

CHAPTER 2 LAND USE & RURAL ISSUES ELEMENT

CHAPTER 2: LAND USE & RURAL CHARACTER ELEMENT

I. Introduction and Background Information

As the Town of Ulysses evolves, land use throughout the community must be approached with intentional thought and strategy. The land use recommendations in this document are intended to serve as a conceptual guide for realizing the Town's broad land-use priorities. These recommendations are not intended to provide an exhaustive list of areas primed for development or create regulation of specific parcels; this document merely intends to guide future land use decisions.

This chapter, just like this document, is not intended to remain static for the next 20 years. Rather, this chapter weaves the vision and values of the community into land use recommendations that remain at a conceptual level to guide longer-term development decisions amidst changing conditions to allow for flexibility regarding zoning boundaries, permitted uses, dimensions and performance standards, and form and design guidelines. It further reinforces community priorities to encourage stable growth that maximizes the use of existing resources and minimizes negative environmental impacts.

It is important to note that land use is not regulatory like zoning. Land use influences the Town's zoning. The Future Land Use Plan is a summary of the community's vision. The principle tool of accomplishing this vision will be through appropriate zoning regulations.

Ulysses is a rural community with strong ties to Agriculture, and it is crucial that land use recommendations are made with agriculture and rural issues in mind. As a result, this chapter addresses rural issues first before analyzing current land use, future land use, and zoning.

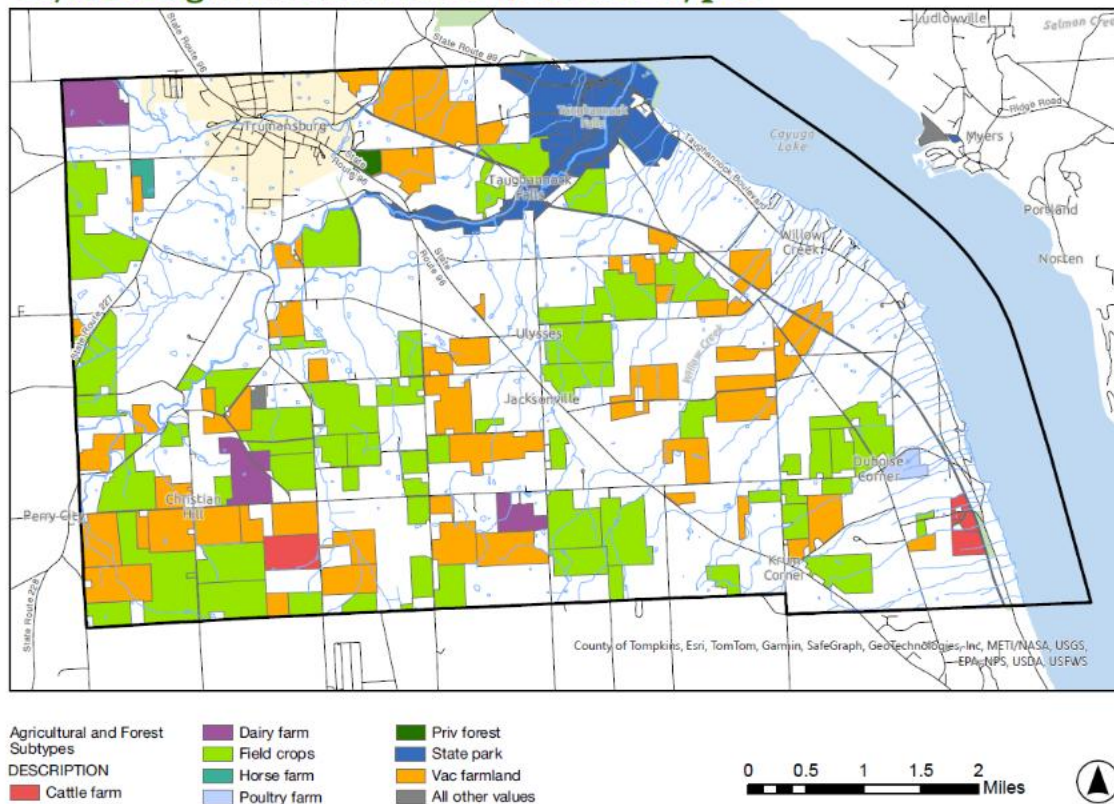
II. Rural Issues

Agriculture

Agriculture is the dominant land use in the Town of Ulysses, and most of the Town falls within the Tompkins County Agricultural District #2. Land in the Agricultural District is subject to regulations set forth in Article 25-AA of the New York State Agriculture and Markets Law and has additional protections and incentives to encourage continued agricultural use of the land, including favorable tax assessments and protection against unreasonable laws and other provisions. The Town has also adopted a Right to Farm provision through its Zoning Law.

Map 1

Ulysses Agricultural and Forest Subtypes



Agricultural activity in the Town includes both field crop cultivation and livestock production. The most common crops are corn, soybeans, hay, wheat, oat, barley, and rye. There is one remaining dairy farm in the western portion of the Town. At 1,500 acres, this is the largest farm in Ulysses. There are also a few horse farms, fruit and vegetable farms, tree farms/nurseries, and various livestock farms, including beef, bison, sheep/lamb, meat goats, at least one apiary, and a few rabbits and alpaca.

In 2013, the Town adopted an Agriculture and Farmland Protection Plan.¹ The goals of the Agriculture and Farmland Protection Plan were to strengthen the agricultural economy, improve public understanding of farming, establish appropriate tax policies that support farming, and enhance land use policies to better protect farmland. The Plan recognized that agricultural land in the Town is under threat of conversion due to development pressure from Ithaca, which is within a relatively short commuting distance from the Town. A more recent threat to the continued vitality of Ulysses' is the impact of climate change. The 2010 Tompkins County

¹ Bergmann Associates. (2013, February). Agriculture and Farmland Protection Plan.

https://townofulyssesny.gov/cms/docs/AFPP-FINAL_ADOPTED_02-26-13-with_MAPS.pdf

Conservation Plan identified a large swath of the Town as an Agricultural Resource Focus Area to prioritize for protection.

Open Space

Due to the rural and agricultural nature of the Town, much of it can be categorized as open space, including forests, farms, and rural residential land. However, most of this open space is not protected from future development.

The largest protected open space in the Town of Ulysses is Taughannock Falls State Park, which was created in 1925 and is 750 acres. The park features the 215-foot tall Taughannock Falls, which is the highest single-drop waterfall within the United States east of the Rocky Mountains. The park offers hiking and nature trails, camping, picnicking, swimming, fishing, ice skating, sledding, and cross-country skiing.

Other protected open spaces in Ulysses include Cayuga Nature Center, Smith Woods, Salo Habitat, Jacksonville Community Park and the Black Diamond Trail.

Rural Vision

Through various forms of public engagement, the public expressed their love for the rural character that Ulysses provides. Many appreciate the local agriculture in Ulysses, but have concerns about the type of agricultural industry and their impact on the environment. When asked about future development, 70.9% of respondents indicated they would like to see local agriculture (e.g., vineyards, orchards, agritourism, small-scale animal husbandry and crops, CFAs, etc.) The public felt that there are opportunities for more small-scale agriculture and agritourism, especially along main roads. The public expressed concern about industrial agriculture and didn't feel it was appropriate for Ulysses. Respondents also expressed concern about water and sewer development in rural areas. Respondents felt that adding water and sewer in rural areas could potentially create development pressure and suggested it should occur where new development is appropriate and planned for to preserve rural character.

