

# LAND USE

A POLICY ELEMENT  
OF THE  
COMPREHENSIVE DEVELOPMENT PLAN



Monroe County, New York

# RESOLUTION ADOPTING LAND USE ELEMENT OF THE COUNTY COMPREHENSIVE DEVELOPMENT PLAN

*Intro. No. 103*

## RESOLUTION NO. 90 OF 1979

Adopting Housing Policy, Environmental, Transportation, Wastewater, and Land Use Elements of Monroe County Comprehensive Development Plan; Limiting Implementation Thereof.

WHEREAS, the Monroe County Charter provides for the adoption and annual review and update of an official comprehensive development plan, or one or more parts thereof, for the County of Monroe; and

WHEREAS, the Monroe County Legislature recognizes that growth and development are desirable and will occur in Monroe County; and

WHEREAS, the Monroe County Legislature recognizes a need to provide a comprehensive development plan as a guide to growth and development in Monroe County so that, to the greatest extent possible, decisions about where development will occur will be made with full knowledge as to the costs which will accrue as a result of such development; and

WHEREAS, it is the intent of the Monroe County Legislature, in adopting such a plan, to:

- (1) keep down the cost of development to Monroe County taxpayers by encouraging development to concentrate in areas which already have the public services needed to support such development; and
- (2) stimulate economic development, revitalize the City of Rochester and other urban areas of the County, and protect the environment; and
- (3) set policies with which County government will conform in its actions that affect development of the County; and

WHEREAS, the adoption of such a plan, or one or more parts thereof, does not transfer land use control powers or any other powers of local government to the County; and it is not the intent of the Monroe County Legislature, in adopting such a plan, to effectuate any such transfer of land use control powers or any other powers of local government; and

WHEREAS, the Monroe County Legislature has heretofore adopted in principle the following elements of the County comprehensive development plan: (1) Housing Policy Element, adopted October 24, 1978 by Resolution No. 445 of 1978; (2) Environmental Element, adopted November 16, 1978 by Resolution No. 487 of 1978; (3) Transportation Element, adopted November 30, 1978 by Resolution No. 527 of 1978; (4) Wastewater Management Element, adopted January 16, 1979 by Resolution No. 2 of 1979; and (5) Land Use Element, adopted February 6, 1979 by Resolution No. 23 of 1979;

*Now, Therefore, Be It Resolved by the Legislature of the County of Monroe, as follows:*

*Section 1.* Pursuant to Article VII, Section 706 of the Monroe County Charter, the following parts of the comprehensive development plan for the County of Monroe are hereby adopted:

- (1) Housing Policy Element, Draft 2, dated August, 1978;
- (2) Environmental Element, Draft 2, dated September, 1978;
- (3) Transportation Element, Draft 2, dated September, 1978;
- (4) Wastewater Element, Draft 2, dated December, 1978;
- (5) Land Use Element, Draft 3, dated January, 1979, as amended.

*Section 2.* Inasmuch as this Body is currently reviewing extensive proposed revisions of the Monroe County Charter, including proposed revisions to Article VII thereof relating to County planning functions, the implementation of the above elements of the County comprehensive development plan shall be limited, pending final determination of said proposed Charter revisions, to those actions and projects initiated or financed by the County of Monroe; and those actions, projects or other matters currently reviewed or permitted by the County of Monroe, its departments or other agencies, pursuant to authority other than that contained in the present Section 706 of the Monroe County Charter.

*Section 3.* This resolution shall take effect immediately.

Planning and Economic Development Committee, February 27, 1979 - CV: 5-1

File No. 78-097

# **LAND USE**

**A Policy Element of the  
County Comprehensive Development Plan**

**January 1979**

**prepared by  
Monroe County Department of Planning**

## INTENT OF THE COUNTY COMPREHENSIVE DEVELOPMENT PLAN

The comprehensive development plan is intended to serve as a guide for achieving the broad social, physical, and economic development objectives of the county. The plan is intended to give direction to the actions of the county legislature, and of departments and other agencies, as such actions affect the development of the county, and it is intended to guide all official county plans and policies for both services and capital facilities, including but not limited to county plans and policies concerning human resources, public safety services, physical and environmental resources, and land use. Although the authority of the plan over the actions of local governments and private interests is limited to that authority set forth in sub-section 503.C below and in section 504 of this charter, the plan is intended to serve as a general guide to such actions as they affect the development of the county. The plan, through its development and continuing amendment, is intended to serve as a means for reviewing, modifying, and integrating all individual plans before such plans are implemented. The plan thereby is intended to assist in achieving the following with respect to community services and facilities: coordination; consistency in application of policies and accepted standards; public and official evaluation of the effectiveness of governmental performance; elimination of unnecessary duplication; and maximum utilization.

