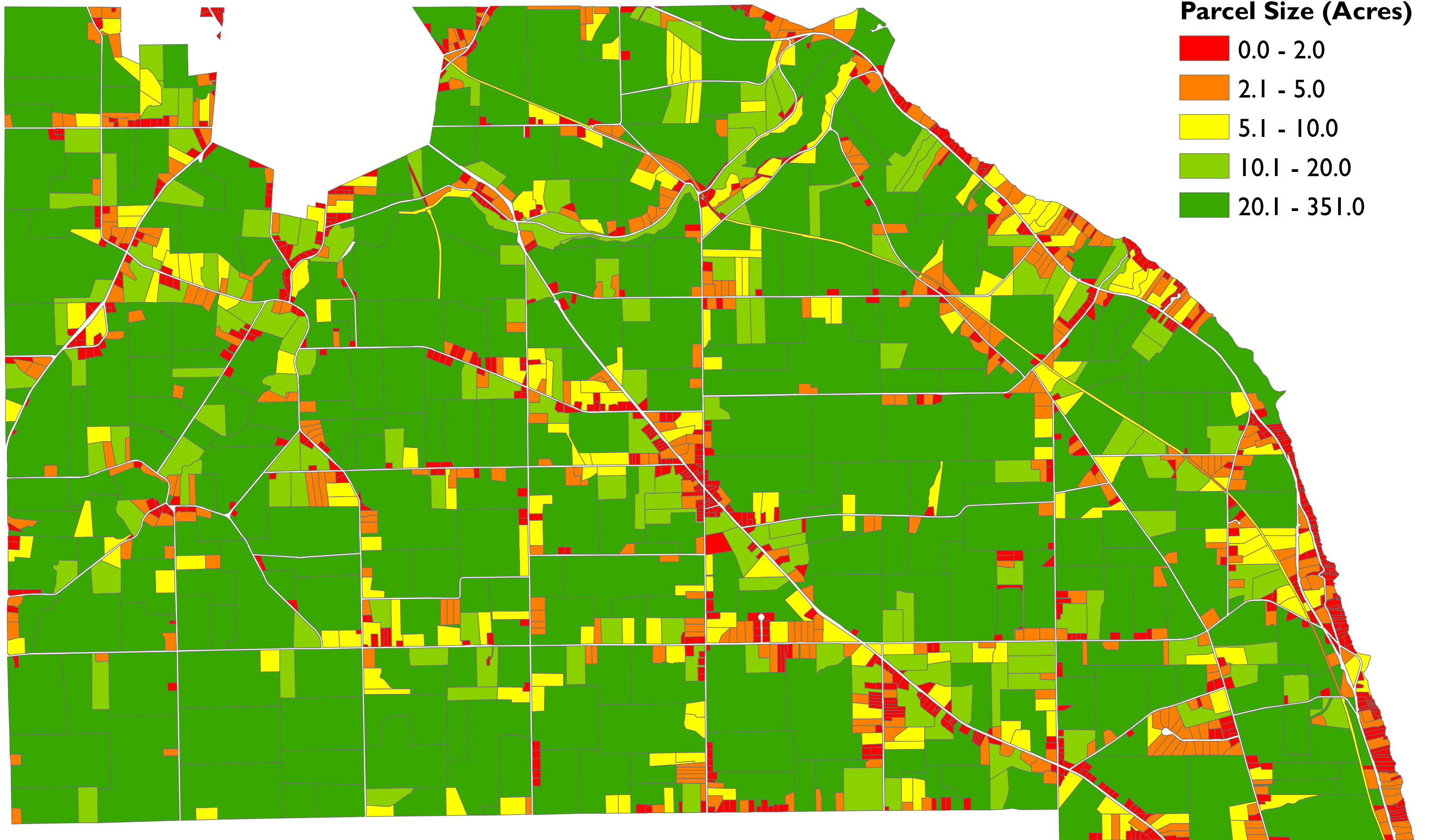


- A1 - Agricultural District
- A2 - Special Agricultural District
- R1 - Rural Residence District
- R2 - Moderate Density Residence District
- LS - Lakeshore District
- CD - Conservation District
- RM - Multiple Residence District

- MHP - Manufactured Home Park
- H1 - Hamlet District
- H2 - Hamlet Residential District
- B1 - Business District
- MD - Marina District
- IL - Light Industrial District
- PR - Park/Recreation District
- DD - Development District

- Tax Parcels 2013
- Municipal Boundaries
- Cayuga Lake

NOTICE OF DISCLAIMER SPECIAL DISTRICT INFORMATION
This map represents a compilation of graphical and textual information from deeds and surveys, a digital planimetric base map, and digital conversion of hand-drawn mylar maps. Errors and omissions can occur from each of these sources; each source represents a large number of records and originators of information. As a practical matter, the County does not warrant the accuracy or completeness of the information portrayed. The end user of these maps agrees to accept the data "as is" with the full knowledge that errors and omissions may exist, and to hold harmless the County for any damages that may result from an inappropriate use of these maps.