During Open House #1, the public felt that local CSA's and small organic farms were strengths for Ulysses. Farm-runoff, development pressure, and zoning regulations that impact agricultural land were expressed as weaknesses. Threats identified included monocrops, escalating land taxes that can put farmers out of business, and large developments. Identified opportunities included utilizing tools to protect farmland, such as easements and transfer of development rights (TDRs). Farmworker housing near farms was also shared as an opportunity.

An agriculture and land use focus group met during the discovery phase of the planning process and consisted of a combination of local farmers and residents. Members of the focus group expressed that generational farms and CSAs are important to the community. Having locally sourced food that people know where it comes from is important, especially with the current grocery industry challenges.

It was also expressed that non-farmers and young people need to be more exposed to farming. Farmers would like to partner with the school more, and to have more farming/ag services programs (like BOCES) for the Trumansburg School District. Focus group members also expressed that it's challenging for younger generations interested in farming to get involved due to high land costs or large corporations buying large quantities of land. Finding resources (especially financial resources) for younger generations to get farmland or get involved in the farming industry would be beneficial. Tax exemptions for having farmland (open space or forested) were brought up as a major benefit.

Water districts, and more specifically where they are developed, were brought up as a concern. Sometimes the community "buy in" is a tough sell. The focus group members discussed that there's a potential interest in developing water districts and water service where it makes sense to prevent them from being in areas that could threaten farmland. It was emphasized that finding a balance is key to achieving this.

The perception of farmers was also brought up as a challenge. Some farmers feel they are seen as an inconvenience. It was expressed that there could be more education/signage on how this is a right to farm community.

III. Existing Land Use

To evaluate the existing land use within the Town of Ulysses, this report will calculate the information from the *2015 Land Use and Land Cover Mapping Project* prepared by Tompkins County. This will allow comparisons with the *2008 Land Use and Land Cover Mapping Project* that was used in the *2009 Comprehensive Plan*. Unfortunately, this is the most recent Land Use and Land Cover data from Tompkins County. A change comparison is provided in Table 1 below.

As shown, there had not been substantial changes between 2008 and 2015. The largest changes were the growth in Vegetative Cover areas and the reduction in Agricultural Land. This change is seemingly the result of former Agricultural land being left vacant and growing into brushland or other dense vegetative areas. It should be noted that some small changes in acreage such as the amount of Open Water are likely to be due to technical differences in the data and GIS programs. Additionally, the table merges data classification changes between the two mapping projects, so Inactive Agriculture is included in the Agricultural Land, and distinctions between brush and forest were consolidated into the Vegetative cover category.

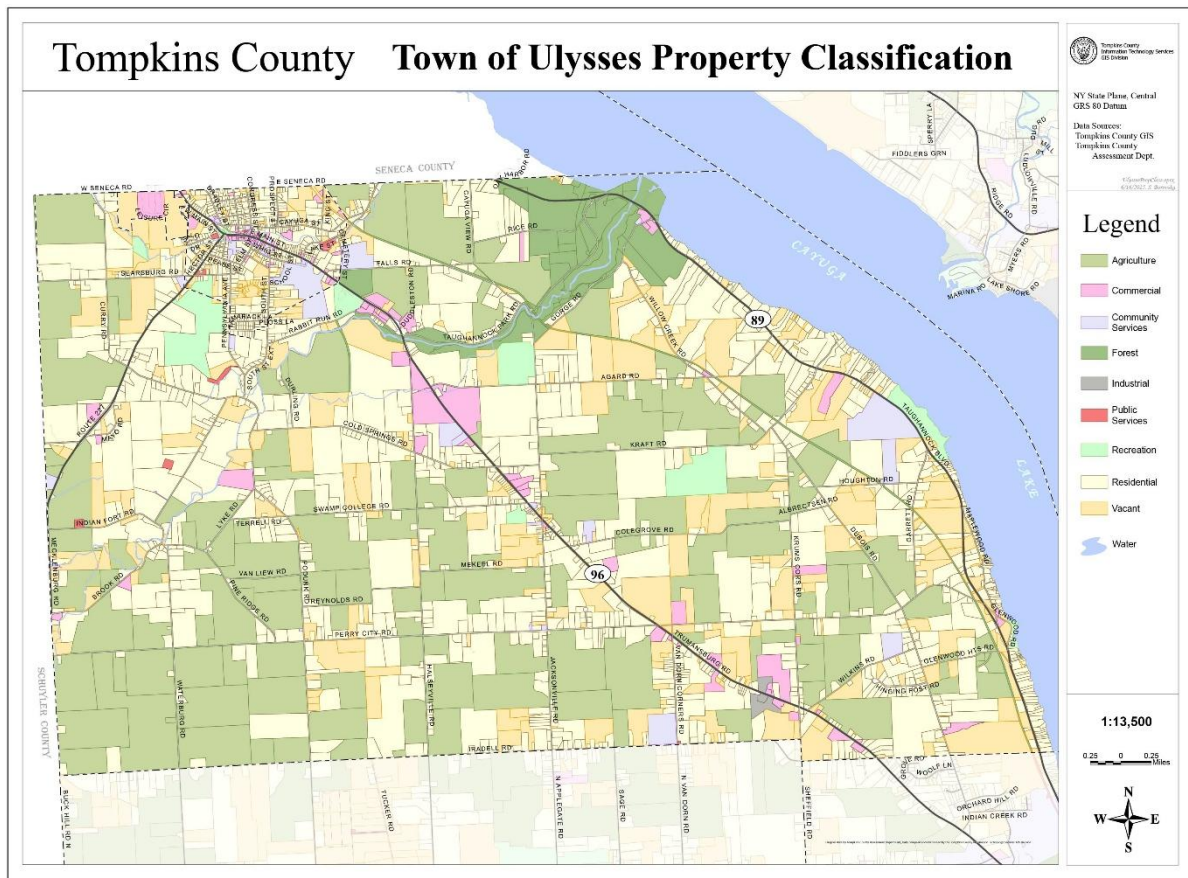
Table 1: Land Use / Land Cover Category

Land Use / Land Cover Category	2008		2015		Change (2015 - 2008)	
	Total Acres	% of Total Acres	Total Acres	% of Total Acres	Total Acres	% of Total Acres

Residential	1,790	7.9%	1871	8.2%	81	0.3%
Commercial	91	0.4%	108	0.5%	17	0.1%
Industrial	28	0.1%	32	0.1%	4	0.0%
Outdoor Recreation	295	1.3%	351	1.5%	56	0.2%
Institutional	56	0.2%	65	0.3%	9	0.1%
Agriculture	9,217	40.7%	8519	37.5%	-698	-3.2%
Vegetative Cover	8,197	36.1%	8701	38.3%	504	2.2%
Wetland	411	1.9%	413	1.8%	2	-0.1%
Open Water	2,519	11.1%	2554	11.2%	35	0.1%
Disturbed Land	79	0.3%	91	0.4%	12	0.1%

Source. Calculation of 2008 classification and acreage are adapted from *2008 Land Use and Land Cover Mapping Project*, and 2015 calculations are adapted from the *2015 Land Use and Land Cover Mapping Project*

Map 2



Source. Tompkins County GIS and Tompkins County Assessment Department

Data source year: 2024. Please note, property Classification information is not 100% accurate.