(Section 503. B of the Charter of the County of Monroe)

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## SUMMARY

This report presents Draft 2 of the Land Use Element of the Monroe County Comprehensive Development Plan. The purpose of this element, like the others, is to guide decisions by the County Legislature and county departments and agencies. This element sets forth a General Development Plan and land use goals, objectives, and policies to guide decisions, both public and private, that affect land use development.

This element begins with population projections for the county as a whole and for its nineteen towns and the City of Rochester. The projections, which pertain to the years 1985 and 2000, suggest continued growth in the county, but at a much slower rate than occurred during the 1950's and 1960's.

The element then presents a General Development Plan to guide development in the county until the year 2000. The plan calls for concentrating future growth in a compact pattern within and near presently developed areas. Except for a few cases, the new development areas are already well served by Pure Waters interceptor sewers.

The General Development Plan, as well as the policies given later, are intended to serve the following stated goals:

Meet the needs for urban development in a way that protects the environment.

Achieve a pattern of development which will keep down public costs.

Improve convenience and accessibility.

Improve declining neighborhoods and urban centers.

Bring about a development pattern that will support the goals of energy conservation and economic growth.

Achieve quality design in future development, consistent with the urban design standards in Appendix B.

To help achieve these goals, the report suggests a number of policies to guide decisions by the county that affect land use development. There are four basic directions set out in the policies:

1. County development review agencies should take into consideration the General Development Plan and the goals and objectives when they review development proposals, and, within their legal limits, they should recommend modification of these proposals to conform with this Land Use Element.
2. County agencies which build capital facilities should not build facilities which will induce urban growth in areas designated for farming and rural uses in the General Development Plan. The policies controlling capital investments in this element are reinforced and expanded on by policies in other elements of the Comprehensive Development Plan, particularly the Transportation Element and the Wastewater Management Element.
3. County agencies should assist municipalities in revising their zoning ordinances, subdivision regulations, and other land use controls to conform with the general directions set forth in this Land Use Element.
4. County investments should be encouraged in declining neighborhoods and centers.

The report concludes with a brief listing of the kinds of actions which would be expected of the County Legislature and public agencies to bring into effect the suggested policies. The listing serves to illustrate some of the effects that would result from the adoption of the policies in this report by the Monroe County Legislature.

## INTRODUCTION

The purpose of this Land Use Element is to give direction to the pattern of development in Monroe County. We are concerned here with the general location of urban and rural land uses: homes, shopping areas, places of work, farmland, and rural nonfarm areas.

Why, we might ask, should Monroe County government be concerned about the pattern of development in the county? It is because the county and all of its residents must pay a high price for inappropriate development. They pay the price through the loss of important environmental resources which make urban living worthwhile: wetlands, woodlands, and unspoiled shoreline. They pay the price through having to provide costly sewer lines, roads, and other public facilities to serve development that has bypassed the areas with these facilities. They pay the price through the inconvenience of having things located in the wrong places. And they pay the price through the loss of the sense of community that can be achieved through good urban design.

It is the intent not only of this element but of the entire Comprehensive Development Plan to guide development in a way that avoids these costs. This Land Use Element gives the basic structure not only of metropolitan growth but of the Comprehensive Development Plan itself. The other elements add to the structure and reinforce it by contributing more specific policies in their areas of concern. The Transportation Element, for example, sets policies to guide investments in highways in a way that will be consistent with the development pattern in this Land Use Element and will reinforce that pattern.

Because of the interrelatedness of all the elements in the Comprehensive Development Plan, this Land Use Element will leave many of the policies that affect metropolitan development to the other elements. The policies here will focus on what we want to achieve in the way of urban growth. To find specific policies on how to achieve this through the protection of environmental resources and through investments in sewers and highways, we must turn to other elements of the plan.



## GROWTH EXPECTATIONS

How much can we expect Monroe County to grow during the time frame of the Comprehensive Development Plan? There are two time periods of concern: a short-range period, extending from now until 1985, and a long-range period, extending from 1985 to 2000.

Population projection is a very uncertain art, particularly in times like these when there is little agreement on the prospects for future growth in Monroe County. With the slowdown in the economic growth of the county during the past several years, some expect the county population to remain stable or even to decline in the years ahead. Others expect continued growth, but at a slower rate than in the past. If there is any consensus, it is that the county will not undergo in the near future the high rate of population growth experienced during the 1950's and 1960's.

