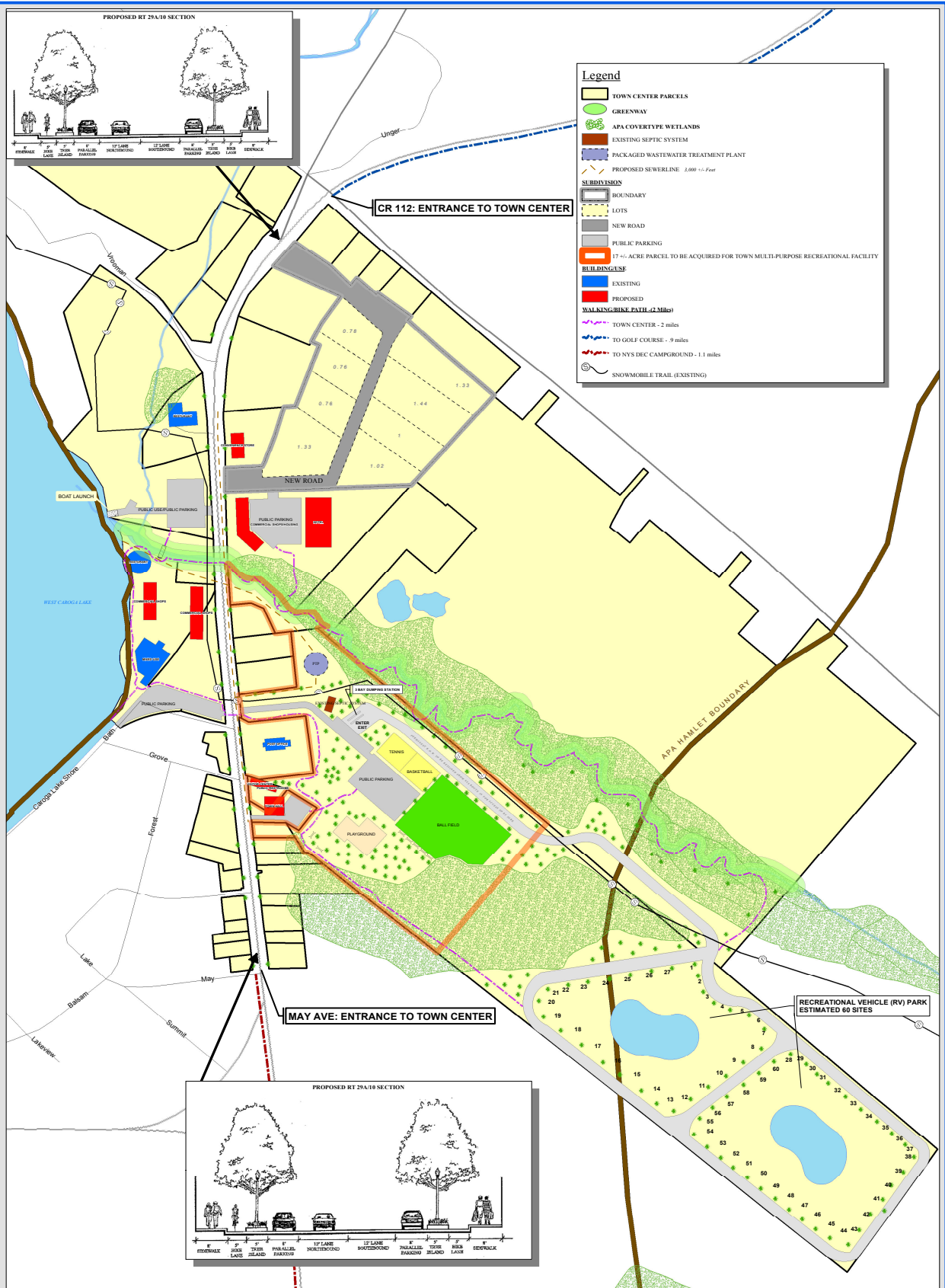


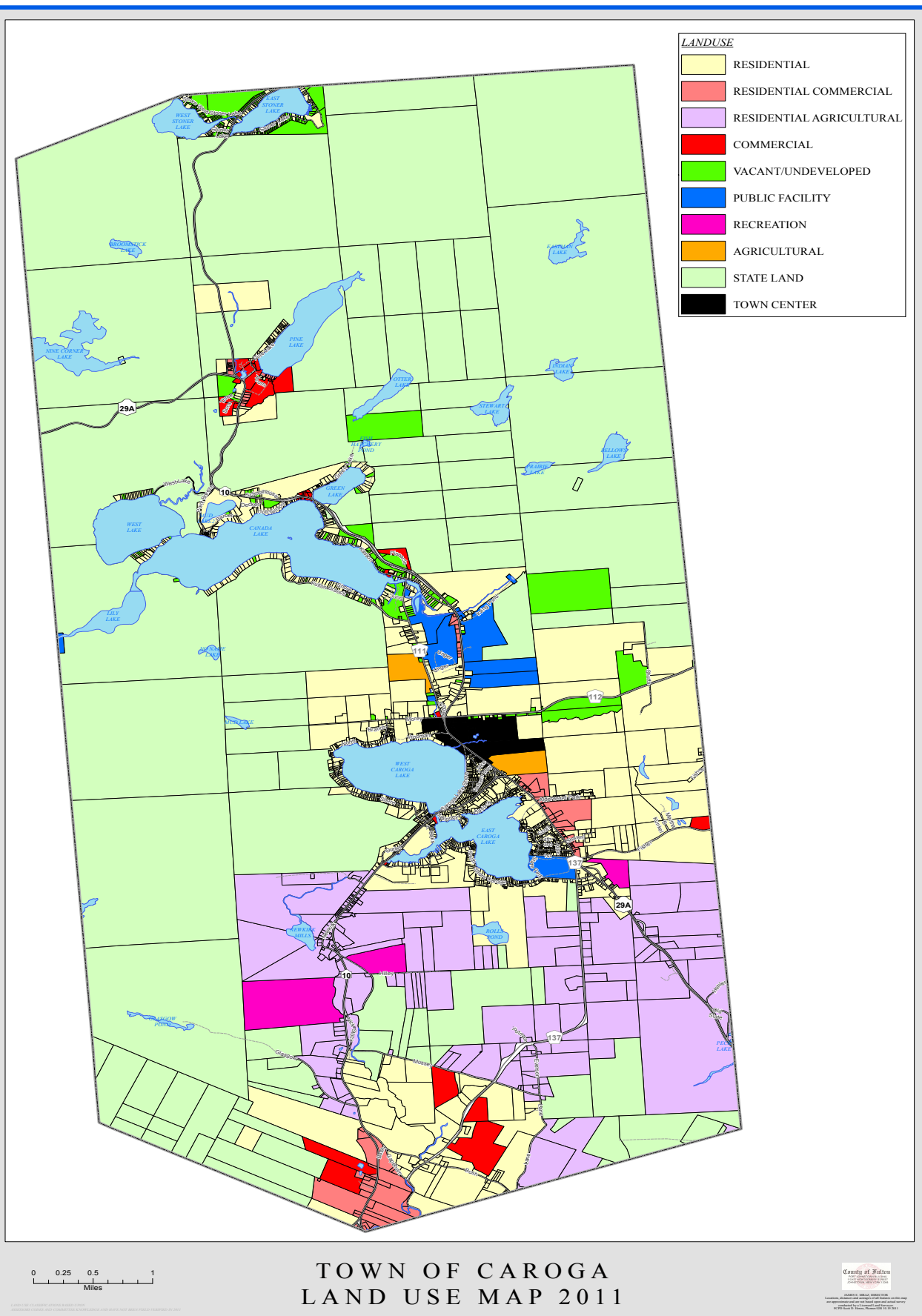