The *Land Use and Land Cover Mapping Project* provides additional details on the types of land cover such as the type of residential use or type of agricultural land. The five largest land cover types are Agricultural Cropland (7,184 Acres), Deciduous Forest Land (3,988 Acres), Natural Lake/Pond (2,525 Acres), Brush land (1,581 Acres), and Residential (1,577 Acres).

III. Future Land Use

The Town of Ulysses is committed to preserving its rural landscape and sensitive environmental features while promoting sustainable economic development and needed housing growth. These two goals will require intentional planning through designating specific areas for growth while creating policies and regulations to preserve green space and agricultural land. The Town should prioritize development near existing infrastructure, which will help to prevent sprawl and maintain the rural character of the Town’s agricultural landscape.

Housing opportunities such as accessory dwelling units, cottage court dwellings, small dwellings, small lots, and “missing middle housing” will be supported. Missing middle housing refers to housing that provides diverse housing options along the spectrum of affordability. Typical middle housing types include multiunit structures such as townhomes, duplexes, triplexes, and fourplexes. Other examples include cluster homes and cottage courts.

Grocery stores, restaurants, day cares, health and fitness facilities,, among other services will be integrated into and support surrounding neighborhoods. Wineries, breweries, farm to table restaurants, and similar uses will be supported as compatible agricultural uses to support the farm economy in the Town.

This section contains two components – Future Land Use Character Areas and the Future Land Use Map. Character areas are packages of potential land uses assigned to specific geographies in the Town. These suggested uses conceptualize a high-level description of typical potential development within the area. Character areas will guide future zoning updates and development regulations to advance the goals outlined in the Comprehensive Plan. The Future Land Use Map is a visual representation of the geographic allocation of the character areas. The Future Land Use Map is intended to be a guide to land use decisions and should not be interpreted to supersede the judgment of the Town Board and Planning Board when reviewing each application or project before them on a case-by-case basis.

Land uses within Ulysses are regulated by the designations contained in the zoning and development regulations in the Town’s Zoning Code, and other design, development, and environmental regulations. The Town’s nine proposed general land use categories and acreages are shown on the Future Land Use Map and incorporate:

- Parks + Open Space

- Agriculture and Natural Resource Lands
- Rural Residential
- Low Density Residential
- Medium Density Residential
- Neighborhood Mixed-Use
- Commercial Mixed-Use
- Industrial
- Public/Institutional

General Future Land Use Categories:

Parks + Open Space (POS)

The Parks and Open Space land use designation is established primarily to provide for the conservation and enhancement of open, natural, and improved areas. These specific areas are valuable for their environmental, recreational, green infrastructure, and scenic character benefits.

Recommended Primary Uses: Parks, playgrounds, athletic facilities, trails, supportive buildings and facilities, waterfront amenities, and large natural areas.

Example Areas: Taughannock Falls State Park, Jacksonville Community Park, Salo Habitat, Smith Woods, Trumansburg Golf Club, Cayuga Nature Center, and the Black Diamond Trail.

Geographic Patterns: Aside from a concentration along the Taughannock Creek corridor, there are no particular patterns in the dispersion of parks and open spaces within the Town.

Design Considerations: These lands are and should remain primarily undeveloped, providing ample natural areas and recreation opportunities that are a respite from the active urban environment. However, it is important that select parks have up-to-date improvements and amenities that enhance the park experience. Although almost all of the parks and open space addressed in the example areas are not owned by the Town, and consequentially don't have to follow local land use regulations, it is important that the Town makes clear its expectations and desires for these types of facilities. The Town should apply high standards of landscape design and quality architecture for park facilities, especially parks that are within its control.

A particular focus of this land use designation is along Cayuga Lake, and will require a placemaking plan. The Placemaking Plan provides more specific planning and direction for the development of the Town's neighborhoods. The Placemaking Plan, included as Policy LR-P-1.1.2, needs to identify opportunities for improving access to the water's edge in conjunction with the development of a Local Waterfront Revitalization Program, also included as Policy LR-P-1.1.3. Multi-use trails are a critical element of the Town's landscape, especially in the context of parks and open space. Further expansion of the trail system is a high priority and is outlined below. As described in the Community Well-Being Element, it is highly recommended that the Town

increase its resources dedicated to park amenities, design, development, and maintenance. The value of parks, open spaces, and multi-use trails, as well as the potential for more and better facilities, was one of the most common points of feedback throughout the community engagement process.

Agricultural and Natural Resource (ANR)

The Agricultural and Natural Resources land use designation is established primarily to provide for, protect, and conserve agriculture and forest resource lands. Farms and timber lands provide economic, social, cultural, and environmental benefits. This Comprehensive Plan ensures that these lands will continue to be viable for farming, farm-related uses, and habitat restoration today and into the future.

Agricultural Resource lands are those lands with soils, climate, topography, parcel size, and location characteristics that have long-term commercial significance for farming. The Town is committed to preserving and enhancing the agricultural land base, promoting economic activities, and marketing support for a strong agricultural industry. The agricultural community faces significant challenges in preserving the agricultural land base and a viable agricultural industry, including conversion of agricultural lands to development; conflict with neighboring residential uses; drainage impacts; climate change impacts; and other disruptions that affect the function and value of agricultural land.

Forest Resource lands are those lands that- due to soils, climate, topography, parcel size, and location- have long-term significance for forestry. These lands also serve as critical habitat, preserve open space, and provide significant environmental services. For these reasons, the Town is committed to preserving and enhancing a forest land base and promoting a forestry industry. The intent is to ensure that forest lands are conserved and managed to provide sustainable forest yields, job stability, ecological values, and the strengthening of a viable and sustainable industry.

Recommended Primary Uses: Farming and agriculture, single detached dwelling units for farmsteads, and employer-provided farmworker housing.

Example Areas: The most notable agricultural lands are found west of Podunk Road to the Schuyler County line between Iradell Road and Perry City Road. Forested lands are located south of Glenwood Heights Road to the Town of Ithaca municipal line.

Geographic Patterns: Streets and property boundaries roughly follow historic lot maps, geographic features such as streams, and other natural features like slopes and quality agricultural soils.

Design Considerations: To provide ample long-term opportunities for the agricultural community, these lands should remain primarily undeveloped, aside from structures for agricultural use and housing for farm owners and farm workers. The Town should apply strict regulatory measures for the conversion of these lands away from agriculture and natural resource uses, along with prescriptive development standards that would minimize conflicts between agricultural and non-agricultural uses in new developments.

