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Zoning Ordinance

Town of Ulysses,

New York

April 8, 1978

TOWN OF ULYSSES ZONING ORDINANCE

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ZONING ORDINANCE

Town of Ulysses

Revised 1978

(Revision made by Town Board appointed Zoning Commission members: Dora Donovan, Chairman; Madeline Lutz, Arlee Robinson, and Thomas Gell.)

For the purpose of promoting the health, safety, morals, and general welfare of the community, and to lessen congestion in the streets, to secure safety from fire, panic and other dangers, to provide adequate light and air, to prevent the overcrowding of land, to avoid undue concentration of population, to facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements, under and pursuant to Article 16, Chapter 62 of the Consolidated Laws, the size of buildings and other structures, the percentage of lot that may be occupied, the size of yards, the density of population, and the use of buildings, structures and land for trade, industry, residence or other purposes are hereby restricted and regulated as hereinafter provided.

ARTICLE I

DEFINITIONS

For the purpose of this ordinance certain words and terms shall have the following meaning unless the context otherwise requires:

Words used in the present tense include the future: The singular number includes the plural, and the plural the singular; the word "building" includes the word "structure"; the word "occupied" includes the words "designed or intended to be occupied"; the word "used" includes the words "arranged, designed, or intended to be used."

SECTION 1 BUILDINGS

BUILDING Any structure having a roof supported by columns, posts, or walls.

PRINCIPAL BUILDING (RESIDENTIAL DISTRICT) The building which provides housing for the owner or tenants.

PRINCIPAL BUILDING (BUSINESS DISTRICT) The largest building on the lot.

ACCESSORY BUILDING A building subordinate and clearly incidental to the principal building on the same lot, and used for the purposes customarily incidental to those of the principal building.

DWELLING OR RESIDENCE A building designed and used for habitation.

SECTION 2 DWELLINGS

FAMILY An individual, or two or more persons related by blood, marriage or adoption, or including foster children, occupying a dwelling unit and living as a single household. For purpose of this ordinance a family may also consist of not more than three unrelated individuals occupying one dwelling unit. The two definitions can be combined.

DWELLING UNIT One or more rooms within a dwelling with provisions for living, cooking, sanitary, and sleeping facilities arranged for the use of one family; each unit has an independent entrance.

ONE UNIT RESIDENTIAL BUILDING A building or structure containing one dwelling unit only.

TWO UNIT RESIDENTIAL BUILDING A building containing two dwelling units only.

MULTI UNIT RESIDENTIAL BUILDING A building containing three or more dwelling units.

MODULAR HOME A dwelling which arrives at the building site in pre-built sections and which is permanently affixed to a permanent foundation after the transporting frame has been removed.

MOBILE HOME A transportable one unit residential building suitable for year round occupancy and of not less than seven hundred twenty (720) square feet of enclosed livable floor area.

MOTEL AND HOTEL A building or buildings providing overnight accommodations to paying guests. The word motel includes motor court, tourist court, tourist cabin, motor lodge, and similar descriptive titles.

TOURIST HOME A dwelling in which overnight accommodations are offered to paying transient guests, but where such use is secondary to the permanent occupancy of the dwelling family.

ROOMING HOUSE A building other than a motel or hotel where not more than four persons are lodged for hire.

TRAILER CAMPER AND MOTOR HOME Structures designed for temporary residence which may be self-powered, towed or truck mounted. Units may be self-contained or designed for temporary connection to utilities.

SECTION 3 HEALTH CARE FACILITIES

HOSPITAL

b. General An establishment for temporary occupation of the sick or injured for the purpose of medical treatment. It does not include an establishment for permanent occupation by the poor, infirm, incurable or insane.

b. Sanatorium A hospital for the treatment of chronic diseases.

c. Animal Hospital An establishment for the care and treatment of sick or injured animals.

NURSING OR CONVALESCENT HOME A building other than a hospital where persons are lodged, furnished with meals, and nursing care for hire.

REHABILITATION CENTER A place for the restoration of health of individuals in need of special and temporary treatment.

JUVENILE OR ADULT FOSTER HOME Homes in which individuals are provided custodial care for rehabilitation.

SECTION 4 LOTS

LOT A parcel of land which may be occupied by one or more principal buildings and accessory buildings for uses customarily incident to them, including such open spaces as are used in connection with the principal building or buildings.

LOT AREA All of the land between the boundary lines of a lot but not including any portion of the public highway right of way that may be included within deed description of the lot.

LOT LINE A boundary line of a lot.
HIGHWAY RIGHT OF WAY That area owned by State, County or Town and used for highway purposes, or that area subject to public use for highway purposes and which is determined, for the purpose of this ordinance, to have a width not less than three (3) rods.

FRONTAGE The length of the front lot line abutting on the road, or the width between the sidelines extended to the highway.

FRONTAGE LAKE PROPERTY The length of the lot line abutting the lake shore.

FRONT YARD The land between the street right of way and the front line of the principal building and extending to the side lines of the lot; e.g., a yard in a residential district is at least 50 feet deep plus the highway right of way.

FRONT YARD LAKE PROPERTY The land between the lake shore and the principal building and extending to the side lines of the lot.

REAR YARD The land between the rear lot line and the rear line of the principal building and extending to side lines of the lot.

SIDE YARD Land between the principal building and side lot line and extending through from the front yard to the rear yard.

SECTION 5 MISCELLANEOUS

FARM Ten (10) or more acres of land used **PRINCIPALLY** for raising agricultural products, livestock, or poultry, excluding the raising of fur bearing animals, riding academies, or boarding stables, and dog kennels.

SIGN OR ADVERTISING DEVICE Any device, object, or building facade used for the visual communication or advertisement of a place, building, product, service or name.

BILLBOARD OR OUTDOOR ADVERTISING BILLBOARD Any device, object, or building facade situated on private premises and used for advertising goods, services, or places other than those directly related to the premises on which said sign is located.

KENNEL

a. **Boarding** A place where four or more dogs or small domesticated animals are boarded.

b. **Breeding** A place where three or more unspayed female dogs or small domesticated animals are kept for breeding purposes.

PAVED SURFACE An area covered with a smooth, hard, dense and durable material designed to drain under normal conditions.

NON-CONFORMING BUILDING, STRUCTURE, OR USE OF LAND A building, structure, or use of land existing at the time of the enactment of this ordinance which does not conform to the zoning regulations of the district in which it is situated.

RESIDENCE DISTRICT I That part of the Town of Ulysses which is not zoned Business, or Development District. See Zoning Map.

DISTRICT A region zoned for a specific purpose.

ARTICLE II

ADMINISTRATION

SECTION 1 ENFORCEMENT

This ordinance shall be enforced by the Zoning Enforcement Officer who shall be appointed by the Town Board, and who shall in no case, except under a written order of the Board of Zoning Appeals grant any building permit or statement of compliance for any building or land use, where proposed construction, alteration or use thereof would be in violation of any provision of this ordinance. No building in any district shall be changed, altered or extended if such change, alteration or extension shall effect the dimensions of the building or the number of dwelling units in said building without a building permit issued by the Zoning Enforcement Officer.

