

Town of Caroline Zoning Checklist

These are land use topics identified in the Comprehensive Plan and Task Force Report that could be addressed via zoning:

Topic Established as Important in the Comprehensive Plan	Possible Zoning Section or Tool to Address Need	Include?
Affordable housing	<u>Purposes</u> Use Table: Allow for single, two-family, multi-family, accessory apartments, tiny houses, manufactured homes <u>Supplemental Standards:</u> any standards for the permitted types – often multi-family and accessory apartments	
Denser housing in hamlets/focus areas	<u>Dimensions Table:</u> Set density of development by zoning district	
Environmental protection	Throughout document: Purposes, Overlay Districts, Supplemental Regulations, application submittals, SEQR, conservation subdivision (for larger subdivisions), use of buffers (such as those along streams) Perhaps use modified site plan review for residences?	
Maintain air quality		
Maintain water quality and quantity		
Steep slopes		
Unique areas		
Aquifers		
Soils		
Critical environmental areas		
Woodland protection and connectivity		
Habitats		
Flood control/damage prevention	<u>Purposes</u> <u>Overlay District</u> <u>Supplemental Regulations</u> and/or local flood prevention law	
Environmental justice	<u>Use table:</u> review land uses by district to ensure for environmental justice	
Historic character preservation	<u>Supplemental Regulations</u> <u>Purpose Statements</u> <u>Submittals for Site Plan Review, other processes</u> <u>Design guidelines</u>	
Rural character preservation	Throughout document: Purposes, District regulations, supplemental regulations, application submittals, SEQR, (it is integrated in all sections)	
Connections – bike and pedestrian links	May be better addressed in subdivision law	
Traffic calming	<u>Site Plan Review</u> <u>Design Standards</u> <u>Supplemental Regulations</u>	

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Promotion of small-businesses	<u>Use Table:</u> Allow for wide variety of retail, service, other commercial uses <u>Dimensions:</u> Building Size Limitations? <u>Site Plan Review</u> <u>Design guidelines</u> <u>Supplemental Regulations or Special Use Permits:</u> For larger businesses that need additional review/or are more intense?	
Farming/diversification of farming/value-added farming	<u>Use Table:</u> Allow for all types of farming and farm support businesses <u>Definitions:</u> Ensure for a wide variety of ag related definitions (especially important for agriculture) <u>Procedures:</u> Require Ag Data statement for new non-farm uses; Require Ag Disclosure Notice Right to Farm statement	
Farmland preservation	<u>Supplemental Regulations:</u> use of conservation subdivision (clustering), buffers for new non-farm development, density bonus for farmland preservation	
Retail trade in hamlets/focus areas	<u>Use Table:</u> Allow for retail in hamlets/focus areas but not other areas.	
Protection of visual appearance/scenic viewsheds	<u>Overlay District</u> <u>Site Plan Review</u> <u>Conservation Subdivision</u> <u>Subdivision regulations</u> (need to be consistent with zoning)	
Prevent light pollution	<u>Site Plan Review</u> <u>Design Standards</u> <u>Application submittals</u>	
Prevent noise pollution	<u>Site Plan Review</u> <u>Design Standards</u> <u>Application submittals</u>	
Open Space protection	<u>Supplemental Regulations:</u> use of conservation subdivision (clustering), buffers for new non-farm development, density bonus for farmland and open space preservation <u>Overlay District</u> <u>SEQR</u> <u>Integrated into many areas of zoning</u>	
Green building practices	<u>Supplemental Regulations:</u> LEED standards, <u>low energy standards</u>	
Renewable energy	<u>Use Table:</u> Allow for such facilities <u>Refer or incorporate solar law</u>	

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Promote home-based businesses	<u>Use Table</u> – allow for as permitted, or perhaps create major home occupation category for site plan review	
Design standards for commercial businesses	<u>Supplemental Regulations</u> <u>Site Plan Review</u>	
Regulate formula businesses	<u>Supplemental Regulations</u> <u>Use Table</u> <u>Design Standards</u>	
Economic impact review	<u>Supplemental Regulations</u> <u>Special Use Permits</u> (if this tool is used)	
Cell tower siting	<u>Use Table</u> <u>Supplemental Regulations</u> Overlay District (scenic/ridgeline?)	
Community resiliency	<u>Purposes</u>	
Climate resiliency	<u>Purposes</u> <u>Design Standards</u> <u>Site Plan Review</u> <u>Supplemental Regulations</u>	
Residential Development Guidelines	Subdivision law Conservation Subdivision	

Other Zoning Tools to Think About

- Modified site plan review (an abbreviated set of procedures for certain uses)
- Escrow for addressing abandoned sites. Escrow also used during review procedures to enable ability to hire consultants to help Town; Include use of bonds and other performance guarantees
- Integrate local stormwater law into zoning
- Use low-impact development standards (DEC Stormwater Manual Chapter 5)
- Special Use Permits (to allow for some uses that you want, but that may have challenges to fitting into an area in town.)¹
- Abandoned cars/junk, etc. – often as a separate law, but some zoning does address this. Can be addressed as commercial businesses or as property maintenance and are often addressed via setbacks, fencing, special permits for commercial uses, etc.
- Large developments – like the Boiceville cottages. Do you want this style of development or this density of development – can be addressed via zoning in many ways (density, lot sizes, planned unit developments, etc.)

¹ Note that site plan review addresses the siting and functioning of structures on the parcel. Special use permit addresses reviewing and allowing for specific uses. So one regulations siting and one regulates the use and enables the reviewing board to place conditions on the use in order to have that use fit in. There is often overlap between site plan and special uses.