A particular focus of this land use designation is the southwest portion of the Town. The Placemaking Plan will identify areas of anticipated pressure for the development of agricultural lands in Ulysses. The Town will need to perform a periodic update to the 2013 Ulysses Agriculture and Farmland Protection Plan. As described in the Environment and Natural Resources Element, it is highly recommended that the Town increase and develop additional resources dedicated to assisting farm owners and operations from development pressure, such as small lot road frontage housing development.

The value of agricultural lands and the benefit they provide to the community is another common point of feedback throughout the community engagement process. For example, a majority of survey respondents indicated that farmland and agricultural resources and its protection were very important to them.

Residential density: ≤1 primary dwelling unit/20 acres

Area undeveloped by buildings: ≥95%

Rural Residential (RR)

The Rural Residential land use designation is established primarily to accommodate single detached residential development primarily on, or adjacent to, lots less than seven acres in area and not in active agricultural use. These parcels may be impacted by environmental factors such as wetlands, streams, and steep slopes that make them less conducive to larger agricultural uses.

Recommended Primary Uses: Single detached dwelling units, and accessory dwelling units.

Example Areas: 2500 block of Agard Road, 3000 – 3200 block of Jacksonville Road, and 5100 – 6300 block of Iradell Road.

Geographic Patterns: Economic pressure on farmland and other factors over the decades has created a hodgepodge pattern of smaller lots subdivided off from active farmland for single detached residential uses with no cohesive development pattern.

Design Considerations: These lands are primarily developed with single detached dwelling units, generally one to two stories tall, and accessory structures. Lots are generally large with a mix of manicured lawns and gardens and some fields and woodland.

Residential density: ≤1 primary dwelling unit/7 acres

Area undeveloped by buildings: ≥85%

Low-Density Residential (LDR)

The Low-Density Residential land use designation is established primarily to provide for housing and complementary uses at a low-density residential scale in areas generally outside of Tompkins County Agricultural District 2 and not currently served, or anticipated to be served by, public water and/or sewer facilities. It is important to note that there will be some overlap between the Low-Density Residential land use due to the large number of properties within the Agricultural District.

Recommended Primary Uses: Single detached dwelling units, duplexes on larger lots, and accessory dwelling units.

Example Areas: Properties along Taughannock Boulevard, 3000 – 4000 block of Garrett Road, 5000 – 5300 block of Perry City Road, and 5000 – 5100 block of Terrel Road.

Geographic Patterns: Similar to the Rural Residential area, smaller lots subdivided piecemeal from larger parcels for single detached residential uses overtime has created an eclectic mishmash with no cohesive development pattern.

Design Considerations: These lands are primarily developed with single detached dwelling units and duplexes or accessory dwelling units, generally one to two stories tall, and accessory structures. Lots are generally smaller than the Rural Residential area but require sufficient space to accommodate for wells and on-site sewerage systems and replacement areas per Tompkins County Whole Health Department.

Residential density: ≤1 primary dwelling unit/2 acres

Area undeveloped by buildings: ≥75%

Medium Density Residential (MDR)

The Medium Density Residential land use designation is established primarily to accommodate housing at a medium density scale, including missing middle housing, currently served, or anticipated to be served by, public water and/or sewer facilities. These areas are generally outside a hamlet or planned neighborhood node.

Recommended Primary Uses: Single detached dwelling units, duplexes, attached townhomes, and accessory dwelling units.

Example Areas: Properties adjacent to the Village of Trumansburg, properties along Highway 96 not in a Neighborhood Mixed-Use area or Commercial area, properties along Cold Springs Road, properties along Jacksonville Road north of Perry City Road, and properties along Van Dorn Corners Road south of Highway 96.

Geographic Patterns: Often developed as part of a common plan of development, with land use density intensifying over time. Residences are in walkable proximity and connected with local streets.

Design Considerations: These lands are developed with a mix of single detached dwelling units to smaller multi-dwelling units such as duplexes, triplexes, attached townhouses, cottage courtyard dwellings, and garden apartments. Regulations should accommodate emerging housing types that diversify our housing stock, reflecting changing demographics, household sizes, and lifestyle preferences yet are compatible with the character of the existing neighborhood.

A particular focus of this land use designation are the nodes along Highway 96. The Placemaking Plan will identify areas of potential redevelopment and infill that would increase housing stock in the Town. The Town is recommended to develop a Housing Action Plan, see Policy LR-P-1.1.6, and, as further described in the Housing Element. It is also recommended that the Town increase and develop additional resources to encourage increased housing options, including missing middle housing. The need for increased affordable housing for all community members is a key point of feedback throughout the community engagement process.

Residential density: ≤8 dwelling units per acre.

Area undeveloped by buildings: ≥50%

Neighborhood Mixed-Use

The Neighborhood Mixed-Use land use designation is established primarily to accommodate a denser residential community and a range of allowable non-residential uses to support those communities including live-work spaces. These areas are primarily located in or adjacent to a hamlet or neighborhood node.

Recommended Primary Uses: Residential dwelling units, non-residential uses that will complement the immediate neighborhood such as retail, food establishment, office, service, etc.

Example Areas: Jacksonville Hamlet, Waterburg Hamlet, properties adjacent to the Village of Trumansburg, other historic and emerging hamlets such as Dubois Corner, Krum Corner, Willow Creek.

Geographic Patterns: Historically, the Town had several dispersed hamlets that incorporated various non-residential uses such as schoolhouses, places of worship, and other services amongst a denser residential development compared to the surrounding rural agricultural areas. Over

decades, many of those non-residential uses disappeared, but the pattern in the built environment remains.

Design Considerations: Mixed-use development should have a vertical and/or a horizontal element. Vertical mixed-use refers to individual buildings that have both a residential and non-residential use. The so-called “Main Street” vernacular building generally contains uses such as retail, restaurants, or services on the first floor with offices and/or housing on upper floors. Horizontal mixed-use refers to buildings or neighborhoods where there are a mix of uses within walking or biking distance of each other.

The Placemaking Plan accounts for both types of mixed-use development as it seeks to encourage active transportation choices and vibrant neighborhoods in key segments of the Town. Vertical mixed-use has long been a highly desired form in and around core centers and nodes along primary transit corridors, while horizontal mixed-use has been a desired form along key arterials and in neighborhoods new core centers, along with the ‘suburban re-revolution.’ Regulations for the Neighborhood Mixed-Use areas should be tailored for each area that promotes safe pedestrian and non-motorized traffic, ensures redevelopment and infill development complement the existing and sometimes historic vernacular, and will be flexible to accommodate changing demographics and lifestyle preferences.

Residential density: ≤30 dwelling units per acre

Public/Common Open Space: ≥25% of development site

Commercial Mixed-Use

The Commercial Mixed-Use land use designation is established primarily for areas that have historically been developed with non-residential uses such as retail, lodging/event spaces, office/service use, planned unit developments (aka development districts) etc. outside of hamlets. The designation may also apply to new areas, provided that the change in land use is market driven and not purely speculative.

Recommended Primary Uses: A range of multi-unit dwelling units and non-residential uses such as retail, food establishment, entertainment, office, professional services, commercial storage, clinics, automotive services, etc., but not of a heavy industrial or heavy manufacturing nature.