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

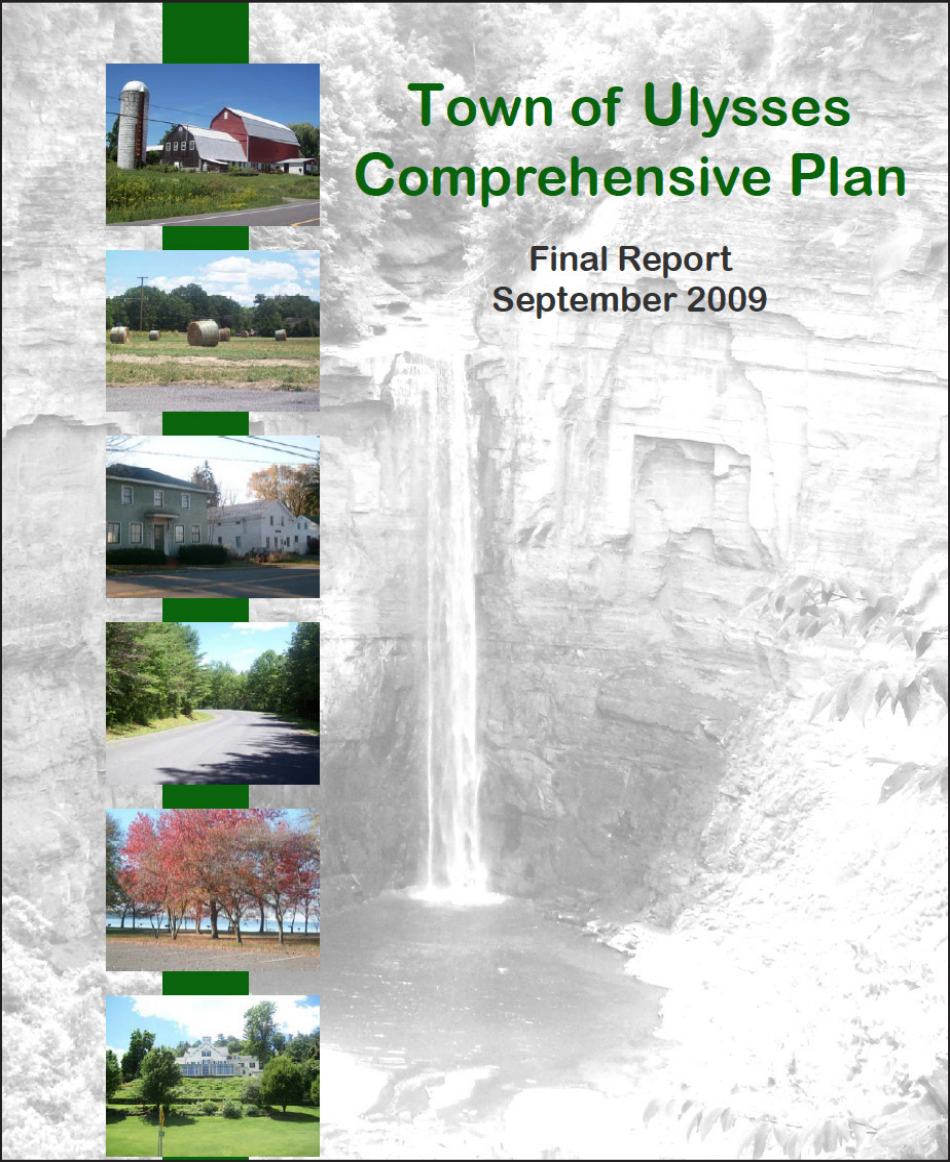
+


Manages
development
expectations




Permitting

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





Agriculture and Farmland Protection Plan