Despite the uncertainty of population projections, they must be made to provide some basis for planning for future needs. Population projections are given here with the understanding that they will be changed as our expectations on future growth change. The County Charter calls for the Comprehensive Development Plan to be reviewed, and revised if necessary, annually. All parts of the plan, including its population projections, will be subject to the annual process of review and revision to be kept current.

Our projections of the future population in Monroe County, broken down by the City of Rochester and the nineteen towns, are given in Table I. We have based our projections on those prepared by the New York State Economic Development Board, but we have introduced changes to reflect our familiarity with local circumstances. The methodology used to obtain the projections is given in Appendix A.

The projections convey our belief that the Monroe County population will continue to grow, but at a much slower rate than in past decades. We have projected an overall growth for the county from 1977 to 1985 of 2.4% (about 18,000 people). From 1977 to 2000 we have projected an overall growth of 18.1% (about 133,000 people).

TABLE I

## POPULATION PROJECTIONS

MUNICIPALITY	ACTUAL	ESTIMATED	PROJECTED	
	1970 1	1977 2	1985 3	2000 3
Brighton	35,065	37,241	38,060	42,600
Chili	19,643	23,772	24,990	30,270
Clarkson	3,642	3,802	4,510	7,600
Gates	26,442	29,850	31,280	36,920
Greece	75,136	84,109	88,360	106,870
Hamlin	4,167	6,203	7,110	11,070
Henrietta	33,017	37,551	39,800	49,590
Irondequoit	64,897	61,698	61,770	62,100
Mendon	4,541	5,217	5,500	6,740
Ogden	11,736	14,471	15,330	19,970
Parma	10,748	12,954	14,070	18,910
Penfield	23,782	27,473	29,700	38,470
Perinton	31,568	43,798	45,740	53,370
Pittsford	25,058	26,283	27,190	31,150
Riga	3,746	4,226	4,380	5,060
Rush	3,287	3,328	3,730	5,900
Sweden	11,461	15,355	16,260	20,220
Webster	24,739	30,135	32,410	42,320
Wheatland	4,265	4,462	4,620	5,320
Total, Towns	416,940	471,928	494,810	594,450
City of Rochester	294,977	259,000	254,000	269,000
Total, Monroe County	711,917	730,928	748,810	863,450

1. U.S. Bureau of the Census, U.S. Census of Population and Housing, 1970.

2. Monroe County Department of Planning, Housing and Population (1977).

3. See Appendix A for projection methodology.

Our projections for the City of Rochester may be viewed as optimistic in view of the high rate of decline experienced in the city population in recent years. We have projected that the city population will decrease by another 5,000 people from 1977 to 1985, but that it will then begin to grow in population, increasing by 15,000 people from 1985 to 2000. This projection may be viewed as a matter of public policy: It should be the policy of the county (as well as other levels of government) to assure the continued vitality of the City of Rochester. Given this public policy, and given effective public actions to carry it out, then we believe that the city population can stabilize and begin to grow.

There will perhaps be disagreement with the details of the projections presented here. But the details are not important. What is important is the general concept that underlies the projections. That concept is that, from our present framework, we can expect at best a slow rate of future growth in the overall population of the county. We believe that there is cause for a consensus on this concept.

Care must be taken, though, not to equate the amount of urban development that is needed with the amount of population growth that occurs. As many European cities have discovered, even with a stable population new housing, shopping centers, and manufacturing plants have been built.

Here in Monroe County during the past seven years we have experienced a similar phenomenon: the pace of urban growth has outstripped the pace of population growth. This has been true, at least, for housing. While the population of the towns in Monroe County increased by only 13% from 1970 to 1977, the number of housing units in the towns increased by 25%.<sup>1</sup> The disparity has been due largely to a decline in the average household size during the seven-year period.

The same kind of phenomenon can occur with commercial and manufacturing development. Even with a stable population, new retailing and service outlets will be needed if disposable income increases. New manufacturing plants may also be needed to replace older plants and to make way for new technology, which has resulted in an ever-increasing amount of manufacturing floor area per employee.

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1. Monroe County Department of Planning, *Housing and Population* (1977).

Thus, urban growth may well outstrip population growth in the years ahead. Even so, the low rate of population growth projected for the county suggests that we cannot expect in the future the rapid pace of urban and suburban development which we have experienced in the past.

