

**Town of Groton Land Use & Development Code of 2011
Table of Contents**

Article 1: Introduction	
Section 100. Legislative Authority	1
Section 101. Title	1
Section 102. Planning Basis	1
Section 103. Interpretation	1
Section 104. Conformance with New York State Law	2
Section 105. Severability	2
Section 106. Effective Date	2
Section 107. Repeal	2
Section 108. Availability	2
Section 110. Nonconformance	2
Section 111. Statement of Nonconformance Policy	2
Section 112. Nonconforming Lots of Record	3
Section 113. Nonconforming Activities	3
Section 119. Use of Certain Words	4
Section 120. Definitions	5
Figures 1A & 1B	16
Article 2: Land Subdivision Regulations	
Section 200. Purposes	17
Section 201. Declaration of Policy	17
Section 202. Applicability and Legal Effect	18
Section 203. All Subdivisions	19
Section 204. Coordination with Tompkins County Health Dept	19
Section 205. Referral to the Tompkins County Planning Dept	19
Section 206. Planning Board Use of Consultants	19
Section 207. State Environmental Quality Review	19
Section 208. Reimbursable Costs.	20
Section 209. Plat Review of Undeveloped Subdivisions	20
Section 210. Initiation of Subdivision Review: Submission of a Sketch Plat	20
Section 211. Classification as to Type of Subdivision Review Procedure	21
Figure 2-A Subdivision Classification Procedure Chart	22
Section 220. Minor Subdivision - Review Procedure	23
Section 230. Major Subdivision - Level 1 - Review Procedure	25
Section 240. Major Subdivision - Level 2 - Review Procedure	27
Section 260. Cluster Development	35
Section 261. Manufactured Home Parks	37
Section 270. Design Standards For Subdivisions	43
Section 271. General Considerations	43
Section 272. Street Layout	43
Section 273. Street Design	45
Section 274. Street Names	47
Section 275. Lots	47
Section 276. Flag Lots	48
Section 277. Drainage Improvements	49

**Town of Groton Land Use & Development Code of 2011
Table of Contents**

Section 278. Parks, Open Spaces, and Natural Features	50
Section 280. Waivers of Certain Required Improvements	51
Article 3. Land Use Regulations	
Section 300. Purposes	52
Section 301. Development and Occupancy	52
Section 302. Land Use Activities	52
Section 303. Right to Farm.	53
Section 304. Health Department Approval	53
Section 305. Anticipation of Sewers	53
Section 306. Mixed Use of Lots	54
Section 307. Yard Requirements	54
Section 308. Clear Vision Area	54
Section 309. Height Limits Exemption	54
Section 310. Rubbish, Junk and Vehicles	54
Section 311. Fuel Tanks	54
Section 312. Street Numbers	55
Section 313. Porches, Patios and Decks	55
Section 314. Fences and Walls	55
Section 315. Excavations, Abandoned Construction, and Destroyed Structures	55
Section 316. Unsafe Structures	56
Section 317. Disability Ramps	58
Section 330. Establishment of Districts	58
Section 331. Basic Districts	58
Section 332. Flood Hazard Area Combining District: FH	58
Section 333. Planned Unit Development: (PUD)	59
Section 334. Interpretation of the Zoning Map	59
Section 335. Town of Groton Zoning Map	
Section 340. District Regulations	60
Section 341. Land Use Activities & Table	61
Section 342. Rural Agricultural District (RA)	64
Section 343. Low Intensity District (L)	65
Section 344. Medium Intensity One District (M1)	66
Section 345. Medium Intensity Two District (M2)	67
Section 346. Highway Commercial/Industrial District (H)	68
Section 347. Industrial One District (I1)	69
Section 348. Industrial Two District (I2)	70
Section 360. Off-Street Parking Regulations	71
Section 361. Signs	72
Section 362. Outdoor Lighting	74
Section 363. Buffer Areas	74
Section 364. Commercial Excavation Operations	74
Section 365. Elder Cottage	76
Section 366. Non-Commercial Solar Energy Collecting Fixtures	79
Section 367. Non-Commercial Wind Powered Electricity Generator	80

**Town of Groton Land Use & Development Code of 2011
Table of Contents**

Section 368. Outdoor Wood Boilers	81
Section 369. Roadside Stands	81
Section 370. Sawmills	82
Section 371. Self-Storage Facilities	82
Section 372. Portable Accessory Storage Structures	82
Section 373. Portable Tent Structures	82
Section 374. Sexually Oriented Businesses	83
Section 375. Telecommunications Facility	85
Section 376. Junkyards	92
Section 377. Mass Gatherings	94
Section 378. Fireworks	99
Article 4. Procedures and Rules	
Section 400. Purposes	102
Section 401. Code Enforcement	102
Section 402. Violations and Penalties	102
Section 403. Permits	103
Section 404. Certificate of Occupancy or Certificate of Completion	104
Section 405. Letter of Conformance	104
Section 406. Fees	104
Section 407. Approval of Tompkins County Health Department	105
Section 408. Referral to County Planning Department	105
Section 410. Amendments to this Code	106
Section 420. Zoning Board of Appeals	107
Section 421. Appeals and Variances	108
Section 440. Site Plan Review / Planning Board	114
Section 442. Special Permit Review	123
Section 443. Planned Unit Development	129
Appendices	
Appendix A - Administration & Enforcement of NYSUFP&BC	135
Appendix B - Items excluded from County review under GML Sect 239 (I&m)	150
Appendix C - Right to Farm Law	151
Appendix D - Ag & Markets Law, Article 25AA, Section 301	152
Appendix E - Flood Damage Prevention Law & Flood Insurance Rate Map (FIRM)	157