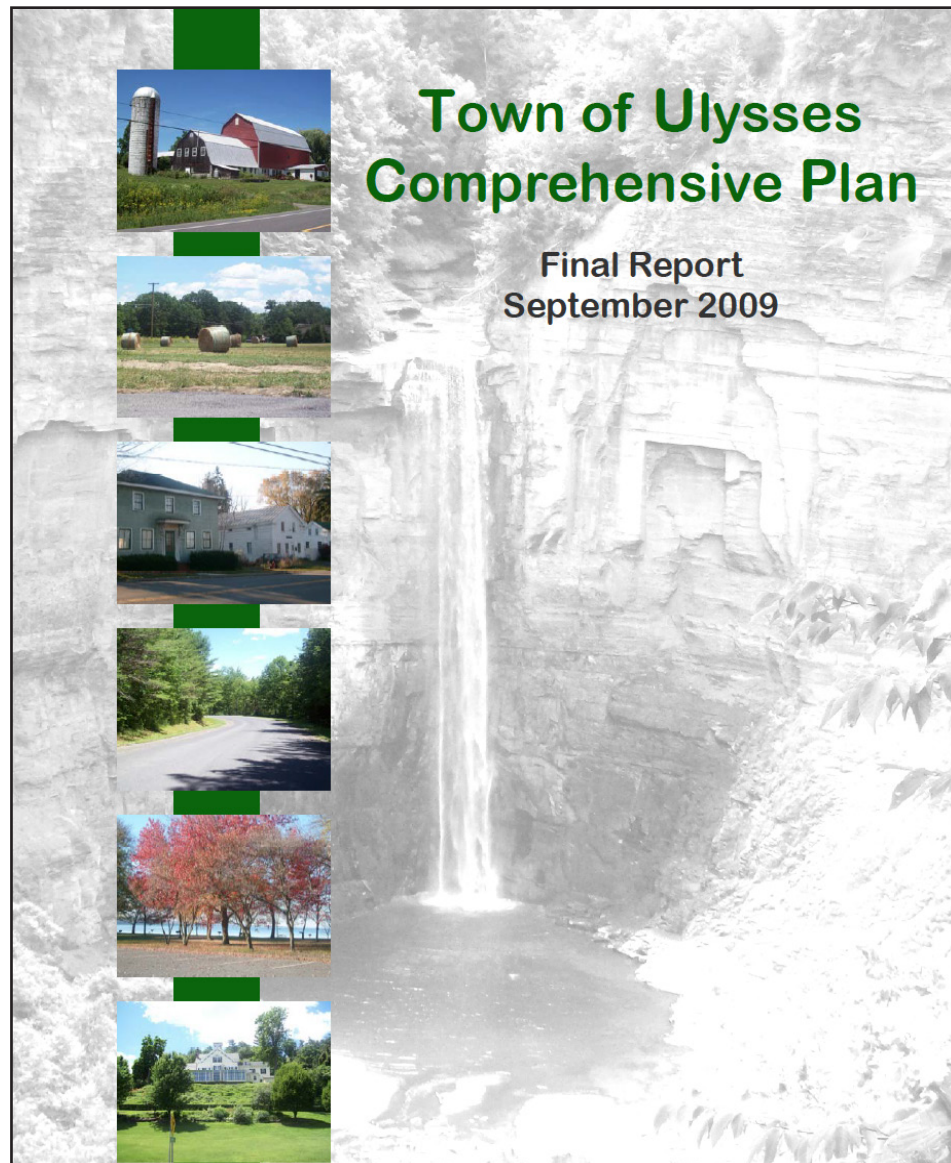
TOWN OF ULYSSES, NEW YORK
FINAL
February 2013

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

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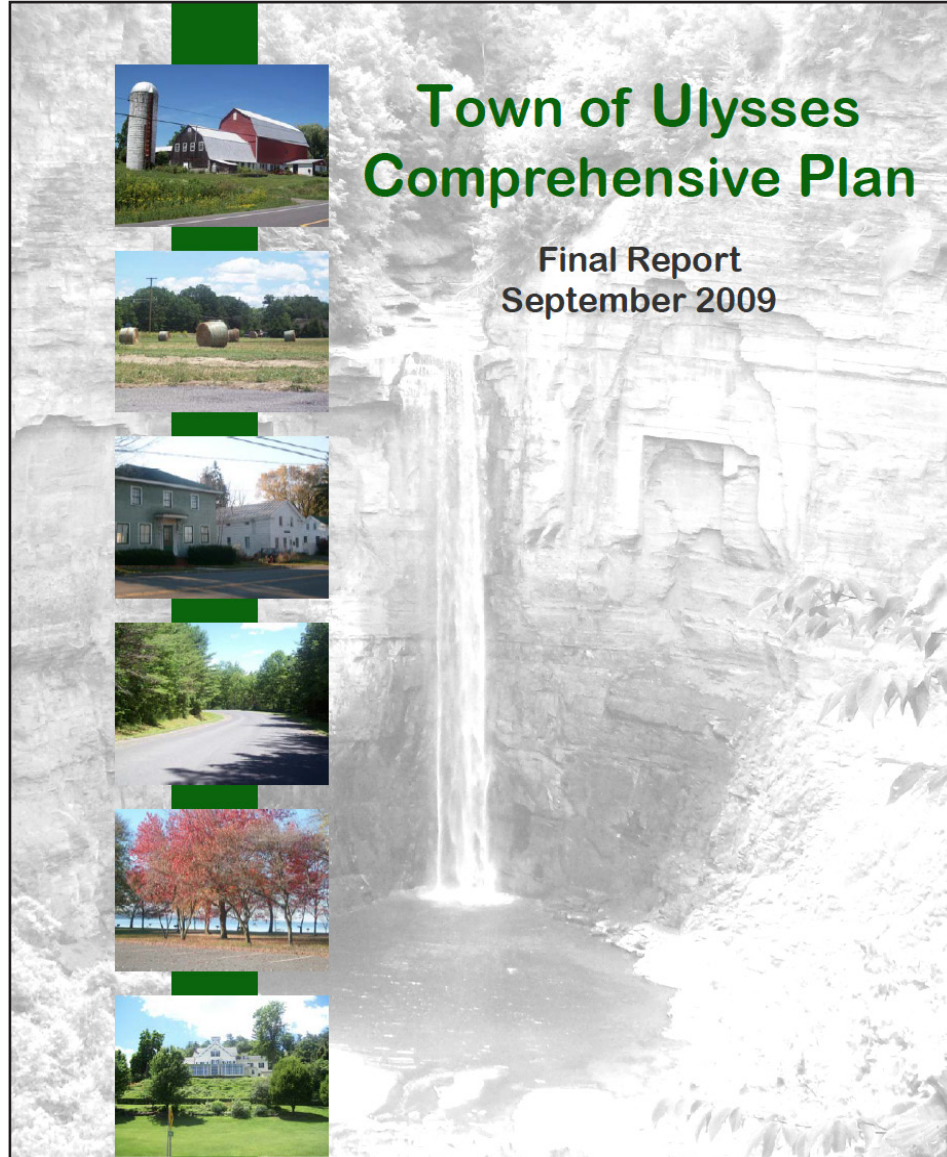


