

## WHO IS CAROLINE FOR RESPONSIBLE ZONING?

You have likely heard that the Town Board is considering enacting zoning in Caroline to guide future sustainable development. We are a volunteer organization of Caroline residents that supports responsible zoning in Caroline: limited and sensible rules that ensure our town grows in agreement with the Comprehensive Plan, while protecting our natural resources and the well-being of our neighbors. We aim to inform and organize folks in Caroline who wish to have a constructive conversation about preserving what we love about our town.

Inside we provide answers to some common questions about zoning in Caroline.

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**Please contact us to join our email list:**  
[CarolineForResponsibleZoning@gmail.com](mailto:CarolineForResponsibleZoning@gmail.com)

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For more FAQs, links to Zoning Commission materials, and info about us, please visit us on the web and find us on Facebook:  
[carolineforresponsiblezoning.com](http://carolineforresponsiblezoning.com)



## Information on Zoning

Presented by

**Caroline For  
Responsible Zoning**



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## ZONING FAQs

### What is zoning?

A zoning law is a local law consisting of rules used to guide development in a community, for example housing density and locations where certain land uses can occur. Zoning is the only legally robust tool our community has to shape future development to be consistent with our Comprehensive Plan.

### Why zoning in Caroline?

Most residents want to preserve the unique character of Caroline. Without zoning, any land use can go anywhere (e.g. a factory in a residential area). Enacting responsible zoning provides protection:

- Protection of our homes and local businesses from adjacent incompatible land uses.
- Protection of critical habitats and natural resources (water, farmland, forests, air).
- Protection of our town from outside pressures that don't have Caroline's best interests in mind.

### Who benefits from zoning?

All of us! Every town with zoning (and most have it) has its own unique zoning law that is tailored to fit its community. The Caroline Zoning Commission has met for more than 19 months to draft a law that reflects Caroline's character and the Comprehensive Plan. They have listened to all points of view and have

worked diligently to promote a positive vision for our town that benefits all of our diverse neighbors. For example, the current draft law allows for small lot sizes and multi-family buildings, supports home and small businesses, encourages affordable housing, and promotes clustered development in our hamlets while protecting waterways, open space, and farmland. The Commission has been very open to public input, and continues to revise the draft in response to feedback.



### Will there be a referendum?

No. State law requires that a Town Board set up a Zoning Commission to develop a draft law, which will then be submitted to the Town Board for consideration of its passage as a local law. The zoning law has to meet certain standards, be legally sound, and reflect the community's Comprehensive Plan.

### Where is the process now?

The Caroline Zoning Commission has been working at a careful and thoughtful pace for 19 months so far. The Commission will soon finalize its draft law, hold a public information session and public hearing, make additional changes, and then submit their final draft to the Town Board. The Board will then closely review the document, hold its own public hearing, make its own changes, and vote on whether to pass it into law.

### **HOW CAN YOU HELP? JOIN OUR EMAIL LIST!**

We want to grow our member list and increase our outreach efforts.

*Would you like updates and information about zoning in Caroline?*

*Do you want a "Support Responsible Zoning" yard sign?*

*Want to get involved? We are looking for folks to help with op-eds, graphic design, letters to the Town Board, web development, and much more.*

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**For any of the above, email us at:**

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