Every application for a building permit shall state the intended use of the building and shall be accompanied by a plot plan **DRAWN TO SCALE** and with dimensions shown indicating the size and shape of the lot and buildings.

Unless there has been substantial progress in the work for which a building permit was issued, said building permit shall expire one year from the date of issue.

When the Board of Zoning Appeals grants a variance **WITH CONDITIONS** the Zoning Officer is responsible for seeing that they are complied with, subject to the penalties of Article X, Section 1.

SECTION 2 BUILDING PERMITS

A Building Permit must be issued by the Zoning Enforcement Officer before any building or any other structure is constructed, reconstructed or enlarged. (Including but not limiting same to tanks, power and pump stations, signs in any district, swimming pools above or below the ground, other than above ground moveable children's wading pools.) Interior or exterior structural changes which do not extend the dimensions of a building do not require a building permit. Converting a building to apartments does require a building permit. See Article VI, Section 6.

SECTION 3 APPROVAL OF COUNTY HEALTH DEPARTMENT

No permit for any structure shall be granted until the Tompkins County Health Department requirements with respect to proposed methods of water supply and sewage or other waste disposal have been met.

SECTION 4 CONFORMANCE

It shall be unlawful to use or permit the use of any building or part thereof hereafter erected, changed, altered or extended in whole or in part which shall not conform in all respects to the requirements of this ordinance.

SECTION 5 BOARD OF ZONING APPEALS

There is hereby established a Board of Zoning Appeals consisting of five persons which shall function in the manner prescribed by law.

The members of the Board of Zoning Appeals shall be residents of the Town of Ulysses and shall be appointed by the Town Board to serve staggered terms of five years. Vacancies occurring in said board by expiration of term or otherwise shall be filled in the same manner.

The Town Board shall designate the chairman of the Board of Zoning Appeals and said board shall choose its vice chairman, who shall preside in the absence of the chairman. In the absence of both the chairman and vice-chairman, the Board of Zoning Appeals shall choose one of its number as acting chairman. Such chairman, or the party acting in his stead during his absence, may administer oaths and compel the attendance of witnesses.

The Board of Zoning Appeals shall appoint a secretary who shall take minutes of all its meetings and keep its records.

The Board of Zoning Appeals shall adopt from time to time such rules and regulations as it may deem necessary to carry into effect the provisions of this ordinance and all its resolutions and orders shall be in accordance therewith.

The Board of Zoning Appeals shall, in accordance with the provisions hereinafter contained in this Section hold public hearings to determine appeals from any refusal of a building permit or statement of compliance by the Zoning Enforcement Officer, or review any order or decision of the Zoning Enforcement Officer, where such order or decision is based upon the requirements of this ordinance. An appeal must be made within the time prescribed by the rules of the Board of Zoning Appeals.

Where there are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of this ordinance, the Board of Zoning Appeals shall have the power, in passing upon appeals, to vary or modify the application so that the spirit of the ordinance shall be observed and

public safety and welfare secured and substantial justice done.

SECTION 6 AREA VARIANCE

The Board of Zoning Appeals may hear an appeal for an Area Variance to relieve dimensional or similar requirements. Practical difficulties must be shown by the appellant.

In considering "practical difficulties" the Board of Zoning Appeals should consider:

1. How substantial the variation is in relation to the requirement.
2. The effect, if the variance is allowed, on the increased population density thus produced on available governmental facilities (fire, water refuse disposal and the like).
3. Whether a substantial change will be produced in the character of the neighborhood or a substantial detriment to adjoining properties created.
4. Whether the difficulty can be obviated by some method feasible for the applicant to pursue, other than a variance.
5. Whether in view of the manner in which the difficulty arose and considering all of the above factors the interests of justice will be served by allowing the variance.

SECTION 7 USE VARIANCE

The Board of Zoning Appeals may hear an appeal for a Use Variance to consider allowing a use not permitted by the ordinance. They must find that all three of the following conditions are present before granting a Use Variance:

1. The land in question cannot yield a reasonable return if used only for a purpose permitted in the district in which it is located.
2. The plight of the owner is due to unique circumstances and not to general conditions in the vicinity of the property.
3. The variance requested will not alter the essential character of the neighborhood.

SECTION 8 SPECIAL PERMIT

Where authorized by this ordinance, (Article IV, Section 1-h, i, j, l, m; Section 2-d; Article VI, Section 2-b, Section 3 and Section 8) the Board of Zoning Appeals may grant a Special

Permit for certain uses. In granting a Special Permit, the board shall determine that:

1. A need for the use in question exists in the community.
2. The proposed use will contribute to the convenience and prosperity of the community.
3. Neighboring persons and property will not be adversely affected.

The board may impose upon the appellant such reasonable conditions and safeguards as it deems necessary to protect the general welfare, health, and safety of the community.

The appellant shall bear the cost of advertising required for public hearings.

ARTICLE III ESTABLISHMENT OF DISTRICTS

SECTION 1 DISTRICT

For the purpose of this ordinance the Town of Ulysses is hereby divided into three (3) types of districts.

Residence
Business
Development

The boundaries of these districts are shown upon the "Zoning Map, Town of Ulysses, Tompkins County, New York". (Made by T. G. Miller, Engineer, Dated Sept. 12, 1972; Revised March 14, 1978). The map and all notations are part of this ordinance.

SECTION 2 DISTRICT BOUNDARIES

Where uncertainty exists with respect to the exact boundaries of the various districts as shown on the Zoning Map, the following rules shall apply:

1. The district boundaries are lot lines unless otherwise shown, and where the designation on the Zoning Map indicates a boundary approximately upon a lot line, such lot line shall be construed to be the boundary.
2. Distances shown on the Zoning Map are perpendicular or radial

distances from street lines measured back to the zone boundary line, which lines, in all cases where distances are given, are parallel to the street line.

3. Where the boundary of a district follows a stream, lake or other body of water, said boundary line shall be deemed to be at the limit of the jurisdiction of the Town of Ulysses, unless otherwise designated.

4. In other cases the boundary line shall be determined by the use of the scale on the Zoning Map.

5. Where a district boundary line divides a lot in a single ownership at the effective date of this ordinance, the BOARD OF ZONING APPEALS may permit the less restrictive use to extend to the entire lot, but in no event more than 50 feet beyond the boundary line of the district in which such use is authorized.

