

Summary of Changes
Article XX: Design Standards & Office, Technology & Mixed Use (OTMU)
Town of Ulysses
November 30, 2017

What's not changing?

- ✓ Existing Design Standards are being maintained, additional standards have been added.
- ✓ Parking dimensions are being maintained, additional standards have been added.

What is changing?

- ✓ Loading areas are no longer allowed between the front of a building and the street, except in B1 and IL Districts
- ✓ Existing zoning only requires parking to be screened from view from residential zones, proposed changed require screening for all large parking lots.
- ✓ Loading areas are no longer allowed between the front of a building and the street, except in B1 and IL Districts
- ✓ Strict new sign standards are proposed to limit signs and to maintain the small town character of Ulysses. Standards are tied to lot width to allow slightly larger signs on large lots where they would be farther away from neighbors. Small signs for farms and businesses are allowed with less review while large signs are prohibited or subjected to additional review.

Example images for Prohibited Signs:



From left to right, top row: Flag Sign; Neon/Tubular Gas Sign; bottom row: Sign with 100% of Area Internally Lit, Freestanding Sign exceeding allowed height.

- ✓ New standards buffering important streams from development.
- ✓ OTMU Zone is created based on Comp. Plan recommendation, combines opportunities for new jobs and industries with the rural character of the Town.
- ✓ New Commercial Design Guidelines guide the planning board in evaluating new commercial development outside of the Hamlet. Two types of buildings with different standards.

Large Buildings – 5,000 square feet and larger and buildings set away from the road
 Deep setbacks, natural landscaping screening, unobtrusive entry lanes, simple signs, agriculturally inspired designs

Small Street Oriented Buildings – Less than 5,000 square feet and oriented towards the street

Shallow setbacks, architecturally detailed, human scale entrance, traditional village proportions, architecturally interesting roofs or parapet walls.

Even national chain retailers can be improved with these guidelines:



Undesirable retail format – parking is placed between building and the street, landscaping is low quality, building is undifferentiated solid architectural mass with cheap materials and no human scale detail, oversized internally lit pole mounted sign and oversized building mounted sign.

Desired format for retail – building fronts the street, entrance faces the street, design includes human scale detail on windows and along parapet, the entrance is architecturally articulated with an awning, long walls are broken into vertically oriented sections, windows are vertically oriented and break up all walls near the street, materials are durable and have a high quality appearance, parking is located on the side, signage is small in scale, building mounted only, lit from above, and colors are muted.

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 or 607-387-5767 x 222 by January 11, 2018