...Where we want to be in 2025

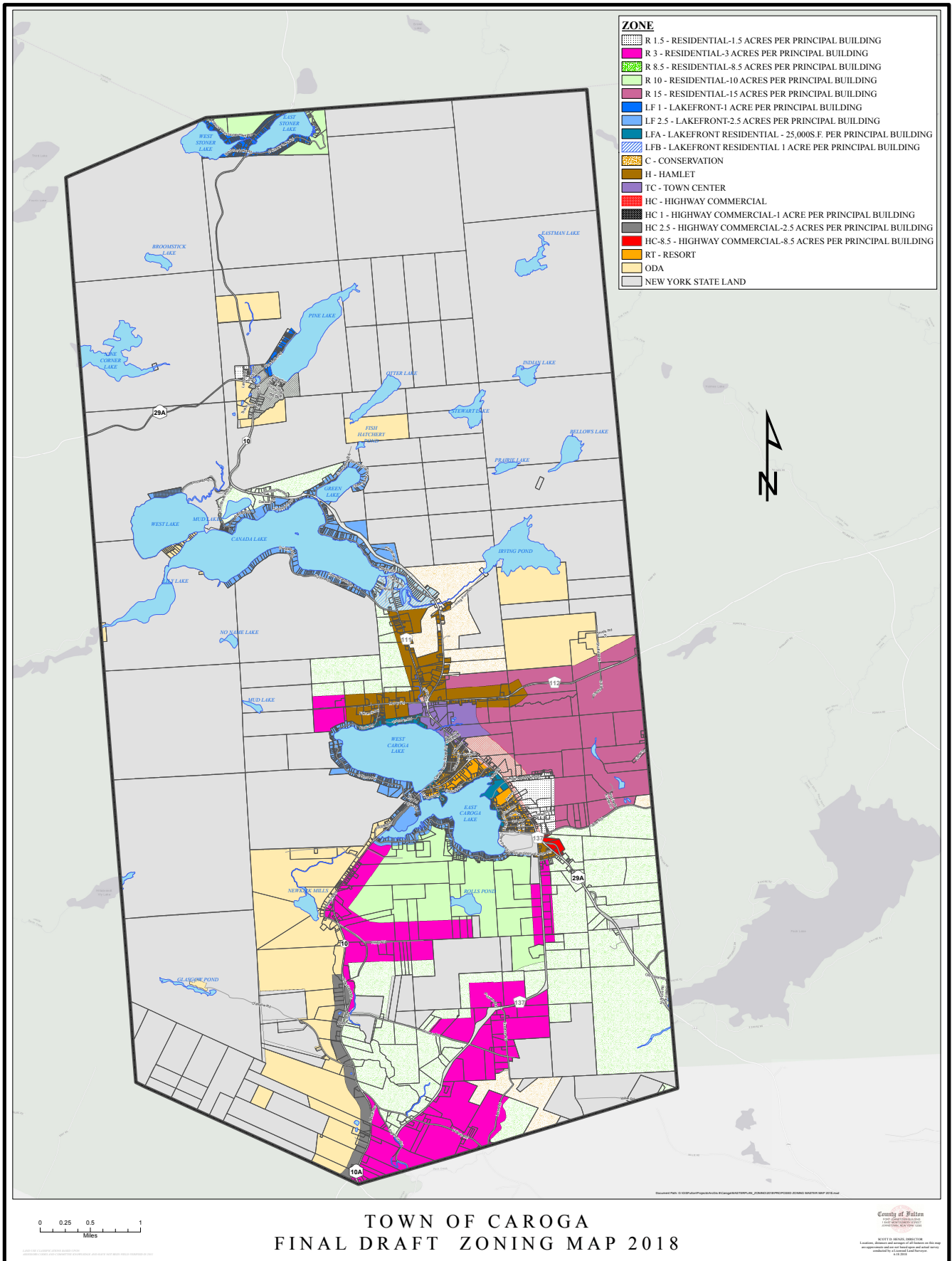
In 2025, the Town of Caroga will continue to be a small, rural town where everyone knows everyone.