ARTICLE IV USE REGULATIONS

SECTION 1 RESIDENCE DISTRICTS

In any Residence District no land or building or part thereof shall be used for other than any of the following purposes:

- a. Dwelling.
- b. Church or other place of worship, convent, parish house, Sunday school building.
- c. Public library or public museum, public school, parochial school, nursery school, school operated by a non-stock corporation under the education laws of the State, any institution of higher learning including dormitory accommodations.
- d. Public park not conducted for profit, public playground, field houses or other accessory building, including necessary and desirable concessions, are permitted, provided that no such building shall be nearer than one hundred (100) feet to any lot line.
- e. Fire station or other public building necessary to the protection of or the servicing of a neighborhood.
- f. Golf course, except miniature golf courses operated on commercial basis, provided that no building shall be nearer than one hundred (100) feet to any lot line.

g. Garden or home nursery (non-commercial).

h. Commercial green house or nursery with SPECIAL PERMIT from BOARD OF ZONING APPEALS.

i. Hospital or sanatorium for the treatment of human beings, provided that no building so used shall be within one hundred (100) feet of any street right of way or within one hundred fifty (150) feet of the lot line of any adjoining owner, and only with a SPECIAL PERMIT from BOARD OF ZONING APPEALS.

j. Nursing or convalescent home, one hundred fifty (150) feet from lot line, but only with SPECIAL PERMIT from the BOARD OF ZONING APPEALS.

k. Juvenile or adult foster home for five or more persons requires a SPECIAL PERMIT from BOARD OF ZONING APPEALS.

l. Rooming house or tourist house.

m. Cemetery and the buildings and structures incident thereto, but only with a SPECIAL PERMIT from BOARD OF ZONING APPEALS.

n. Any public utility purpose, but only with a SPECIAL PERMIT from the BOARD OF ZONING APPEALS.

o. Such accessory uses as are customarily incidental to the above uses, subject to the provisions of Article IV, Section 2.

p. Harboring horses, ponies, cows or other farm animals including poultry is permitted in a Residence District only if:

1. The land on which they are kept shall be at least one half (½) acre in size for each farm animal, pony, horse or bird unit of fifty (50) birds or hutch of fifty (50) rabbits. The above designated land area shall be in addition to the minimum lot size described in Article V, Section 1.

2. The building or enclosure in which they are sheltered is kept in good repair and is situated no nearer than two hundred (200) feet from any residence.

3. The building or enclosure is cleaned frequently of waste materials and manure is disposed of in a manner which eliminates pollution problems such as odors, dust, and water run-off.

4. When birds are allowed open range they shall be confined by a bird tight fence.

5. No building or enclosure shall be permitted in a required front yard.

Existing situations at the time of the enactment of this ordinance which do not conform to the above provisions must be brought into compliance within one year of the enactment of this ordinance.

q. Existing animal hospitals or kennels may continue to operate but not expand their size or operation, providing they are kept in a clean, sanitary condition; and providing the animals do not create noise that is disturbing to nearby residents. Any new kennel or other small domesticated animal operation may only be located in a Development District and must be kept and operated in a clean, sanitary condition.

SECTION 2 ACCESSORY PERMITTED USES IN RESIDENCE DISTRICTS

Permitted uses in Residence Districts shall include the following:

a. The office of a resident doctor, dentist, musician, engineer, teacher, lawyer, artist, architect, real estate broker, or person engaged in similar occupation, where such office is a part of the residence building.

b. Customary home occupations, including but not limited to dressmaking, hairdressing, laundering, or homecooking, conducted by residents in the dwelling, provided that no goods or products or materials related to the occupation are publicly displayed.

c. Private garage or parking space, provided that not more than one (1) commercial vehicle shall be parked outside of a covered garage on any lot in a Residence District.

d. A temporary building for commerce or industry in a Residence District where such building is

necessary or incidental to the development of a residential area. Such building may not be continued for more than one year except upon SPECIAL PERMIT from the BOARD OF ZONING APPEALS.

SECTION 3 BUSINESS DISTRICTS

In Business Districts no building shall be erected, altered or extended, and no land or building or part thereof shall be used for other than one or more of the following uses:

- a. Any use permitted by Article IV, Section 1.
- b. Retail store.
- c. Business or professional office.
- d. Restaurant or other place for serving food and beverages.
- e. Bank or other monetary institution.
- f. Theater, including drive-in theater, bowling alleys or other place of amusement.
- g. Gasoline, sales station, garage for repairs, automobile sales building or lot.
- h. Tourist cabins, motel, hotel.
- i. Place of business of the following, and businesses of a similar and no more objectionable nature, provided that any manufacture or processing of goods on the premises is clearly incidental to a retail business conducted on the premises:

Baker
Barber
Cleaner
Confectioner
Decorator
Dressmaker
Florist
Hairdresser
Optician
Photographer
Printer
Shoemaker or Repairer
Undertaker

SECTION 4 OUTDOOR STORAGE

There shall be no unsightly outdoor storage of rubbish or refuse in connection with any of the uses permitted by this article. There shall be no dumping of rubbish except at designated sanitary landfills. A

permit is required and may be obtained from the Town Clerk.

SECTION 5 DEVELOPMENT DISTRICTS

The purpose of the Development District is to give flexibility to the zoning ordinance in order to encourage those developments which would be beneficial to the community, but which are not now permitted. They must not be contrary to the objectives of the ordinance.

Establishment of a Development District is an amendment to the zoning ordinance and all provisions in Article X, Section 2 apply.

In Development Districts, land and building may be used for any lawful purpose as authorized by the Town Board in accordance with the following procedure:

- a. Development Districts shall comprise at least three (3) acres.
- b. Application for establishment of a Development District shall be made to the Town Board. The Town Board shall refer the application to the Town Planning Board for consideration after requiring the applicant to furnish plans, accurate scale drawings, and specifications as may be required for a thorough understanding of the proposed development.

The Planning Board in reaching its recommendation on the proposed development, must consider, among other things:

1. The need of the community for the proposed use and the desirability of the proposed location.
2. The existing character of the neighborhood in which the use would be located. Specifically, nearness of adjacent property and impact on the future quality of the neighborhood.
3. Safeguards provided to minimize possible detrimental effects of the proposed use on the entire area and the adjacent property.
4. The preservation of trees, drainage ways, outstanding natural topography and geologic features, and prevention of soil erosion.

c. The Planning Board shall approve, approve with modification, or disapprove such application and shall report its recommendation of the Town Board.

d. The Town Board shall then hold a public hearing on the proposal, with public notice as provided by law for amendments to the zoning ordinance.

e. The Town Board then votes to approve or disapprove the proposal.

f. In the event the Planning Board had disapproved the proposal, or approved with modifications which the applicant is not willing to make, an affirmative vote of at least four (4) members of the Town Board shall be required to establish the Development District.

g. If approved, the Town Board must:

1. Define, in writing, the boundaries of the Development District.
2. List all specifications and restrictions approved of.
3. File these along with a scale drawn map, plans, elevations, and specifications in the special Development District file in the office of the Town Clerk.
4. Indicate the new district on the official Zoning Map displayed in the office of the Town Supervisor.

ARTICLE V

LOT AREA AND YARD REGULATIONS

SECTION 1 LOT AREA and FRONTAGE

No building or structure shall be erected on a lot of less area and frontage than listed below:

For Property Purchased Prior to August 17, 1977

- a. Residence District (on private septic system)
Lot Area:

30,000 square feet for one family.