Vision Statement

"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

A1 – Rural / Agricultural District

Purpose

Existing

- The purpose of the A1—Agricultural District is to protect the agricultural production resources of the Town of Ulysses as seen today in viable agricultural operations and the agricultural heritage of the Town as seen today in the variety of land uses and the openness of agricultural fields.

Proposed

- The A1– Rural / Agricultural Zone is primarily intended to preserve farming, rural character, and agricultural lands in the Town and also to maintain open space and the quality of life enjoyed by residents in Ulysses. Agriculture is an important part of the Ulysses economy, providing both direct and indirect jobs benefits, and it also provides the visual benefits of open space. This zone prioritizes and preserves viable agriculture in the Town by providing an area where agricultural operations and agricultural-based enterprises are the predominant active land uses established in the zone. The creation of the Rural /Agricultural Zone illustrates the Town’s commitment to farming and agricultural uses as a preferred use in this zone. The Rural / Agricultural Zone shall help protect existing agricultural areas by limiting suburban and urban development, encourages the continuation of agriculture as a viable economic activity and way of life, reduces land use conflicts, protects ecological and natural resources, and preserves open space.

A1 Rural / Agricultural District

Permitted Primary Uses

Existing

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

Proposed

- Agriculture
- **Agricultural Events**
- Commercial stables
- Roadside stands
- Single-family residences
- Two-family residences
- **On-**farm labor housing
- Temporary buildings

A1 Rural / Agricultural District

Permitted Accessory Uses

Existing

- Bed-and-breakfast establishments
- Elder cottages
- Family adult care
- Family child care
- Adult care groups
- Home occupations
- Lodges
- Home Professional offices
- Signs

Proposed

- **Agricultural Commerce, no new building or less than 50% expansion of existing building footprint**
- Bed-and-breakfast establishments
- Elder cottages
- Family adult care
- Family child care
- Adult care groups
- **Fences and walls**
- Home occupations
- Lodges
- Home Professional offices
- Signs and business directional signs

A1 Rural / Agricultural District

Uses by Site Plan approval

Existing

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

Proposed

- **Agricultural Commerce, new building or more than 50% expansion of existing building footprint**
- **Agricultural education and recreation events facilities.**
- Airstrips, private
- **CAFOs, subject to NYSDEC regs**
- **Animal processing structures**
- **Animal waste storage facility**
- Cemeteries
- Places of worship
- Communication transmission towers
- Cottage industry
- **Farm Breweries, Farm Cideries, Farm Distilleries, Farm Wineries, and Wineries selling products primarily made from site-produced agricultural products**
- **Lawn/Landscaping service**
- Major solar collection system
- Small-scale sawmills

A1 Rural / Agricultural District

Uses by Special Permit approval

Existing

- 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

Proposed

- ~~Agricultural Commerce~~
- ~~CAFOs, subject to NYSDEC regs~~
- ~~Animal processing structures~~
- Group campgrounds
- Campgrounds
- Fire stations and other public buildings
- Hunting clubs
- Kennels
- Public and private schools
- Regional parks, **wildlife sanctuaries, wood-land** preserves, **arboretums**
- Golf courses, except miniature golf courses

A1 – Rural / Agricultural District

Yard and Lot Requirements

Existing

- No more than two residential buildings
- Minimum lot area: two 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 lot area

Proposed

- No more than two residential buildings
- Minimum lot area: **one acre**
- Minimum lot width at street: **150** feet
- Minimum depth: **150** feet
- Minimum front yard: **50** feet
- Minimum side yard: 30 feet
- Minimum rear yard: 75 feet
- Maximum nonagricultural building height: 32 feet
- Maximum lot coverage: **10%** of lot area
- **Maximum footprint non-ag building: 5,000 square feet**
- **Maximum footprint ag building: 20,000 s.f.**

A1 – Rural / Agricultural District **Yard and Lot Changes**

Reduced minimum lot size -

Makes it easier for farmers to subdivide a marketable number of smaller house lots, while retaining more working land/open space.

