

ARTICLE I TITLE, ENACTING CLAUSE, SCOPE AND PURPOSES

Section 1.1 Enacting Clause

The Town Board of the Town of Caroline, Tompkins County, New York, acting under the authority of the Articles 2 and 3 of the New York State Municipal Home Rule Law and Chapter 62, Article 16 of the Town Law of the State of New York, and in conformance with a comprehensive plan adopted pursuant to Article 16, Section 272-a of the New York State Town Law, hereby adopts and enacts this Law as the Zoning Regulations of the Town of Caroline.

Section 1.2 Title and Scope

This Local Law shall be known as the “Caroline Zoning Law” and is a law regulating the development, design, and use of structures and land in the Town of Caroline.

Section 1.3 Purposes

This Zoning Law is in accordance with and has been developed to ensure that land development occurs in harmony with surrounding uses and is consistent with the Town’s adopted Comprehensive Plan. Its purpose is to protect and promote the public health, safety, and general welfare of the Town. It is a further purpose of this local law to protect the Town’s physical development so that it takes place in an orderly, efficient, safe, and economical manner which maintains and reflects the uniqueness and character of the Town as a rural community and a beautiful and desirable place in which to live. Such an environment is deemed essential to the maintenance and continued development of the economy of the Town and the general welfare of its inhabitants. More specifically, the purposes of this Zoning Law are to:

A. Conserve our natural resources and protect our environment from the effects of excessive and/or insensitive development.

1. Protect our land, forest, air, and surface water resources.
2. Safeguard our groundwater resources and their watersheds.
3. Protect our environmentally sensitive areas to preserve ecological function, maintain open space and conserve natural habitats.
4. Preserve areas of Prime Farmland and other Agricultural Resources.
5. Preserve and protect significant scenic resources.
6. Support sustainability, discourage reliance on fossil fuels, and discourage development activities that contribute to the long-term alteration of the earth's temperature and weather patterns.
7. Support the adaptive reuse of buildings.

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B. Maintain the rural character of the Town as described in the Comprehensive Plan.

- 1 Foster and preserve farming and other businesses and activities associated with agriculture.
2. Encourage building design and site layout that blends with the rural residential and agricultural nature of the Town.
2. Support residential development that is concentrated within designated focus areas, supports community resilience, and is sited in harmony with the rural residential and agricultural nature of the Town.

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4. Preserve designated historic buildings and sites.

C. Promote the Town as a vibrant and desirable community in which to live.

1. Avoid or minimize adverse impacts to neighboring parcels, public facilities, and community infrastructure when land development occurs.
2. Encourage both existing and new business ventures that provide employment opportunities for Town residents.
3. Support home occupations that are in keeping with the rural character of the Town.
4. Encourage new development to include opportunities for outdoor recreation.
5. Promote accessibility for all and enhance pedestrian ways and bikeways, particularly in hamlets.
6. Encourage development that is livable for people of all ages.

~~D. Promote local businesses and opportunities for new small and home-based businesses.~~

- ~~E. Encourage commercial site and building designs that have design elements that are of such scale, intensity, architectural design, and are sited to integrate with the rural residential and agricultural nature of the Town.~~
- ~~F. Promote residential development that is concentrated within designated focus areas, supports community resilience, and is sited to integrate with the rural residential and agricultural nature of the Town.~~
- ~~G. Preserve land, forest, air, surface and groundwater, watersheds, and agricultural resources, as well as environmentally sensitive areas to help protect ecological functions, open space and habitats, and encourage outdoor recreation.~~
- ~~H. Promote the Town as a vibrant and desirable community in which to live.~~
- ~~I. Promote and preserve farming and agricultural activities.~~
- ~~J. Preserve and maintain prime and important agricultural soils in the Town.~~
- ~~K. Support sustainability, discourage reliance on fossil fuels, and promote the adaptive reuse of buildings.~~
- L. M.

Section 1.4 Severability

If any section or specific part or provision or standard of this code or the application thereof to any person or circumstance shall be determined to be invalid by any court of competent jurisdiction, such judgment shall be confined in its operation to the part, provision or application directly involved in the controversy in which such judgment shall have been rendered and shall not affect or impair the validity of the remainder of this chapter or the application thereof to other persons or circumstances. If any land use district boundary that may exist in the future is found by a court to be invalid for any reason, the decision of the court shall not affect the validity of any other section, provision, standard, or district boundary of these regulations except the provision in question. The other portions of these regulations not affected by the decision of the court shall remain in full force and effect.

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