15,000 square feet for second family in same structure.

10,000 square feet for each additional family in same structure in excess of two.

Frontage-150 feet

b. Residence District (on municipal water and sewer)

Lot Area:

15,000 square feet for one family.

7,500 square feet for the second family in the same structure.

5,000 square feet for each family in excess of two in the same structure.

Frontage-100 feet

c. Business District (with municipal water and sewer)

Lot Area:

20,000 square feet.

Multiple dwelling units must meet requirements in Article V, Section 1 and Article VI, Section 6 of this ordinance.

Frontage-100 feet

d. Business District (no sewer)

Lot Area:

1. Non-residence use-20,000 square feet.

2. Residence use-30,000 square feet if residence is in same building as the business.

3. Multi-unit residential buildings must meet regulations in Article V, Section 1 and Article VI, Section 6 of this ordinance.

Frontage-100 feet

For Property Purchased on or After August 17, 1977

a. Residence District (on private septic system)

Lot Area:

43,560 square feet (one acre) of usable area (as determined by the Tompkins County Health Department) for one or two families in the same structure.

Usable area excludes wetlands, swamps, bogs, ponds, waterways and flood plain areas as designated by the N.Y.S. Department of Environmental Conservation, and streets, highways, easements, and rights of ways. After exclusion of the above, the minimum lot size must be met in a single piece.

Lots must be shaped so that a circle of minimum 200 feet diameter can be inscribed entirely within the

confines of the usable area.

10,000 square feet for each additional family in the same structure in excess of two.

Frontage-200 feet

b. Residence District (on municipal water and sewer)

Lot Area:

15,000 square feet for one family.

7,500 square feet for second family in same structure.

5,000 square feet for each family in excess of two in the same structure.

Frontage-100 feet

c. Business District (with private septic system)

Lot Area:

43,560 square feet-Non-residence use.

43,560 square feet-Residence use.

If residence and business are in separate buildings with each requiring a septic system, two acres are required.

Multi-unit residential buildings must meet regulations in Article V, Section 1, and Article VI, Section 6.

Frontage-200 feet

d. Business District (with municipal water)

Lot Area:

20,000 square feet

Multiple dwelling units must meet requirements in Article V, Section 1, and Article VI, Section 6.

Frontage-100 feet

SECTION 2 YARDS

There shall be provided in connection with all buildings and structures, yards no less in size than listed below:

Residence Districts

Front Yard 50 feet from highway right of way

Side Yard 15 feet each (Lake property-5 feet)

Rear Yard 35 feet

Business Districts

Front Yard 75 feet from highway right of way

Side Yard 20 feet each

Rear Yard 25 feet

SECTION 3 EXISTING LOTS

Other provisions of this ordinance notwithstanding, nothing shall prohibit the use of a lot of less than the required area for a single family dwelling in any district, when such a lot, at the enactment of this ordinance, was owned or leased by persons other than those owning or leasing any adjoining lot, provided that all other provisions of this ordinance are complied with.

SECTION 4 FRONT YARD EXCEPTIONS

Other provisions of this ordinance notwithstanding, no building in any district need have a front yard greater in depth than the average depth of the front yards of the lots next thereto on either side; a vacant lot, an adjacent street, or lot with a front yard greater than the minimum required depth being counted as if it were the minimum front yard for the district in which it is located, but in no case shall the front yard in any district be less than twenty (20) feet in depth.

SECTION 5 SIDE YARD ON CORNER LOT

On a corner lot in any district, the side yard on the side street shall be at least one-half the required front yard.

SECTION 6 OPEN PORCHES

In determining the size of yards for the purpose of this ordinance, porches, or carports, open at the sides, but roofed shall be considered a part of the building.

SECTION 7 FENCES AND WALLS

The provisions of this ordinance shall not apply to fences or walls not over six (6) feet high above the natural grade, except as limited by Article V, Section 8, nor to terraces, steps, unroofed porches, or other similar features not over three (3) feet high above the level of the floor of the ground story.

SECTION 8 CORNER VISIBILITY

In any district no structure, fence or planting over three (3) feet in height, measured from the center of the adjacent travelled way, shall be maintained on any corner lot within a

triangular area formed by the lot lines along the streets to the points on such lines a distance of thirty (30) feet from their intersection, and a line connecting such points. Any fence or planting that does not conform to the requirements of this Section shall be made to conform within one year from the date that this ordinance becomes effective.

SECTION 9 PROJECTIONS IN YARDS

Every part of a required yard shall be open from its lowest point to the sky unobstructed, except for the ordinary projections of sills, belt courses, pilasters, leaders, chimneys, cornices, eaves and ornamental features provided that no such projection extends more than two (2) feet into any required yard.

Bays, including their cornices and eaves, may extend not more than two (2) feet into any required yard provided that the sum of such projections on any wall, shall not exceed one-third the length of such wall.

An open fire balcony or fire escape may extend not more than four (4) feet into any required yard.

SECTION 10 REDUCTION OF LOT AREA

Whenever a lot upon which stands a building is changed in size or shape so that the area and yard requirements of this ordinance are no longer complied with, such building shall not thereafter be used until it is altered, reconstructed or relocated so as to comply with these requirements. The provisions of this Section shall not apply when a portion of a lot is acquired for a public purpose.

SECTION 11 MORE THAN ONE BUILDING ON A LOT

When there is more than one principal building on a lot in any district, the space between such buildings must be at least equal to the sum of the side yards required by such buildings if built in the side yard; or the sum of the rear and front yards if the building is in the rear yard.

SECTION 12 ACCESSORY BUILDING

Accessory buildings may not occupy any required open space other than a rear yard. However, a garage may be located in rear or side yard but may not extend into the front yard. Accessory buildings may not occupy

more than forty (40) percent of any required rear yard and shall not be less than three (3) feet from any rear lot line.

An accessory building on a corner lot shall not be less than five (5) feet from the rear lot line and may not be nearer the side street than the required front yard depth on the side street.

Accessory buildings shall in no case exceed twenty (20) feet in height.

Where the natural shape of the ground exceeds a twenty (20) percent rise or fall directly from the street right of way, a private garage, not over one story in height, may be located in the front yard not less than five (5) feet from the street right of way.

For property abutting Cayuga Lake a boat house in the front yard shall be a permitted accessory.

ARTICLE VI

GENERAL PROVISIONS

SECTION 1 FARM REGULATIONS

A farm, as defined in Article I, Section 5, shall be exempt from the requirements of this ordinance as long as it is used as a farm, except as hereinafter stated:

a. Any new farm related buildings must be 50 feet back from the highway right of way.

b. Any building on a farm used for residence or related purpose is subject to the regulations of this ordinance.

c. Sauna baths, swimming pools, and buildings housing vehicles other than farm vehicles are not exempt from the regulations of the ordinance.