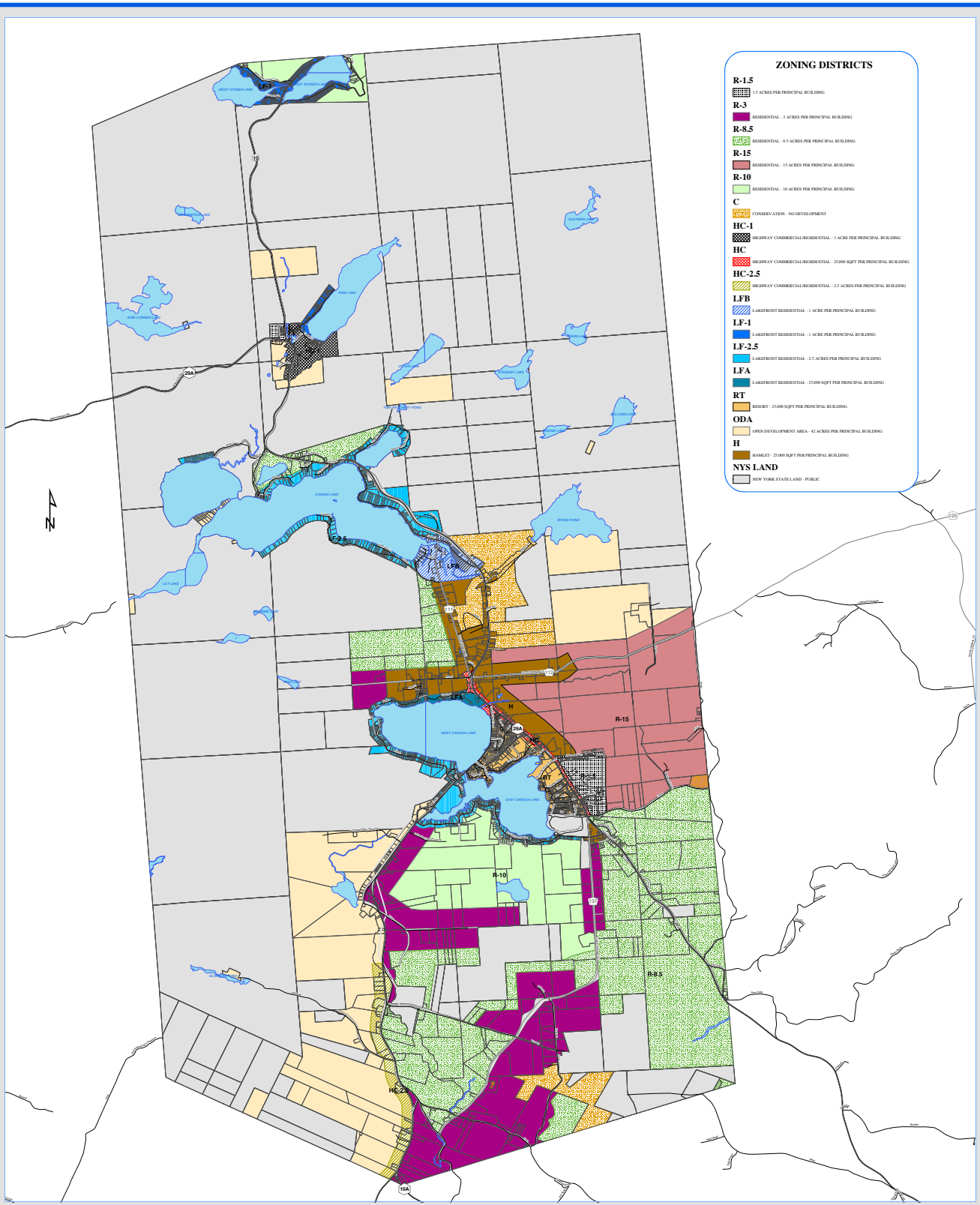
Residents and visitors will have available various year round outdoor recreational opportunities, year round hotel accommodations, diverse restaurants and a strong commercial center featuring unique shops and boutiques, arts and crafts stores and related retail and commercial businesses. This commercial center will be known as Town Center. Town Center will be located near and around the former Sherman's Amusement Park. Town Center will be a walkable, integrated open-air, multiuse development where residents and visitors will be able to gather, socialize, eat, live, drink, recreate, shop, visit, exercise and enjoy its attractive streetscapes and landscapes. It will be anchored by retail, dining, and leisure uses, as well as by recreational and residential uses and be the most diverse area of the Town.

