

<sup>1</sup>Resolution \_\_\_\_ of 2024. Resolution adopting changes to proposed Caroline Zoning Law following February 14, 2024 Public Hearing. (bold + underlining indicates edits).

Resolved, the Caroline Town Board hereby adopts the following changes to the proposed Caroline Zoning Law:

## **Section 2 DEFINITIONS**

**Agricultural Data Statement:** should reference Section 305-a of Ag and Markets Law

**Bed-and-Breakfast:** An owner-occupied **Single-family Dwelling**, used for providing overnight accommodations and a morning meal to transients for compensation for not more than **15** lodgers and containing no more than five Bedrooms for such lodgers.

**Cemetery:** Property used for **human** interment.

**Cemetery, Pet:** **Any land, place, structure, facility or building provided by any person for a fee, whether or not for profit, to veterinarians or members of the general public for use, or reservation for use, for the permanent interment or inurnment above or below ground of pet remains.**

**Floodplain –** **Any land area susceptible to being inundated by water from any source as defined in the Flood Damage Prevention Local Law** (Local Law 1 of 2021).

**Lot Line Adjustment –** A subdivision of land where no new lot is created and that is a transfer of title to land from its owner to an abutting owner for consolidation with that abutting lot, including boundary line agreements between adjoining owners. **See Town Subdivision regulations.**

**Office:** Change to **“Office Building – A Building used for the transaction...”**. Also change in Use Table.

**Subdivision –** The division of any lot, tract, or parcel of land into two or more parcels, lots, plots, tracts, or Sites to create new lots, and including any other form of division of land, or the use thereof, for any purpose, including, but not limited to, leasing, condominiums, and lot leasing, whether for immediate or future use and regardless of whether new Buildings or development is planned or may occur. **See Town Subdivision regulations.**

**Subdivision, Minor -** Any Subdivision resulting in four lots or fewer.

**Subdivision, Major -** Any subdivision not classified as a Minor Subdivision including, but not limited to, Subdivisions creating five or more lots, or any size Subdivision requiring any new road or extension of municipal facilities. When there have been prior Subdivisions of a parcel of land within any five-year look-back period, any additional Subdivision affecting that parcel, which would result in the creation a total of five or more lots during that period, shall result in the classification of that Subdivision as a Major Subdivision.

## **Section 3 DISTRICTS**

Eliminate Caroline Hamlet and designate those lands in Ag/Rural District.

#### **Section 4 USES AND DIMENSIONS (USE TABLE)**

**Bakery:** change from X to SPR in Ag/Rural District

**Cemetery, Pet:** add to Use Table: P in all districts.

**Formula Business:** change from SPR to X in Caroline Center and Speedsville Hamlets

#### **Townhouses:**

Eliminate from **Single/Two-family Dwellings** cell.

Add to **Multifamily Dwellings** cells as follows:

**Multifamily Dwellings and Townhouses of 4 units or less** - P all districts

**Multifamily Dwellings and Townhouses of 5 units or more and all Multifamily Developments** - SPR all districts

**Sawmill, as part of Farm Operation:** change to P in all districts

**Car Wash:** eliminate from Use Table (Article IV) and Supplementary Standards (6.5.11).

**Wetland:** Revise as follows: “**Jurisdictional Wetlands - Lands and waters that meet the definition provided in 24-0107.1 of the New York State Environmental Conservation Law, “Freshwater Wetlands Act.”**”

#### **Section 5 DEVELOPMENT STANDARDS**

Section 5.1.B. Revised: Except for Multifamily Dwellings or developments, no more than one principal Dwelling and one Accessory Apartment shall be permitted on each lot. Pursuant to Section 9.1 of this local law, under-sized lots shall be allowed to be subdivided once to create two Non-conforming Lots provided that all other requirements for such use and lot can be met and all applicable laws and regulations related to potable water and sewage disposal facilities as required by the Town of Caroline, Tompkins County Division of Environmental Health, New York State Department of Health, and/or the New York State Department of Environmental Conservation are satisfied.

Section 5.1.E. Delete “Consistent with the Town of Caroline Natural Resource Inventory”

Section 5.2.A. Revise: Development Standards for **Commercial and Residential Development Projects** in the Agricultural/Rural District

Section 5.2.A.1. Revise: In addition to the other information required in Site Plan, Subdivision or Special Use submissions, the following additional Standards shall apply to all commercial and residential development **projects** in the Agricultural/Rural District **subject to Review Board approval**, but shall not apply to Farm Operations as defined in this local law. **The Development Standards of Section 5.2.A do not apply to Single- and Two-family Dwellings, Townhouses, or Multifamily Dwellings of four units or less.**

Section 5.3.F. Revise: **No building permit for construction within a wetland shall be issued unless all necessary approvals have been obtained as follows:...**

Section 5.3.G.2.a. Add: **Any development proposal subject to NYS General Municipal Law Section 239 -l, -m and -n will be evaluated by the county relative to the county’s minimum requirements for riparian buffers of 100 feet for all perennial streams and 50 feet for all intermittent streams.**

**Section 6 SUPPLEMENTARY STANDARDS** (for non-residential and business building design)

Section 6.1.B. Revise: ...In addition to the Development Standards detailed in Article **V**, the Supplementary Standards in Section 6.2 shall apply to all development activities required to have Site Plan approval pursuant to Article **IV** (Uses and Dimensions), Article VII (Site Plan Review), or Article VIII (Special Use Permit), and Commercial Uses eligible for Abbreviated Site Plan Review pursuant to Section 7.2 (C).

Section 6.1.B.1. Revise: ...**“Section”** 6.2...

Section 6.2.1.E : Delete **“and windowless”**

Section 6.2.7.B.1. The mounting of such signs shall be no taller than **15** feet above finished grade.

Section 6.2.7.G. A freestanding sign, whether pole mounted, or ground mounted, shall not exceed **15** feet in height, including mounting.

Section 6.2.8.E. ....shall cover at least 15% of the parking lot area.

Section 6.2.9.A. ...shall be screened from public roads and adjacent residential uses **by a wall, fence, hedge, or landscape strip of trees.**

Section 6.2.13 Edit: The Review Board may require...

Section 6.3.A. Delete and reformat Section 6.3.B as follows: Formula-based Architectural Styles. Formula-based businesses shall be allowed only...

Section 6.5 Additional Standards for Specific Uses: Delete **Section 6.5.11 Car Washes**

## **Section 7 SITE PLAN REVIEW**

Section 7.1 Revise: Encourage small businesses **that have positive impacts on the Town.**

Section 7.2.C.10. Edit “Water Resources and Flooding” changed to **“Stream Corridor”**...Overlay District.

Section 7.4.A.6.f change to: **“The Development shall not result in increased negative impacts on the safety of all users of the road.”**

Section 7.6.A.5. a. Change to : a. **Traffic Impact Analysis. Traffic Impact Analysis** shall include the following for the study area:”

Section 7.6.A.5.a. Revise: **Costs for all reports, assessments, or plans required by the Review Board shall be borne by the Applicant.**

Section 7.8.C. Edit:...Any Person aggrieved by any decision by-any officer, department, board or bureau of the town, may apply....

Sections 7.9.C and 8.2: Change from 10 to 30 days

## **Section 12 REVIEW BOARD**

Section 12. I- Delete