SECTION 2 BUILDING FLOOR AREA

a. No permanent dwelling unit in any district shall be erected, created, or altered to provide for less than seven hundred fifty (750) square feet of enclosed livable floor area, exclusive of garage or carport.

b. Summer houses, cottages and camps containing less than 750 square feet may be constructed only on SPECIAL PERMIT from the BOARD OF ZONING APPEALS.

c. Trailer or campers less than seven hundred fifty (750) square feet in floor area, may be used as a temporary accessory residence, adjoining

a permanent residence or private recreational area, for periods not exceeding six (6) weeks in any three months period, or in any duly authorized campsite.

d. Trailers or campers may be used as a temporary residence or office on a construction site for a period not to exceed one (1) year.

SECTION 3 EXTRACTION OF NATURAL PRODUCTS

The removal of sod, loam, sand, gravel or quarried stone shall be permitted only on SPECIAL PERMIT from the BOARD OF ZONING APPEALS, except when incidental to or in connection with the construction of a building.

SECTION 4 PUBLIC GARAGES AND GASOLINE SALES STATIONS

a. No part of any public garage shall be used for residence or sleeping purposes except by a watchman.

b. No part of any building used as a public garage or gasoline station and no filling pump, lift, or other service appliance shall be erected within two hundred (200) feet of any Residence District.

c. No gasoline or oil pump, no oiling or greasing mechanism and no other service appliance installed in connection with any gasoline sales station or public garage shall be within fifty (50) feet of any street right of way.

SECTION 5 LOCATION OF BODY SHOPS, ANIMAL CARE FACILITIES, RECREATIONAL FACILITIES

Other provisions of this ordinance notwithstanding, the following uses shall not be permitted nearer to any Residence District than the following specified distances:

a. Garage for painting or repairing automobile bodies involving hammering or other work causing loud or unusual noise or fumes or odors. Three hundred (300) feet.

b. Animal hospital, kennel, or place for boarding animals. Three hundred (300) feet.

c. Theater, including drive-in theater, dance hall, bowling alley, skating rink. Three hundred (300) feet.

SECTION 6 MULTIPLE DWELLINGS

When a single family residence is converted to one or more apartments the following procedures are required:

a. Approval of the Tompkins County Health Department.

b. Building Permit must be obtained.

c. Parking shall be provided according to the specifications in Article IX, Section 1, a.

SECTION 7 ABANDONED CELLAR HOLES and DESTROYED OR DERELICT BUILDINGS

If excavation for a building was begun, but no structure built by the time one year has elapsed, any such excavation shall be covered over or refilled to the normal grade by the owner. Any building substantially destroyed by any cause shall be rebuilt or demolished within one year. "Substantially destroyed" shall mean in excess of 50 percent. Any excavation or cellar hole remaining after the demolition or destruction of a building from any cause shall be covered over or filled by the owner within one year.

Fencing or similar safety measures shall be provided around excavations, derelict buildings, damaged structures, construction sites, and other hazardous sites, immediately upon the determination by the Zoning Officer that it is necessary in the interest of public safety.

If a property owner fails to comply with any of the provisions of this section he is subject to the penalties provided in Article X, Section 1.

SECTION 8 JUNK YARDS, BILLBOARDS, OPEN STORAGE, AUTOMOBILE SALES LOTS

Notwithstanding any of the provisions of this ordinance, any automobile or other junk yard, including any open area for the storage of building materials, scrap metal, paper, rags,

glass, broken appliances (such as stoves, etc.), refuse and other debris, in existence in any district shall be discontinued. However, the Board of Zoning Appeals may grant a Special Permit for continuation of such use.

Any automobile sales lot or any billboard or nonconforming sign or advertising device in existence in a Residence District at the enactment of this ordinance shall be discontinued within one (1) year of such date.

No lot may contain one or more abandoned, partially dismantled or nonoperative motor vehicles in any open area.

SECTION 9 MOBILE HOMES

Mobile Homes are permitted only in a Mobile Home Park or a Development District.

SECTION 10 BUSINESS LANDSCAPING

Commercial establishments in Business Districts or permitted businesses in Residential Districts shall be landscaped in such a manner to be attractive to the area.

ARTICLE VII NONCONFORMANCE

SECTION 1 CONTINUATION OF EXISTING USES

Except as provided in Article V, Section 10 and elsewhere in this Article, any use of land, or building or part thereof, existing at the time this ordinance becomes effective may be continued, although such building or use does not conform to the provisions of the ordinance.

SECTION 2 ABANDONMENT OF USE

When a nonconforming use has been discontinued for a period of at least one year, it shall not thereafter be reestablished irrespective of the reasons for such discontinuance or the intent of the owner of the premises or any other person, and the future uses shall conform with the provisions of this ordinance.

SECTION 3 ALTERATIONS

No nonconforming building shall be

altered or extended except as authorized by the Board of Zoning Appeals.

SECTION 4 CHANGES AND RESTORATION

A nonconforming use may be changed to a conforming use and thereafter shall not again be changed to the prior use.

Nothing shall prevent the substantial restoration to its former condition or better, within six (6) months, and the continued use of a nonconforming building damaged less than eighty-five (85) percent of the market value of the building immediately prior to such damage by fire, flood, earthquake, act of God or the public enemy.

SECTION 5 REPAIRS AND MAINTENANCE OF NON-CONFORMING BUILDINGS

On any nonconforming building, ordinary repairs may be made. Non-bearing walls, fixtures, wiring, or plumbing may be repaired or replaced, provided that the cubic content of the building as it existed at the effective date of this ordinance will not be increased.

Nothing in this ordinance prevents the strengthening or restoring to a safe condition of any building or part thereof declared to be unsafe by any official charged with protecting the public safety, upon order of such official.

ARTICLE VIII

SIGNS

SECTION 1 USE REGULATIONS

a. In general, and unless otherwise specified in this Article, no portion of any sign shall be closer than fifteen (15) feet from any road right of way.

b. Any sign authorized by this Article shall be maintained in a safe condition and kept in good repair.

c. In addition to sign uses specifically named in the Article, the following uses are permitted in both business and residential districts:

1. Signs required by law.

2. Official signs required by a governmental agency or utility company — maximum size thirty-two (32) square feet.

3. Roadside farm stands advertising the sale of locally produced farm products — three signs, twelve (12) square feet each.

4. Camps, clubs, outdoor recreation facilities, schools and churches — two signs, twenty-four (24) square feet each.

5. Advertising for the sale, hire or lease of only the land or buildings on which the sign is located — one sign, ten (10) square feet.

6. One temporary sign denoting the architect, engineer, or contractor placed on premises where construction, repair or renovation is in progress — sixteen (16) square feet.

