

Town of Empire

Land Division / Subdivision & Zoning Ordinance

COMPREHENSIVE PLAN RECOMMENDATIONS & CURRENT RESIDENTIAL ZONING CLASSIFICATIONS

Comprehensive Plan Vision

To preserve our rural character, protect our natural and historical resources, promote sustainable growth, and provide a legacy that will enrich the lives of future generations.

Community Design Considerations (relevant to ordinance revision process)

- Preserve rural character
- Maintain dark skies
- Avoid sprawl

Goals

- *Housing* - Revise Land Division Ordinance to require conservation subdivision developments or require a higher percentage of open space in all new developments
- *Transportation* – Adopt trail and path requirements for new residential subdivisions; consider requiring traffic impact analyses for new subdivisions
- *Utilities & Community Facilities* – Update zoning ordinance to include childcare facilities in the Business District; consider adopting impacts fees; consider adopting wind turbine siting requirements in zoning ordinance
- *Ag/Nat/Cultural Resources* – Consider revising zoning ordinance to better protect Niagara Escarpment; establish a network of green corridors; establish groundwater monitoring wells in new subdivisions
- *Economic Development* – Require property tax impact statement for new development proposals
- *Land Use* – Develop critical areas overlay in zoning ordinance; include exterior lighting provisions in zoning ordinance

Residential (R-1) Zoning District

- Permitted uses - Single- and two-family dwellings; community living arrangements (8 or fewer persons), adult family homes, foster homes, utilities and other essential services)
- Minimum lot size – 20,000 sq ft (0.46 acres) with public sewer; 43,560 sq ft (1 acre) without public sewer