Example Areas: 2000 – 2100 block of Trumansburg Road, 1607-1616 Trumansburg Road, Inn at Taughannock Falls, Stover Lumber, New Park, and various planned unit developments.

Geographic Patterns: There has been little in the way of commercial development in the Town outside of the Village of Trumansburg. The few pockets that do exist are located near the Village, along Highways 89 and 96, and a few sporadic planned unit developments or non-conforming uses prior to zoning codes.

Design Considerations: In some areas, the commercial mixed-use designation will include multifamily residential and community oriented public uses. A mix of uses including residential uses is encouraged or may be required near transit hubs. Commercial mixed-use areas should be supported by public facilities and services, including utilities (water, sewer, stormwater), pedestrian and bicycle routes, transit, or be located along arterials capable of handling traffic impacts, and easy access for EMS.

More intentional design standards are needed to mitigate the auto-oriented nature of these land uses, including restricting front yard parking. Shared parking facilities and cross access between private developments should be promoted whenever possible. Pedestrian safety and experience should be prioritized while balancing the needs of the automobile. This includes the provision of amenities such as ample sidewalks and pedestrian connectivity within the site, landscaping, transit stops, bicycle parking, and highly visible crosswalks.

In order to maximize the best use of land and retain open space as much as possible, single detached dwelling units and single-story commercial structures should be discouraged, multi-story buildings should be encouraged or required as much as possible, and overall site-design should create little aesthetic impact to adjacent properties that have a less intense land use designation. Buildings should be attractively designed and should address the public realm on all visible sides. Landscape and hardscape areas should be designed as integral features of development and should incorporate best practices with stormwater management. In general, design elements related to architecture, landscaping, site plans, and signage should create an aesthetically appealing experience that is appropriate in scale and form and provides pedestrian connectivity internally and with surrounding land uses where feasible.

Residential density: 10+ dwelling unit per acre

Public/Common Open Space: ≥50% of development site

Industrial

The Industrial land use designation is applied to existing tracts for uses that include primarily light industrial and light manufacturing activities, meaning they are not resource intensive and do not cause major pollution that disrupts human health and the environment. Land currently designated industrial is expected to remain industrial, since it is difficult to establish industrial tracts in areas where such land use designations have not previously existed.

Recommended Primary Uses: Light industrial and light manufacturing or assembly e.g. commercial composting, lumber yards, cabinetry/furniture woodworking, boat and/or automotive repair and storage, and junk yards.

Example Areas: Cayuga Compost and P&S Excavating, Perry City Automotive, Mike's Marine, and Moore's Marine.

Geographic Patterns: Similar to the Commercial Mixed-Use land use designation, there has been little in the way of industrial development in the Town. The few areas that do exist are sporadic planned unit developments or non-conforming uses prior to zoning codes.

Design Considerations: For re-development or potentially new future development, regulatory measure should include ways to buffer industrial uses with adjoining non-industrial areas, such as substantial landscape buffers to soften visual, aesthetic, light, and noise impacts. Industrial uses which don't affect areas outside of the industrial designation should have flexible standards that do not unduly burden the productive use of these areas for employment and producing goods and products.

Public/Institutional

The Public/Institutional land use designation is established primarily for areas developed with public and quasi-public land uses e.g., schools, government buildings, and churches.

Recommended Primary Uses: Campuses and associated buildings/grounds for schools, museums, community centers, and other civic institutions. This land use category also includes essential public facilities, those facilities that are typically difficult to site e.g., airports, state educational facilities, state or regional transportation facilities, state and local correctional facilities, solid waste handling facilities, and in-patient facilities.

Example Areas: Trumansburg Central School District, Trumansburg Fairgrounds, and Ulysses Town Highway Barn.

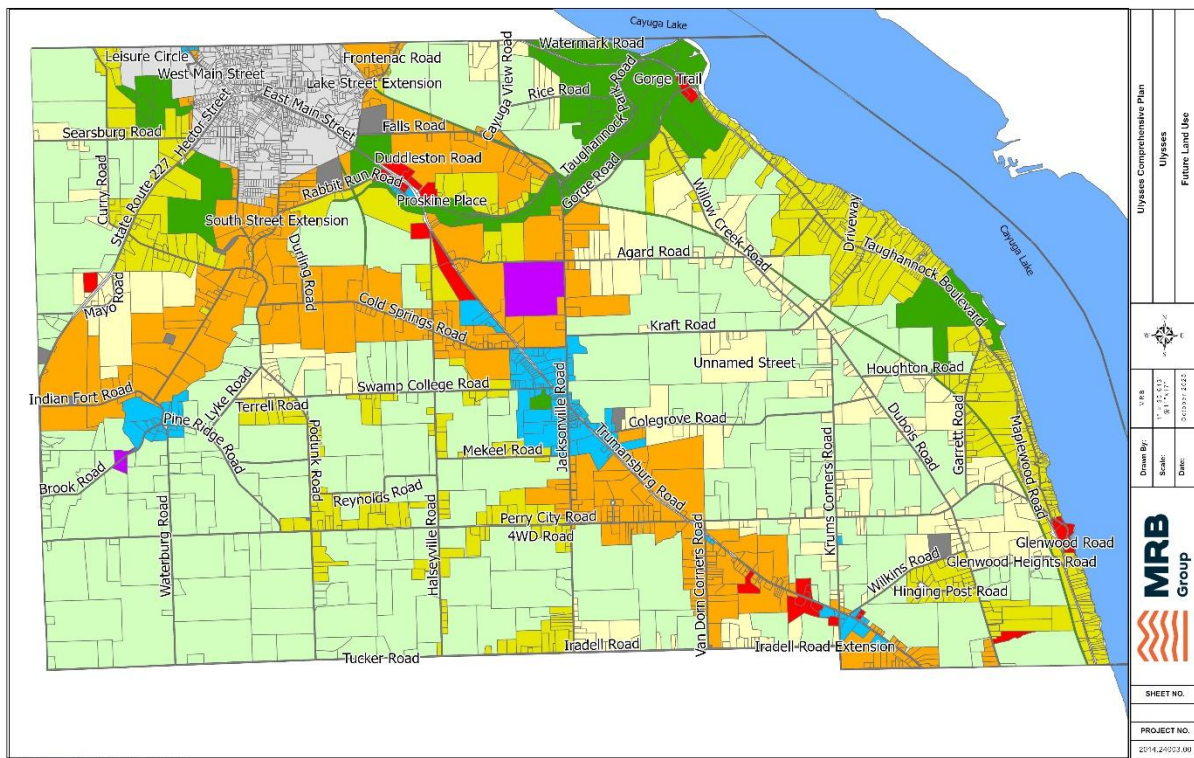
Geographic Patterns: Similar to the Commercial Mixed-Use and Industrial land use designations, there has been little in the way of public/institutional development in the Town.

Design Considerations: These areas may not warrant their own zoning district in a future code update, but are important to recognize at this stage as different in character than their surroundings. Therefore, the difference between locations identified with this land use designation has no significance in terms of recommendations or regulations, rather they may be absorbed by an adjacent zoning district subject to use and design regulations of that district. Any new area proposed with this land use designation whose use is not compatible with the existing or adjacent zones, may best be regulated with a planned unit development.