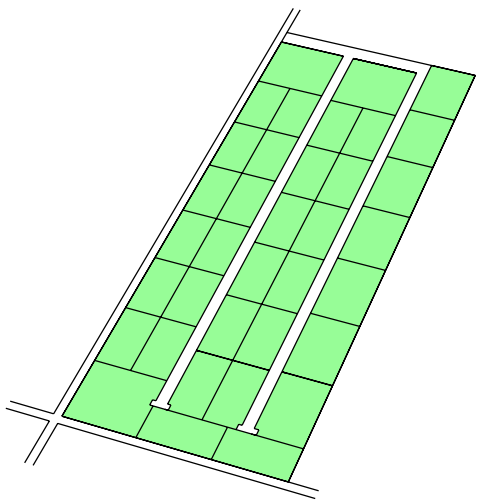
Reduced width at street requirement -

Allows clustering of house lots to preserve large, intact working land/open space

Increased flexibility in lot layout and arrangement -

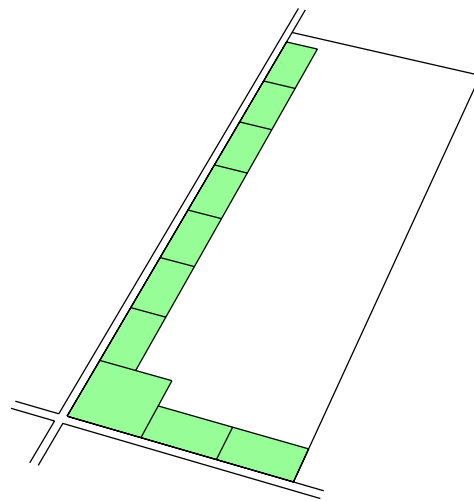
Less requirements for lot depth, width, size and configuration makes it easier to work around natural features and fields.