7. One temporary sign for advertising the sale or rental of services or goods not to exceed four (4) square feet.

d. Any illuminated sign or lighting device shall employ only lights emitting a light of constant intensity, and no sign shall be illuminated by or contain flashing, intermittent, rotating, or moving light or lights. In no case shall an illuminated sign or lighting device be so placed or so located so as to permit the beams and illumination therefrom to be directed or beamed upon a public street, highway, sidewalk, or adjacent premises so as to cause glare or reflection that may constitute a traffic hazard or nuisance.

e. Advertising letters or symbols on opposite sides of a material or structure less than one foot thick shall be considered only one sign.

f. If a sign consists of independent detached letters or symbols, the area of the sign shall be determined by measuring the area within a polygon enclosing all such letters or symbols as they are intended to be installed.

g. No free standing sign shall exceed fifteen (15) feet in height including support.

h. Signs allowed on buildings shall be placed on the exterior walls of the building. No portion of a sign or its support shall extend above the fascia of the roof edge, or be mounted on or above the roof.

SECTION 2 RESIDENCE DISTRICTS

No sign or advertising device is allowed except the following:

a. One bulletin board or sign not exceeding six (6) square feet.

b. Two directional signs indicating local businesses or services or locally produced products for sale, not exceeding six (6) square feet.

c. One sign for a multiple dwelling or tourist home not exceeding ten (10) square feet, in addition to (b) above.

SECTION 3 BUSINESS DISTRICTS

a. Signs referring to the use of premises are permitted with the size and the number not exceeding the following listing. Signs may be either free standing or placed on the exterior surface of the building. Existing signs not referring to use of the premises must be removed within one (1) year from the date of adoption of this ordinance.

1. Retail business not in shopping center — 2 signs; size, free standing, forty (40) square feet; size on facade twenty-five (25) percent of facade.

2. Retail business in shopping center — 1 sign; size sixteen (16) square feet; size on facade sixteen (16) square feet.

3. Shopping centers or plazas; manufacturing assembly or industrial uses — 2 signs; size one hundred sixty (160) square feet; size on facade twenty (20) percent of facade. No sign closer than thirty (30) feet from road right of way.

4. Wholesaling, storage, printing, welding, plumbing and similar uses; automobile and machinery sales, service, washing and maintenance; commercial indoor recreation; motel; outdoor theater — 2 signs; size eighty (80) square feet; size on facade twenty (20) percent of facade.

5. Offices and laboratories — 1 sign; size eighty (80) square feet; size on facade twenty (20) percent.

6. Gasoline stations — 2 signs; size thirty-two (32) square feet; size on facade ten (10) percent. In addition, two small (10 square feet) advertising signs are allowed.

b. Billboards are allowed by permit issued from the Town Board only and in no case shall exceed one hundred sixty (160) square feet in area or located closer than thirty (30) feet from highway right of way. When approving such billboards, the Town Board shall take into consideration the size, construction and design, location and effect on surrounding

property, safety of vehicular traffic, and maintenance provisions including provision for removal of an abandoned or improperly maintained sign.

ARTICLE IX

PARKING

SECTION 1 OFF STREET PARKING

Off street parking shall be provided as specified in this Section and shall be paved, surfaced or covered with gravel so as to be well drained, maintained, and shall be provided with necessary access driveways.

All uses allowed by this ordinance, as well as use variances and permits shall include at least the amount of off street parking space specified in the following schedule:

a. For each dwelling unit — one space, except for dwelling units occupied by more than three unrelated persons where one space per person shall be required.

b. For each tourist room — one space per tourist room.

c. For a church — one space for each four (4) persons to be seated.

d. For an educational building — one space for each employee and one space for each ten (10) students.

e. For a community center or other civic or semi-public structure — one space for each two hundred (200) square feet of gross floor space plus one space for each employee.

f. For public or private parks or playgrounds — ample space to accommodate the parking requirements of the expected use.

g. For commercial recreational facilities — one space for each 200 square feet of space enclosed for indoor facilities plus one space for each 5,000 square feet, or major fraction thereof, up to ten (10) spaces, and thereafter, one space for each 20,000 square feet or major fraction thereof, of outdoor facilities.

h. For a restaurant, club, lodge or similar use — one space for every seventy-five (75) square feet of gross floor area.

i. For any retail commercial use — two (2) square feet of parking space for each square foot of gross floor area.

j. Professional office, studio, or bank — one space for each one hundred (100) square feet of gross floor area plus one space for each employee.

k. Doctors' offices — one space for each one hundred (100) square feet of floor space plus one space for each Doctor's assistant or employee.

l. beauticians, barbers, and similar services — one space for each one hundred (100) square feet of floor space, plus one for each operator and assistant.

m. For research offices and laboratories — one space for each two hundred (200) square feet of gross floor area or one space for each two employees working on the largest shift, whichever is greater.

n. Home occupation — in addition to the dwelling unit requirement, ample space to accommodate parking requirements for the expected use.

o. For a hospital, clinic, nursing home, hotel, motel, or similar use — one space for each two bed space plus one space for each employee.

p. For all machinery display and repair shops — one space for each employee plus one space for each 5,000 square feet, or major fraction thereof, of gross lot area.

q. For a manufacturing, assembly or other industrial use — one space for each two employees.

r. For lumber, building materials and other similar storage yards — one space for each employee plus one for each 5,000 square feet or major fraction thereof of gross storage area.

s. For wholesale, storage and warehouse facilities — one space for each two employees.

t. For all service uses such as printing, welding, plumbing and similar shops — one space for each employee or one space for each five hundred (500) square feet of floor area devoted to such use, whichever is greater.

ARTICLE X

MISCELLANEOUS

SECTION 1 VIOLATIONS AND PENALTIES

Any person, firm, corporation or other violating any provision of this ordinance shall be deemed guilty of an offense and upon conviction thereof shall be subject to a fine not exceeding two hundred fifty (250) dollars, or to imprisonment not exceeding fifty (50) days, or to both such fine and imprisonment, for each and every violation and for each week and every week that such violation continues.

In addition to other penalties, the Town of Ulysses may institute any appropriate action or proceeding to prevent the unlawful erection, construction, alteration, or use of any building or land in violation of the requirements of this ordinance.

SECTION 2 AMENDMENTS

a. Hearing

The regulations, restrictions, and boundaries set forth in this ordinance may be amended, supplemented, changed, or repealed by the Town Board. However, no such action may be taken until after a public hearing, at which parties in interest and other persons have an opportunity to be heard.

b. Notice

A notice of the time and place of the hearing and a brief description of the proposed amendment will be published in the officially designated newspaper at least fifteen (15) days prior to the public hearing.

Written notice at least ten (10) days prior to the hearing must be given to the following agencies, if the land affected by the amendment lies within one hundred fifty (150) meters or five hundred (500) feet of land in the following jurisdictions:

1. Any state park or parkway: the State Regional Park and Recreation Commission.

2. Any city, village, or town: the clerk of the city, village or town.

3. Any other county: the clerk of the Board of Supervisors of that county.

4. Any of the above: the county planning agency.

SECTION 3 VALIDITY

The invalidity of any section or provision of this ordinance shall not invalidate any other section or provision thereof.