Future Land Use Map

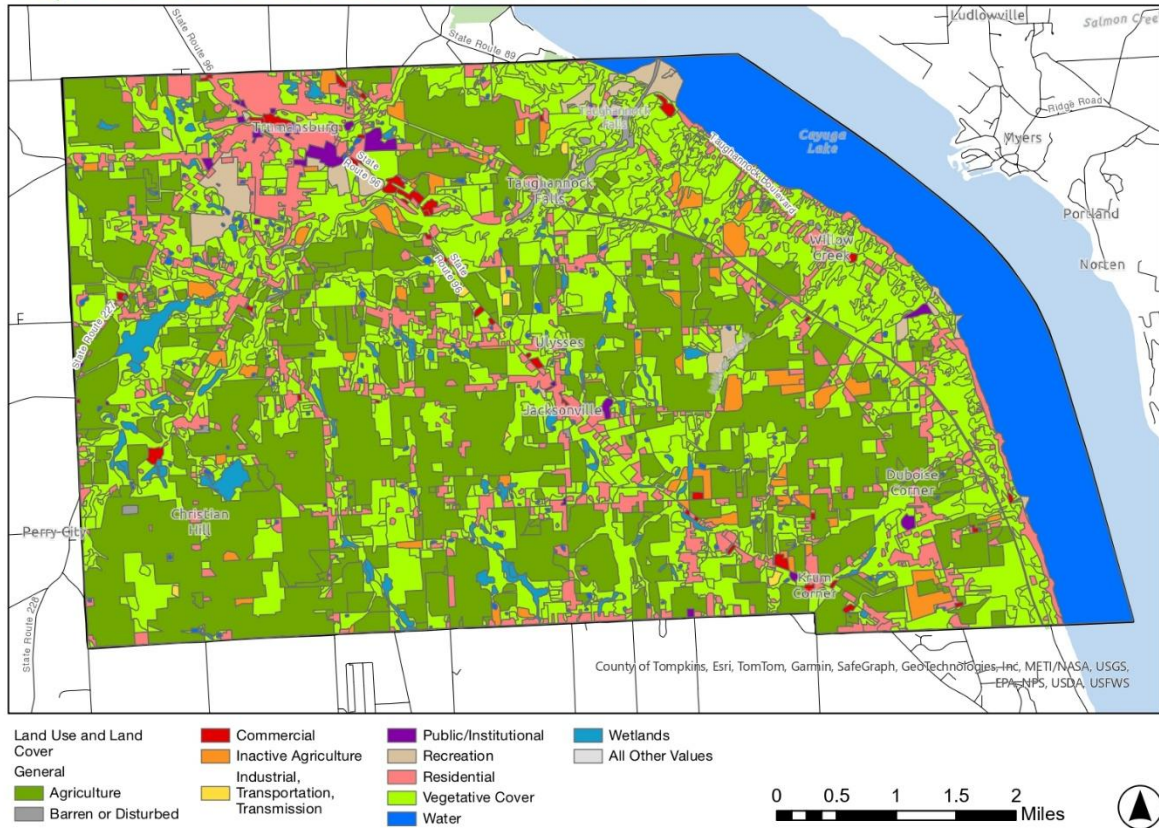
The Future Land Use Map and associated character areas are a depiction of the type of development envisioned throughout the Town of Ulysses. The Future Land Use Map is the broad geographic representation of the many goals within this Comprehensive Plan. The map spatially summarizes the future land uses described above.

Map 3



Map 4

Ulysses Land Use And Land Cover



Data source year: 2015

IV. Zoning and Land Development Regulations

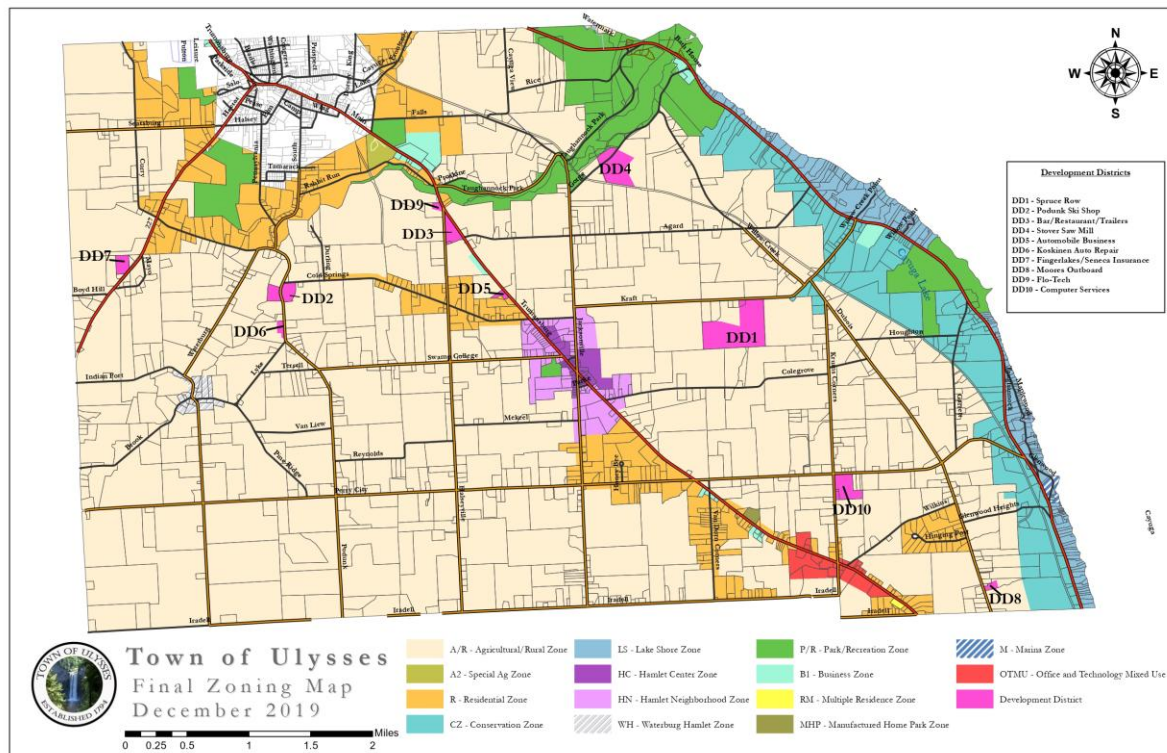
The Future land use plan and zoning regulations work in tandem to create a full picture of how land will be used. For this reason, it is important to provide an assessment of the current zoning to determine what changes may be needed to implement the future land use plan.

Chapter 212 of the Town of Ulysses Code contains the Town's Zoning and Subdivision Regulations. The Law was adopted in 2013 and amended in its entirety in 2019. The Town is broken into zoning districts which classify the allowable uses, dimensional requirements, and other development standards. Table 2 provides a breakdown of the districts and the land area they cover within the Town. Map 3 shows the Town's current zoning map.