**Allowed under
current zoning**



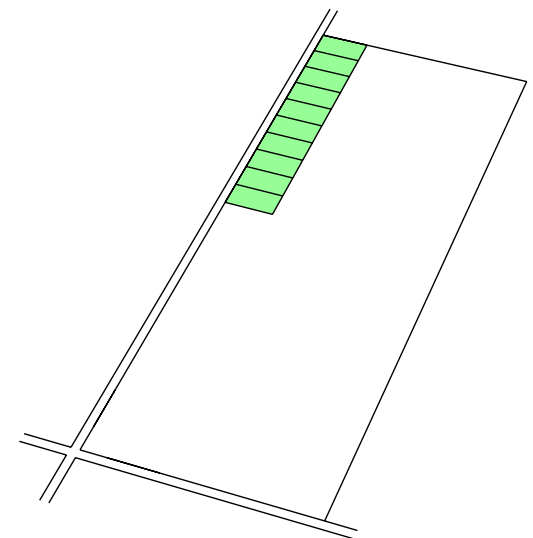
36 lots

**Allowed under
current zoning and
market conditions**



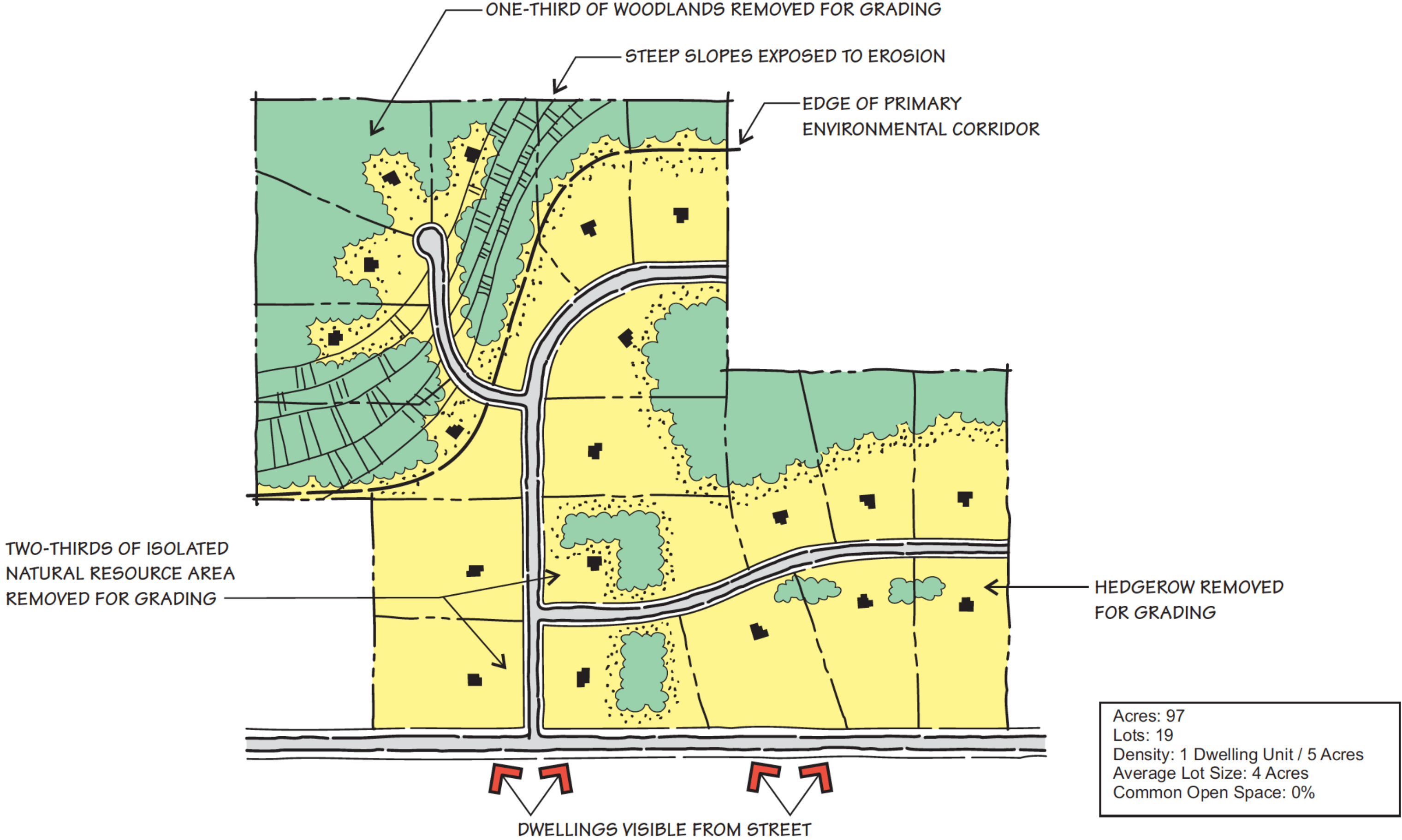
10 lots

**Allowed under
proposed zoning**