SECTION 4 WHEN EFFECTIVE

This ordinance shall be in effect upon adoption and publication as provided by law.

ARTICLE XI

ENVIRONMENT

SECTION 1 ENVIRONMENTAL PERFORMANCE STANDARDS

1. Landscaping. All required yards may be either landscaped or left in a natural state. They shall be properly maintained in a well-kept condition.

Parking areas shall also be maintained in a well-kept condition.

2. Noise. Noise from any source shall be muffled so as not to become objectionable due to intermittence, beat, frequency, shrillness or intensity.

3. Odors. Odors from any use shall not be discernible at the property line to the extent that they are objectionable to surrounding inhabitants within five hundred (500) feet.

4. Glare. Glare, whether direct or reflected, such as from floodlights as differentiated from general illumination, shall not be visible at any property line.

5. Exterior Lighting. Any lights used to illuminate exteriors of buildings, signs, other structures, or landscaping shall be directed and screened so the glare is not visible from anywhere off the property. Flashing lights are not to be used for exterior illumination of buildings, signs, other structures, or landscaping.

6. Inspections of a facility or activity for purposes of enforcing compliance with these performance standards are to be conducted by the Zoning Officer on his or her own initiative, on receipt of a complaining petition, or upon direction by competent public authority.

APPENDIX A

DESIGNATED BUSINESS DISTRICTS

Business districts are shown on the Zoning Map as insets 1, 2, 4, 5 and 6 and are described in Appendix C.

APPENDIX B

Authorized Development Districts of Ulysses Township

DEVELOPMENT DISTRICT NO. 1

1. This district shall be known as Development District No. 1.

2. The purposes for which the district may be used are as follows:

a. Campsites

b. Living accommodations for campers shall be either tents, travel trailers, motor homes or pick-up campers or vehicles built with the intent to be used as such. Travel trailers are defined as: a vehicular portable structure built on a chassis designed to be used as a temporary dwelling for travel, recreational and vacation uses; subject to highway regulations as a travel trailer. This is in contrast to a mobile home unit which is much larger and which is not frequently moved and when it is moved, is generally pulled by a truck.

c. No campsite shall be occupied for more than seven months in any calendar year by the same camper and his living accommodations. There shall be no permanent residence on the camp grounds as described in this Development District.

3. AREA OF THE DISTRICT

The area of said district shall be approximately 83 acres fronting on Kraft Road in said Town, bounded and described as follows:

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Ulysses, County of Tompkins and State of New York, and being part of Military Lot 16 in said Town and bounded and described as follows:

BEGINNING at a point in the center line of Kraft Road approximately 2,643 feet from the west line of Military Lot 16;

THENCE south parallel to the west line of Military Lot 16 approximately 2,061 feet to the south line of Military Lot 16;

THENCE west along the said south line of Military Lot 16 approximately 2,643 feet to the west line of said Military Lot 16 (being the east line of Military Lot 15);

THENCE north along the west line of Military Lot 16 approximately 1,188 feet to a point;

THENCE northeasterly along a hedgerow and woodlot about 528 feet;

THENCE in a southeasterly direction along the said hedgerow and woodlot about 462 feet;

CONTINUING THENCE in a southeasterly direction along the said hedgerow about 792 feet to a second hedgerow which runs north and south;

THENCE north along the said second hedgerow about 792 feet to a third hedgerow which runs east and west;

THENCE east along said third hedgerow about 462 feet;

THENCE north about 350 feet to the center line of Kraft Road;

THENCE east along the center line of Kraft Road about 462 feet to the point of BEGINNING.

SUBJECT TO existing and public rights within the lines of said Kraft Road.

BEING a part of the premises conveyed to Charles Lueder, Jr. and Jeanne W. Lueder by J. Warren Chase Individually and as Administrator of the Estate of Ida May Chase, also known as Ida W. Chase, Mabelle C. Griffin and Amelia Chase by deed dated September 2, 1941 and recorded the same day in the Tompkins County Clerk's Office in Liber 261 of Deeds at page 340.

4. SPECIFICATIONS FOR CAMPSITES

a. No site shall be closer than 50 feet to another campsite.

b. No site shall be constructed closer than 500 feet to the highway.

c. No vehicle shall be parked closer than 400 feet to the public highway for more than a two hour period.

d. No site shall be closer than 100 feet to the south and east lines of the Lueder barn.

e. The gate house shall be at least 200 feet back from Kraft Road.

f. All roads within the district shall be at least 12 feet in width, properly marked with the necessary warning signs.

g. Each campsite shall have a designated area for campfire and be located cleared and protected in accordance with recommendations of the Trumansburg Fire Chief.

h. Fences or tightly grouped shrubs shall define the south and east lines of the district so as to effectively prevent travel of campers upon adjacent property.

5. SEWAGE AND GARBAGE DISPOSAL

a. Sewage and garbage disposal shall meet all requirements of the Tompkins County Health Department.

b. Rodent tight refuse containers shall be provided so that there shall be a minimum of one container for every four campsites.

c. There shall be absolutely no dumping of any type of refuse whatsoever in Willow Creek.

d. Garbage shall be picked up at least twice per week during the months of June, July and August and at least once per week during the remainder of the season.

6. WATER FACILITIES

a. Drinking water shall be provided and conform to the Tompkins County Health Department's standards.

b. There shall be no bathing in Willow Creek.

7. MAINTENANCE

The entire district shall be kept free and clear of all litter and maintained in a neat and orderly manner.

8. SIGNS

One sign or bulletin board not exceeding 18 square feet in area is authorized referring to the use of the premises. Said sign shall not be self-

illuminating and the bottom of said sign shall not be more than five (5) feet from the ground.

9. COMMERCIAL SALES

There shall be no commercial sales in this district except the sales of firewood, charcoal, or other fuel to be used for camp purposes, and an inventory of miscellaneous and sundry items for the accommodation and use of campers and their guests.

DEVELOPMENT DISTRICT NO. 2

1. This district shall be known as Development District No. 2.

2. The purposes for which the district may be used are as follows:

a. The construction of a research building for Babcock Poultry Farm, Inc., said building to be 72 feet by 32 feet in width and located approximately 150 feet from the east line of Route 96 and 190 feet from J & L Motor Court on the 20 acre premises to be purchased by Babcock Poultry Farm, Inc., as hereinafter described.

b. The construction of further buildings within the Development Area hereinafter described shall be subject to the approval of the Planning Board and the Town Board of the Town of Ulysses after Public Hearing.

c. There shall be no chicken houses, breeding of chickens, or sale of chickens in said Development District.