Table 2. Zoning Districts

Zone	Zone Name	Acres	% of Town
A2	Special Ag Zone	27	0.14%
AR	Agricultural/Rural Zone	14661	74.56%
B1	Business Zone	83	0.42%
CZ	Conservation Zone	1027	5.22%
DD	Development District	208	1.06%
HC	Hamlet Center Zone	69	0.35%
HN	Hamlet Neighborhood Zone	247	1.26%
LS	Lake Shore Zone	381	1.94%
M	Marina Zone	12	0.06%
MHP	Manufactured Home Park Zone	8	0.04%
OTMU	Office and Technology Mixed Use	94	0.48%
PR	Park/Recreation Zone	1084	5.51%
R	Residential Zone	1713	8.71%
RM	Multiple Residence Zone	3	0.02%
WH	Waterburg Hamlet	46	0.23%

Map 3



Source. Town of Ulysses Zoning Map

1. A2 – Special Agricultural Zone

The purpose of the A2 — Special Agricultural Zone is to encourage the continuing tradition of annual agricultural fairs, which are an integral part of the Town's heritage, as well as other cultural and civic events, displays, exhibitions and entertainment events that occur within the typical fairgrounds complex.

The County Fairgrounds parcel on State Route 96 is the only parcel of land within the Town that is included within this district. Permitted uses include agricultural uses like farm operations and commercial or entertainment uses such as racing, exhibitions, live entertainment, stables, flea markets, and other similar uses.

2. A/R – Agricultural / Rural Zone

The A/R — Agricultural/Rural Zone is primarily intended to preserve farming and agricultural lands in the Town and to maintain open space and the quality of life enjoyed by residents of the Town. 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 in the zone. The Agricultural/Rural Zone protects 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.

3. B1 – Business Zone

The purpose of the B1 — Business Zone is to provide opportunities for neighborhood-scale retail commercial development in appropriate locations in the Town of Ulysses to serve the needs of local residents, and to provide the Town with the ability to assert reasonable controls over commercial development consistent with the Ulysses Comprehensive Plan and the goals of organized and logical growth, increased employment opportunities, and an increased tax base.

Within this zone there are no uses or activities permitted by right, and any proposed activity requires Planning Board review. Permitted uses include a diverse selection of commercial, restaurant, office, and institutional uses. Specially permitted uses include one- and two- family residences, multi-dwelling buildings, vehicle sales, drive-through restaurants, and major solar collection systems. There are no minimum lot areas or lot widths required, the minimum front setback is 30 feet, maximum lot coverage is 70%, and there are buffer requirements.

There are 32 parcels that are at least partially zoned as B1 occurring in 6 clusters. They are located on Route 96 or Route 89. The requirement for all activities to undergo Planning Board review may be a deterrent to economic development and growth.

4. CZ – Conservation Zone

The purposes of the Conservation Zone are to preserve the outstanding natural features in the Town of Ulysses in accordance with the Town of Ulysses Comprehensive Plan (2009), to provide a regulatory framework through which development can occur with minimal environmental impact, to preserve existing areas of contiguous open space, prevent destruction of natural areas, preserve existing and potential agricultural land, and promote mechanisms that protect these areas, such as enlarged stream buffer areas, conservation easements, and deed restrictions when considering any future land development, and to preserve the scenic beauty of the area to promote tourism as an important benefit to the Town of Ulysses.

Principally permitted uses are single- and two-family residences and farm operations. Some small scale commercial or institutional uses and restaurants are permitted by site plan or special use permit. Minimum lot areas are 5 acres, lot widths are 450 feet, and setbacks are 75 feet from the roadway, among many other dimensional requirements. The district also includes detailed requirements for elements like streams, vegetation, stormwater, soil erosion, and a limitation on future subdivisions.

5. DD – Development District

The purpose of the Development District is to give flexibility to accommodate such developments, which would be beneficial to the community, but are not now permitted in any established zone. These developments must not be contrary to the Ulysses Comprehensive Plan or this chapter. There are 10 specific development districts. Each includes different permitted uses and specifications.

6. HC – Hamlet Center Zone

The purpose of the HC — Hamlet Center Zone is to provide opportunities for village- and hamlet-scale residential and small-scale, pedestrian-oriented, commercial development to serve the varied needs of local residents, to encourage redevelopment of the Town's hamlet, and to provide the Town with the ability to assert reasonable controls over such development consistent with the Ulysses Comprehensive Plan and the goals of organized and logical growth, increased employment opportunities and an increased tax base.

Principally permitted uses include single- and two-family residences. Uses permitted with Site Plan approval include a diverse array of commercial office, institutional, and restaurant uses and multifamily residences. The minimum lot area is 10,000 square feet, minimum lot width is 50 feet, front setbacks are five or zero feet depending on the use, and the lot coverage is 50%. Additionally, the district provides form-based requirements that require architectural features to improve the hamlet aesthetic.

7. HN – Hamlet Neighborhood Zone

The purpose of an HN — Hamlet Neighborhood Zone is to provide opportunities for village- and hamlet-scale residential development to serve the varied housing needs of the residents, while preserving the historical nature of the Town. This zone encourages the redevelopment of the Town's hamlets while providing the Town and residents of the zone with the ability to assert reasonable controls over development that is consistent with the Comprehensive Plan, the historic nature of the zone, and organized and logical growth.

Principally permitted uses include single- and two-family residences. Uses permitted through site plan review include multi-family residence, childcare centers, and institutional uses. Minimum lot areas are 0.5 acres, minimum lot width is 50 feet, front setbacks are 20 feet, and maximum lot coverage is 30%.

8. LS – Lake Shore Zone

The purposes of the Lakeshore Zone are to protect the fragile environment of the lakeshore, that area east of State Route 89 to the center line of Cayuga Lake, in accordance with the Town of Ulysses Comprehensive Plan (2009), to provide a regulatory framework through which development can occur with minimal environmental impact, and to develop design standards for

houses and accessory buildings that create a harmonious effect for the natural environment and the residents.

Principally permitted uses are single- and two-family residences, and some small scale commercial or institutional uses and restaurants are permitted by site plan or special use permit. Minimum lot areas are 2 acres along the lakefront and 5 acres for non-lakefront lots, lot widths are 250 feet, and setbacks are 50 feet from the roadway and the waterfront, among many other dimensional requirements.

9. M – Marina Zone

The purpose of the MZ — Marina Zone is to preserve and protect the natural, environmental, and historic resources of the lakeshore and to provide waterfront access to Cayuga Lake.

The only principally permitted use is for recreational facilities. Additional uses permitted by site plan or special use permit include restaurants, offices, hotels, and campgrounds. The minimum lot area is five acres, minimum lot width is 250 feet, minimum front setback is 50 feet, and maximum lot coverage is 5%. Additional design standards are provided for streams, vegetation and additional elements.

10. MHP – Manufactured Home Park

The purpose of the MHP — Manufactured Home Park Zone is to expand opportunities for quality and affordable housing in the Town and to protect existing and future single-family and two-family residential neighborhoods, consistent with the Ulysses Comprehensive Plan and the goals of organized and logical growth, increased employment opportunities and an increased tax base.