10 lots

CONVENTIONAL SUBDIVISION DESIGN



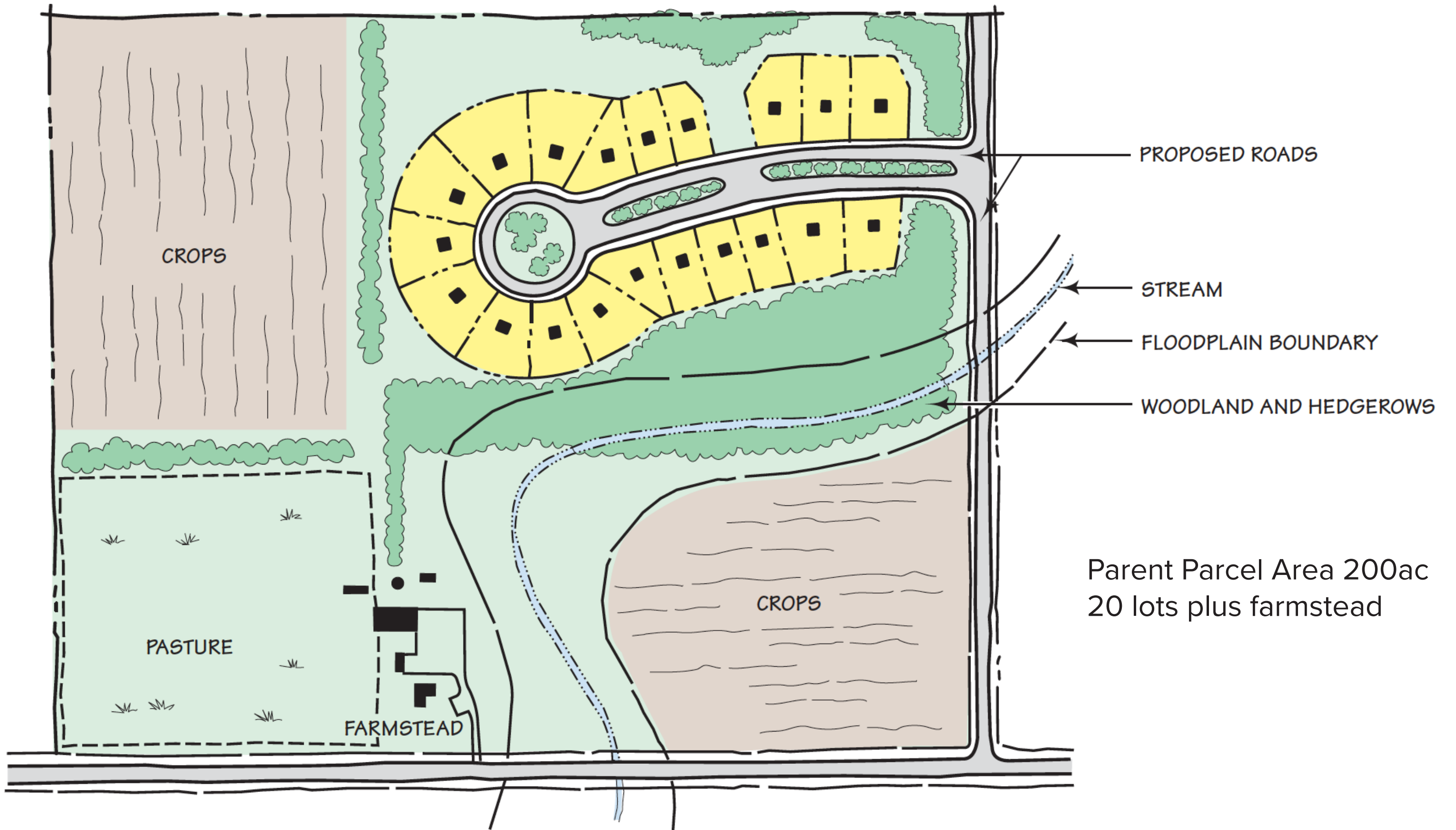
CONSERVATION SUBDIVISION DESIGN



Conservation subdivisions can preserve environmental features and views.

Source: SEWRPC.