3. AREA OF THE DISTRICT

The area of said district shall be approximately 20 acres fronting on Route 96 and bounded and described as follows:

BEGINNING at a pipe marking the intersection of the south line of Cold Springs Road with the easterly line of New York State Route 96 running from Trumansburg to Jacksonville; thence running S 83 degrees E 1129.5 feet along the southerly side of Cold Springs Road right-of-way to a pipe set in the southerly line of said road marking a northwesterly corner of premises of Stanford C. Bates and wife as conveyed by the deed recorded in the Tompkins County Clerk's Office

March 1, 1956, in Book 385 of Deeds at page 412; thence running S 17 degrees 40 minutes W and along a westerly line of Bates 100 feet to a pipe; thence running S 55 degrees 10 minutes W and along a westerly line of said Bates parcel, 267 feet to an iron pipe; thence running S 14 degrees 20 minutes E and along southerly line of said Bates 231 feet to iron pipe; thence running north 86 degrees 55 minutes E 545 feet to iron pipe; thence running S 9 degrees 30 minutes W and along a further westerly line of Bates 139 feet to a fence line; thence running S 31 degrees 45 minutes W and along lands now or formerly of Raymond Swartwood 149.8 feet to an iron pipe; thence running N 83 degrees W along an old fence line marking premises now or formerly of Gillispie heirs 183.5 feet to a pipe; thence running S 6 degrees 45 minutes W and along a westerly line of said Gillispie heirs marked by a fence, 278.8 feet to a pipe; thence running S 84 degrees 30 minutes W 475.7 feet to an iron pipe set in the easterly line of New York State Highway right-of-way Route 96; thence running N 24 degrees 23 minutes W and along the easterly line of said Highway about 119 feet to an iron pipe; thence running 31 degrees 38 minutes W and along the easterly line of said Highway 1225 feet to the pipe marking the point or place of beginning.

4. SPECIFICATION FOR SAID DISTRICT

a. An incinerator shall be provided by the Babcock Poultry Farm, Inc., if same is needed to eliminate odors in the area. Said incinerator to meet the requirements of the Tompkins County Health Department.

b. Sewage and garbage disposal shall meet all the requirements of the Tompkins County Health Department.

c. Drinking water shall be provided and conform to the Tompkins County Health Department's standards.

d. The entire district shall be kept free and clear of all litter and maintained in a neat and orderly manner and landscaped in keeping with the surrounding area and especially a landscape of the parking area.

5. SIGNS

Two signs or bulletin boards not exceeding 18 square feet in area per sign are authorized referring to the use of the premises. Said signs shall not be self-illuminating and the bottom of said sign shall not be more than 5 feet from the ground.

APPENDIX C

Description of Insets on Zoning Map

INSET 1

All that tract or parcel of land commencing at the southwest boundary of the Trumansburg Fair Grounds and running southerly along the westerly side of Route 96 to the intersection of said highway right of way and the intersection with the northerly line of the Rabbit Run Road, thence, northwesterly along the north line of Rabbit Run Road to the southwest corner of the Fair Grounds; thence easterly along the southwest boundary of the Fair Grounds to the point of, beginning. On the east side of Route 96 commencing at the intersection of the Duddlestone Road and Route 96 and moving northerly 1,700 feet along Route 96 and having a depth of 300 feet.

INSET 2

From the intersection of the Halseyville Road and Route 96 moving south the east side of Route 96 for 1,610 feet, thence west for 600, north for 91 feet, thence west for 250 feet to the east side of the Halseyville Road, thence north for 1,330 feet to the intersection of the Halseyville Road and Route 96.

INSET 3 Babcock's Development District described in Appendix B. Description of approved additions to the district are on file at the Town Hall.

INSET 4 Beginning at the south intersection of Route 96 and the South Jacksonville Road, and moving south on the west side of Route 96 to the southern most line of Lot No. 25-5-2.2, as shown on the Tax Map, thence westerly 140 feet, thence northerly 79 feet, thence westerly 118 feet to the east side of the South Jacksonville Road, thence northerly, on the same side of the South Jacksonville Road for 190 feet, plus or minus, thence westerly, across the South Jacksonville Road for 121 feet, plus or

minus, thence northerly 37 feet to a point on Lot No. 25-6-16 as shown on the Tax Map, thence westerly 213 feet, following the southern most line of Lot No. 25-6-16, thence northerly 109 feet, thence easterly 300 feet plus or minus, crossing Route 96 to a point on the easterly side of Route 96, moving north from this point for 100 feet, plus or minus, thence easterly following the northern most lot line of Lot No. 25-3-8, as shown on the Tax Map. Thence across the North Jacksonville Road, moving easterly and following the northern most lot line of Lot No. 25-4-25 for 490 feet, plus or minus, thence south for 170 feet, thence southwesterly for 420 feet, plus or minus, following the northern most line of Lot No. 25-4-21 as shown on Tax Map and with a frontage on the east side of Route 96.

INSET 5

Route 96 and intersection of Perry City Road--Beginning from the southwest intersection of the Perry City Road and Route 96, moving south to and through the intersection of the Van Dorns Corners Road, on south to the northern most lot line of Lot No. 34-3-13, as shown on the Tax Map. From the southeastern intersection of the Perry City Road and Route 96, south to the most southern lot line being 300 feet deep of Lot No. 34-2-8, as shown on the Tax Map. At the northwest intersection of Route 96 and the Perry City Road all of the Lot No. 26-2-14.1, as shown on the Tax Map. At the northeast intersection of the Perry City Road and Van Dorns Corners Road, moving 300 feet along the east property line of Lot No. 26-2-14.2, thence westerly 450 feet, plus or minus, to center of the branch of Willow Creek, thence southwesterly 340 feet plus or minus, to the northeasterly line of the highway line of Route 96.

INSET 6

Krums Corners Road--From the intersection of the Krums Corners Road on the east side of Route 96 south to the intersection of the Wilkins Road and Route 96. From the south side of the Wilkins Road, at intersection with Route 96, south for 600 feet on the east side of Route 96 being 300 feet deep, on the west side of Route 96, beginning at the southern lot line of Lot No. 33-4-3.3, as shown on the Tax Map, south for 600 feet, being 300 feet deep.

INSET 7

Development District No. 1 and is described in Appendix B.

INSET 8 Located on south side of Swamp College Road and being all of Tax Map Parcel No. 25-6-1, as shown on county Tax Map. (Mobile Home)

INSET 9

Located on southwesterly side of New York State Route 96 and being all of Tax Map Parcel No. 26-3-8.3, as shown on county Tax Map. (Mobile Home)

INSET 10

1. Located at southeasterly corner of Cold Springs Road and Podunk Road and being all of Tax Map Parcel No's. 21-1-1 and 21-1-1.1, as shown on county Tax Map. (Podunk Ski Shop)

2. Located on west side of Podunk Road opposite Cold Springs Road and being all of Tax Map Parcel No. 22-5-2, as shown on county Tax Map.

INSET 11 Located on south side of Terrell Road and being all of Tax Map Parcel No's. 21-3-3.13 and 21-3-3.16, as shown on county Tax Map. (Mobile Home)

NOTE: Dimensions are not given for Insets 8, 9, 10 and 11 since they are shown on insets and tax maps and all follow tax map parcel lines of tax maps dated 5-1-77.