Permitted uses include campgrounds, single- and double-wide manufactured homes, and single- and two-family residences. Specially permitted uses include child care centers, community centers, and major solar collection systems. The minimum lot area is one-acre, the maximum density is one dwelling unit per 6,000 square feet of lot area (7 du/ac), the minimum lot width is 160 feet, front setbacks are 50 feet, and the maximum lot coverage is 50%.

11. OTMU – Office and Technology Mixed Use

The purpose of the OTMU — Office Technology Mixed-Use Zone is to provide for employment, support local entrepreneurs, and stimulate local economic development by providing areas where land uses may include office, research and development; light industrial; overnight lodging accommodations, and commercial and service businesses to support area workers and residents. 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.

Principally permitted uses include agricultural events, stables, and farm operations. Numerous uses are permitted through Site Plan approval including offices, studios, light industry, restaurants, and many more. There are no minimum lot areas or lot widths, minimum front setbacks are 50 feet, and maximum lot coverage is 50%.

12. PR – Parks/Recreation Zone

The purpose of the PR — Park/Recreation Zone is to protect those natural areas and scenic and recreational resources within the Town of Ulysses that contribute to the high quality of life and economic vitality of the Town.

Parks and agricultural uses are principally permitted. Uses permitted by special use permit include low impact uses like campgrounds, cemeteries, golf courses, and parks. The minimum lot area is 10 acres, minimum lot width is 400 feet, minimum front setback is 75 feet, and maximum lot coverage is 5%.

13. R – Residential Zone

The purpose of the R — Residential Zone is to provide for moderate-density residential development in areas served by public water and/or public sewage. Development densities when combined with cluster residential subdivision development options have the potential for providing attractive, quality neighborhoods while preserving important open space resources consistent with the Ulysses Comprehensive Plan and the goals of organized and logical growth, increased employment opportunities, and an increased tax base.

Permitted uses are farm operations, single- and two-family residences. Some public or services uses such as childcare centers, churches, libraries, golf courses and others are permitted with Site Plan or Special Use Permit approval. Minimum lot sizes are 32,000 square feet with lot width of 160 feet and front setbacks of 50 feet. Maximum lot coverage is 7.5%.

14. RM – Multiple Residence Zone

The purpose of the RM — Multiple-Residence Zone is to expand opportunities for quality and affordable rental housing in the Town and to protect existing and future single-family and two-family residential neighborhoods, consistent with the Ulysses Comprehensive Plan and the goals of organized and logical growth, increased employment opportunities and an increased tax base.

Principally permitted uses in this district include multi-family residences, single- and two-family residences, and major solar collection systems. Uses permitted by special use permit include childcare centers and community centers. Minimum lot area is one-acre, maximum density is 1 dwelling unit per 3,500 square feet of lot area (12 du/ac), lot width is 160 feet, front setbacks are 50 feet, and maximum lot coverage is 50%.

15. WH – Waterburg Hamlet

The purpose of the WH — Waterburg Hamlet Zone is to provide opportunities for village- and hamlet-scale residential development to serve the varied housing needs of the residents while preserving the historical nature of the Town. This zone encourages the redevelopment of the Town's hamlets while providing the Town and the residents of the zone with the ability to assert reasonable controls over development in the designated zone that is consistent with the Comprehensive Plan, the historic nature of the zone, and organized and logical growth.

Principally permitted uses are single- and two-family residences. Uses permitted by Site Plan review include institutional uses like churches, libraries, and community centers. The minimum lot area is two acres, the minimum lot width is 400 feet, the minimum front setback is 50 feet, and maximum lot coverage is 15%.

V. Goals, Objectives, and Policies

The following section contains the goals, objectives, and policies for the Land Use and Rural Issues element. This section states the Town's policies for addressing the land use and rural needs of the Town of Ulysses. Most importantly, it identifies how to start implementing the comprehensive plan.

The statements of "goals, objectives, and policies" are intended to guide the public and those who make decisions about our future. Goals are broad statements of the community's desires. The objective statements are more descriptive and imply actions or programs that will move the Town toward attainment of the goal. The policy statements describe actions to be undertaken for the Town to realize the objectives and goals.

Goal:

LR-G-1 Facilitate and encourage land use within the Town that furthers the Town's goals as established in this Comprehensive Plan.

Objective:

LR-O-1.1 Identify and pursue tools to encourage appropriate land uses.

Policies:

LR-P-1.1.1 Revise the Town's Zoning and Development Ordinances and Zoning Map to align with the Comprehensive Plan's land use and development recommendations.

LR-P-1.1.2 Create a Town Placemaking Plan, townwide or pursued by individual region of the Town, to provide more specific planning and direction for the development of the Town's neighborhoods.

LR-P-1.1.3 Pursue and create a Local Waterfront Revitalization Program through the NYS Department of State.

LR-P-1.1.4 The Town should increase its resources dedicated to park amenities, design, development, and maintenance.

LR-P-1.1.5 Perform a periodic update to the Agricultural Protection Plan and increase resources to assist farm owners and operations in finding relief from development pressures.

LR-P-1.1.6 Develop a Housing Action Plan and provide resources to encourage increased housing options including missing middle housing.

LR-P-1.1.7 Create design standards for commercial and housing developments on Route 96.

Goal:

LR-G-2 Preserve farmland now and for future generations.

Objective:

LR-O-2.1 Assist farmers in protecting farmland and keeping it active through financial programs.

Policies:

LR-P-2.1.1 Work with interested landowners in participating in the purchase of development program that protects farmland and sensitive natural resources. Coordination with the County, Cornell Cooperative Extension, NY State, and local land trusts is key.

LR-P-2.1.2 Create a transfer of development rights feasibility study to determine if there is a market for development, landowner and community interest, and assess land use regulations.

LR-P-2.1.3 Identify loan and grant programs for young people interested in buying farm property.

LR-P-2.1.4 Inform farmers of the financial benefits of Agricultural Assessment and Agricultural Exemptions.

Objective:

LR-O-2.2 Provide resources to farmers that keep farmland active and productive.

Policies

LR-P-2.2.1 Connect farmers interested in soil and water best management practices with the Tompkins County Soil and Water District.

LR-P-2.2.2 Provide information regarding the Cornell Cooperative Extension Regional navigator program available for farmers who want to keep their land in production and farmers seeking land.

LR-P-2.2.3 Connect farmers interested in succession planning to Cornell Cooperative Extension of Tompkins County.

Objective:

LR-O-2.3 Actively support farmland through land use planning, education, and advocacy.

Policies:

LR-P-2.3.1 Identify locations where additional right to farm signs would be appropriate.

LR-P-2.3.2 Create a public information campaign educating residents on what right to farming is.

LR-P-2.3.3 Reactivate the Ag Committee to address local land-use concerns, offer policy recommendations to the Town Board, and create public agriculture education for the Town.

LR-P-2.3.4 Allow conservation subdivision land use regulations that preserve farmland and reduce sprawl on parcels that plan to be subdivided.

Goal:

LR-G-3 The Ulysses community will be a responsible steward of rural land.

Objective:

LR-O-3.1 The Town will make clear its desires for open space and how it is used.

Policy:

LR-P-3.1.1 Create an open space plan that will define open space, rural and suburban land and make clear how the Town can preserve and enhance existing open space now and in the future.