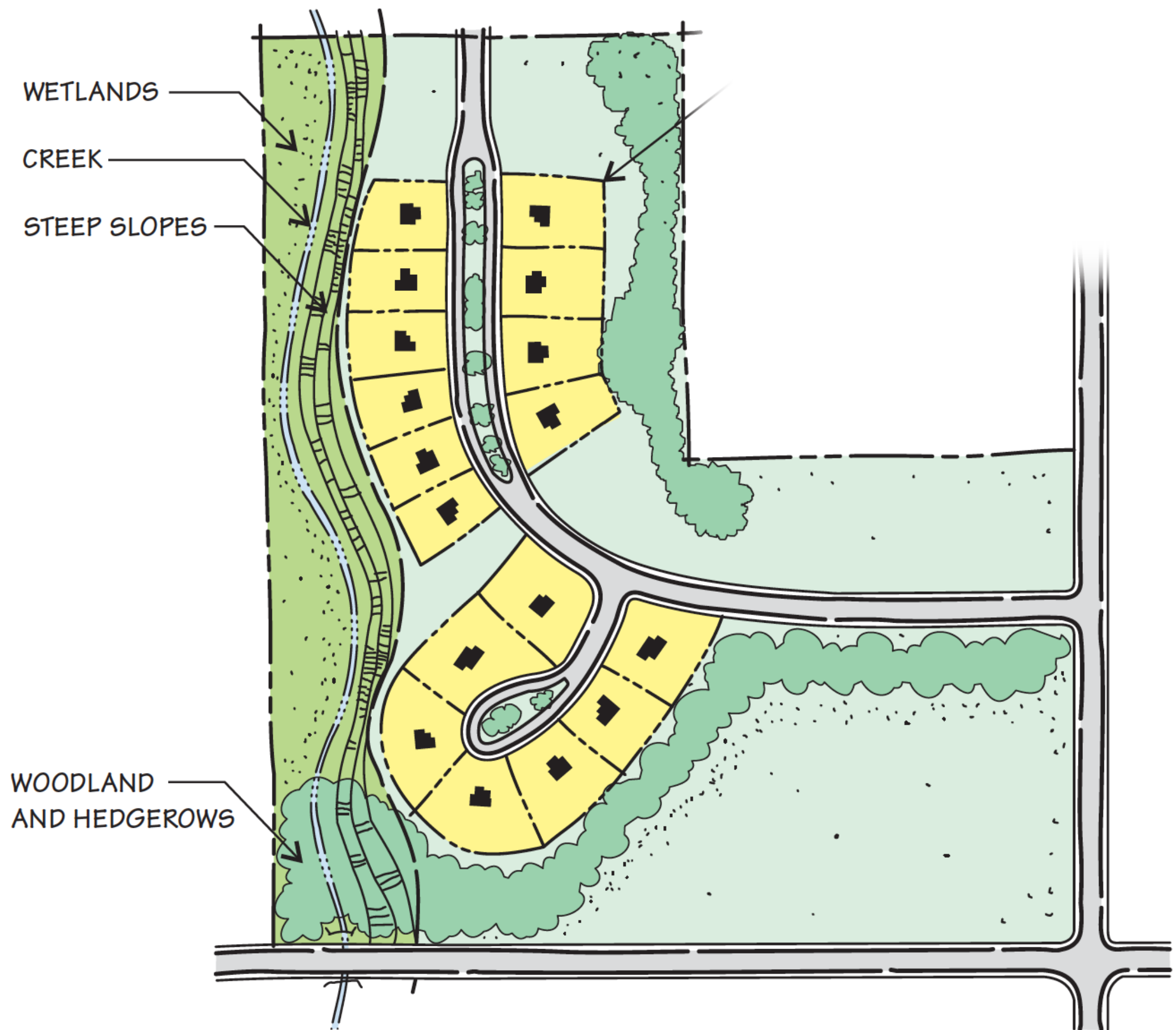


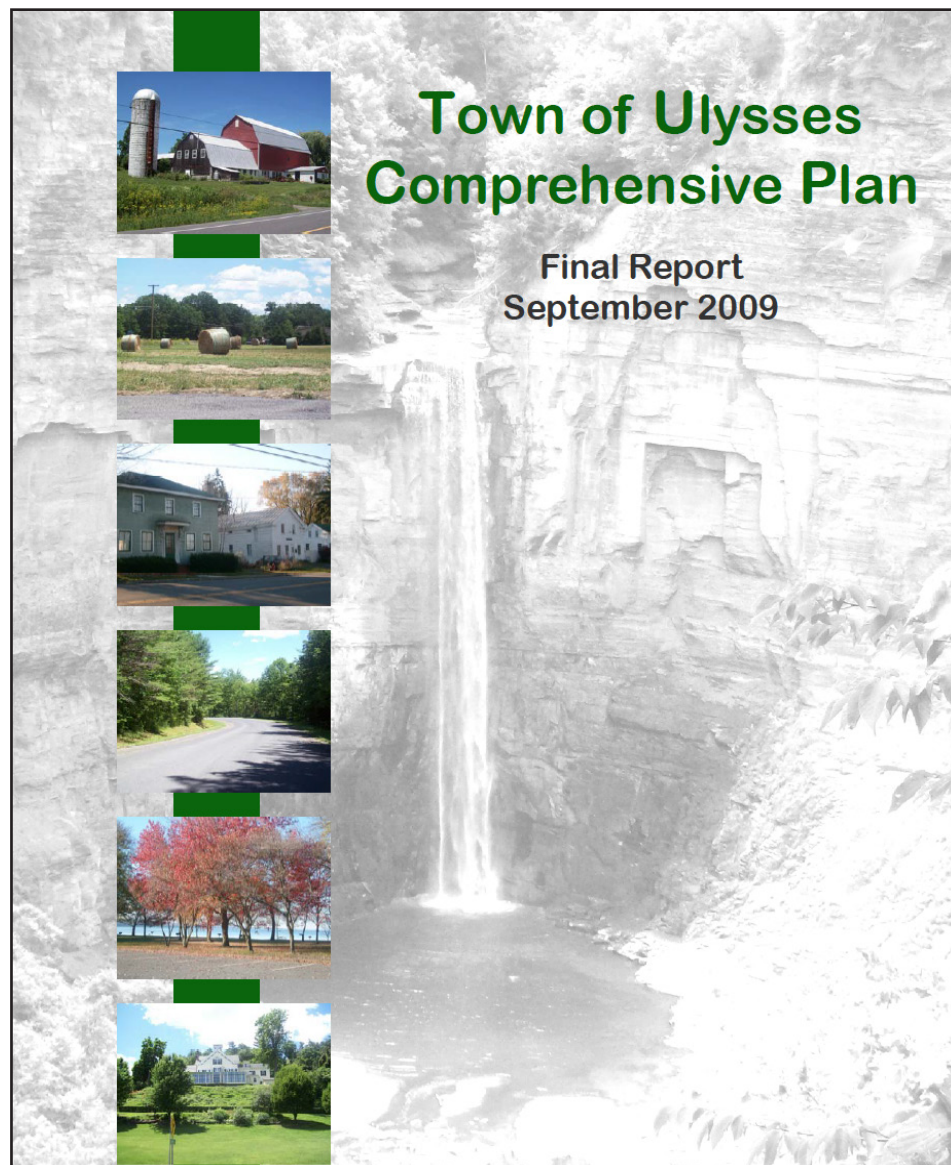
CONVENTIONAL SUBDIVISION DESIGN



Parent Parcel Area 170ac
17 lots

CONSERVATION SUBDIVISION DESIGN





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