

**Summary of Changes  
Jacksonville Zoning and Design  
Town of Ulysses  
November 30, 2017**

**What's not changing?**

- ✓ Permitted primary uses not requiring site plan approval – one and two family homes.
- ✓ Permitted accessory uses.
- ✓ Minimum lot area, width, depth, side-yard and the maximum height and lot coverage are all unchanged from the existing H1 zone in the new Hamlet Center zone. These numbers have changed in the new Hamlet Neighborhood Zone reducing allowed density.

**What is changing?**

- ✓ Parking is no longer allowed between the front of a building and the street, it must be behind or to the side of any new buildings.
- ✓ New zones and map – the hamlet has been divided into two main areas, the Hamlet Center Zone, and the Hamlet Neighborhood Zone. The Hamlet Center Zone retains the maximum density allowed by current H1 zoning, imposes additional design review criteria for commercial development to require high quality development in the core of the community, and has been expanded 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, and most commercial uses are no longer allowed. The existing Business Zone and High Density Housing Zone in the Hamlet has been folded into the Hamlet Center Zone.
- ✓ 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 that have been frowned upon in recent state court cases.
- ✓ Site Plan Review Standards have been added to provide guidance and legal justification for the Planning Board in reviewing projects. Specific standards for Drive Through facilities have also been created.
- ✓ Form standards for new commercial development in the Hamlet Center have been added to require new building to be in a traditional walkable format with buildings that are human scaled, architecturally friendly, and the historic hamlet character is protected and enhanced.

✓ Design Guidelines for new Commercial Development in the Hamlet Center Zone have been added. These include specific guidelines for building form, signs, windows, materials, lighting, architectural detailing, and awnings.

## 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



Prepared by planning consultants Randall + West on behalf of Town of Ulysses Zoning Update Steering Committee meeting.

Please direct all comments and questions to Town of Ulysses Planner Darby Kiley at [kiley@ulysses.ny.us](mailto:kiley@ulysses.ny.us) or 607-387-5767 x 222 by January 11, 2018.