## BASIC DIRECTIONS FOR URBAN GROWTH

This section discusses the basic directions for urban growth which are set out in the General Development Plan and in the goals, objectives, and policies given in later sections. The purpose of this section is to give a context for understanding and reacting to the later sections.

### Concentrated Development

The major purpose of this Land Use Element is to bring about a concentrated pattern of development.<sup>2</sup> It calls for development to be concentrated within and near the presently developed areas of the county. Within the areas proposed for development, it calls for the development to take a form which will be protective of environmental resources.

Why should development take a concentrated pattern? There are a number of reasons. Such development will be protective of farmland and environmental resources in rural areas. It will help keep down public costs by making more complete use of existing highways, sewer lines, and other public facilities. It will bring about an arrangement of land use which is accessible and convenient. It will help to revitalize declining urban centers. It will conserve energy resources and will be consistent with the needs for economic growth.

The remainder of this section expands on each of these ideas.

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2. A concentrated pattern of development should not be interpreted as one which provides only for a high-density development. It also provides for the development of single-family homes on one-half-acre lots. It does not, however, provide for the extensive highway-frontage development and leap-frogging subdivisions that have been characteristic of urban sprawl.

## Natural Features and Urban Growth

Where should urban development occur? Part of the answer to this question is that it should occur in areas which are not environmentally sensitive.

The environmentally sensitive areas which should be protected from development include wetlands, steep slopes, floodplains, and woodlots. Where these resources are found in areas where development is proposed to be concentrated, the development should take a form which will protect the resources.

Policies to protect these areas are given in the Environmental Element. The resource protection policies in the Environmental Element are addressed to an environmental atlas which is now being prepared by the Department of Planning under contract with the Environmental Management Council.<sup>3</sup>

The most extensive land resource which needs to be protected in Monroe County is farmland. The general pattern of productive farmland is shown in Figure 1.<sup>4</sup> To protect this farmland urban growth must generally be concentrated within and near presently developed areas.

After farming had undergone decades of rapid decline in Monroe County, recent years have given some hopeful signs that the farming situation is becoming stable. The most recent Censuses of Agriculture indicate the total cropland in Monroe County declined by only 9% from 1969 to 1974. This compares with a decline of 23% during the previous five years. By other measures, such as the acres of cropland that were actually harvested and the profits earned by farmers, the agricultural situation improved in Monroe County from 1969 to 1974. In 1974 there

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3. In addition to showing wetlands, steep slopes, floodplains, drainageways, and woodlots, the environmental atlas shows the following: historic sites, a soil survey map, prime and unique farmland, agricultural districts, erosion potential, soil suitability for septic systems, and soil suitability for development. In the Environmental Element, county development review agencies are directed to take into consideration all of the information in the Environmental atlas before they prepare recommendations on development proposals.
  4. The farmland pattern is taken from the report: R.E. Linton and H.E. Conklin, *Economic viability of Farm Areas in Monroe County*, Cornell Economic Land Classification Leaflet 12 (New York State College of Agriculture and Life Sciences: Ithaca, 1972).

were 112,000 acres of cropland in Monroe County, representing 26% of the total county land area.

Despite the recent stabilization in the farming situation in Monroe County, in the long run farming may be expected to decline unless public policies are brought into effect to encourage the continuation of farming. Much of the problem of keeping land in farming must be addressed through state and federal policies. County and local policies, however, are needed to address one major aspect of the problem, that of keeping down urban development pressures in productive farming areas.<sup>5</sup>

The many public benefits to be derived from keeping land in farming justify the adoption of such policies. Farming is important to our economy. Monroe County farmers produce annually over \$26,000,000 in food products,<sup>6</sup> and the loss of certain of these products to local consumers would result in increased food prices. Farmland offers attractive open space. By guiding development into an efficient, compact pattern to keep land in farming, we may hold down the cost of sewage disposal, highway construction, and other public services.

