

**Summary of Changes  
Office, Technology & Mixed Use (OTMU) Zone  
Town of Ulysses  
April 23, 2018**

- ✓ 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.
  
- ✓ To provide for employment, support local entrepreneurs and stimulate local economic development by providing areas where light industrial, service, research and development enterprises can locate including, but not limited to, biotechnology, pharmaceuticals, medical instrumentation or supplies, communication and information technology, electronics and instrumentation, and computer hardware and software.
  
- ✓ Added definitions for Auction House and Artist's Studio
  
- ✓ Placed limitations on the size of warehouses in this new zone (20,000 gross square feet)

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