The Town will be recognized for its natural beauty, rich history and heritage and year round outdoor recreational opportunities which will have restored the Town of Caroga's attractiveness as a place to live and raise a family. The variety of housing types available, including housing in Town Center, will be an attraction. The Town's strong and aggressive water quality program will have created excellent water quality in all of the Town's lakes. The Town's tax base will have stabilized by the development in Town Center, new housing developments and the increase in sales tax revenues coming from a strong tourism-based economy.









- ZONING DISTRICTS**
- R-1.5**
RESIDENTIAL - 1.5 ACRES PER PRINCIPAL BUILDING
 - R-3**
RESIDENTIAL - 3 ACRES PER PRINCIPAL BUILDING
 - R-8.5**
RESIDENTIAL - 8.5 ACRES PER PRINCIPAL BUILDING
 - R-15**
RESIDENTIAL - 15 ACRES PER PRINCIPAL BUILDING
 - R-10**
RESIDENTIAL - 10 ACRES PER PRINCIPAL BUILDING
 - C**
CONSERVATION - NO DEVELOPMENT
 - HC-1**
HIGHWAY COMMERCIAL RESIDENTIAL - 1 ACRE PER PRINCIPAL BUILDING
 - HC**
HIGHWAY COMMERCIAL RESIDENTIAL - 25,000 SQFT PER PRINCIPAL BUILDING
 - HC-2.5**
HIGHWAY COMMERCIAL RESIDENTIAL - 2.5 ACRES PER PRINCIPAL BUILDING
 - LFB**
LAKEFRONT RESIDENTIAL - 1 ACRE PER PRINCIPAL BUILDING
 - LF-1**
LAKEFRONT RESIDENTIAL - 1 ACRE PER PRINCIPAL BUILDING
 - LF-2.5**
LAKEFRONT RESIDENTIAL - 2.5 ACRES PER PRINCIPAL BUILDING
 - LFA**
LAKEFRONT RESIDENTIAL - 25,000 SQFT PER PRINCIPAL BUILDING
 - RT**
RESORT - 25,000 SQFT PER PRINCIPAL BUILDING
 - ODA**
OPEN DEVELOPMENT AREA - 42 ACRES PER PRINCIPAL BUILDING
 - H**
HAMLET - 25,000 SQFT PER PRINCIPAL BUILDING
 - NYS LAND**
NEW YORK STATE LAND - PUBLIC

TOWN OF CAROGA ZONING MAP 2005







PLASTER COUNTY SPITS PARCEL COVERAGE
NYS DOT 200 ROAD LAYER
NYS GIS CLEARINGHOUSE DATA

County of Fulton
Fulton County Board of Supervisors
Fulton County Office
Johannesburg, New York 14088

Locations, distances and acreages of all features on this map are approximate and are not based upon any of the above information for a Certified Land Surveyor.

ADIRONDACK PARK LAND USE AND DEVELOPMENT PLAN MAP AND STATE LAND MAP

Private Land Classification

	Hamlet
	Moderate Intensity Use
	Low Intensity Use
	Rural Use
	Resource Management
	Industrial Use

State Land Classification

	Wilderness
	Canoe Area
	Primitive
	Wild Forest
	Intensive Use
	Historic



<https://apa.ny.gov/gis/assets/ApludpSlmp20230318.pdf>