#### Public Facilities and Urban Growth

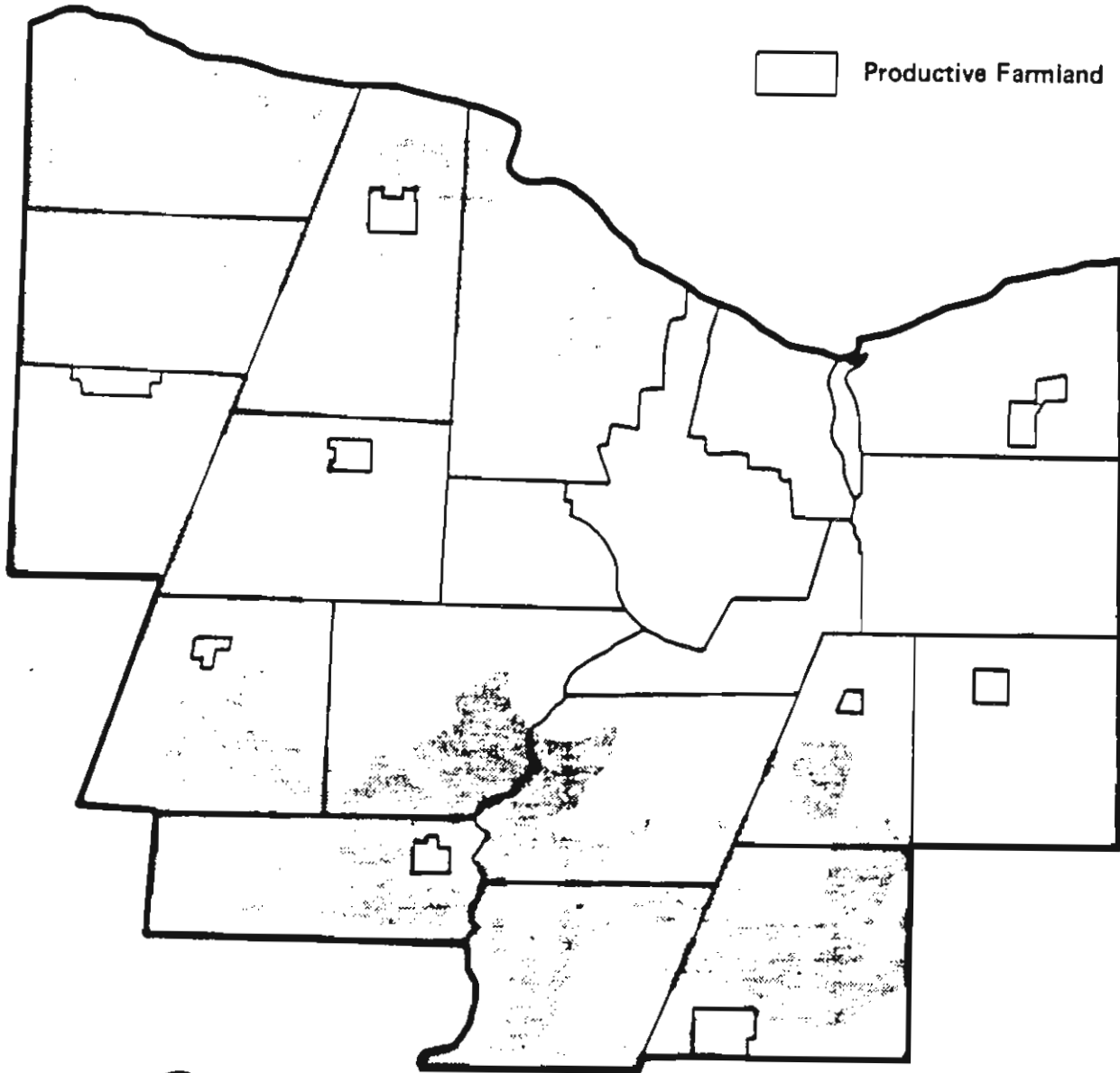
Urban growth should not only be directed to areas which are naturally suited for development in order to protect the environment. It should also be directed to areas which are well served by public facilities in order to keep down the cost of providing new facilities. This, in general, calls for a concentrated pattern of development.

The public facilities that are needed to support urban growth include schools, gas and electricity, water lines, highways, and sewers. Of these, the most important facilities for structuring urban growth are sewers and highways. The other facilities

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5. The effects of urban sprawl on farming in Monroe County are documented in the report: Monroe County Planning Council, *Farming in Monroe County; Problems and Prospects* (November 1972).
  6. U.S. Bureau of the Census, *U.S. Census of Agriculture, 1974, County Data, Monroe County, N.Y.*, IV-151.

FIGURE 1

# PRODUCTIVE FARMLAND



Productive Farmland



north

MONROE COUNTY  
New York State

scale 0 1 2 3 4 mi



are more widespread in Monroe County and do not serve as much to constrain development.

The areas served by major highway and sewer facilities are shown in Figure 2. To keep down public costs, future development should be concentrated in areas near these major facilities where they have surplus capacity. In other words, we should make the most of the public investments which are already in place.

By comparing Figure 2 with Figure 1, one observes that much of the northwestern part of the county has productive farmland, yet is served by a sewer interceptor. If the farmland is to be protected here, one must make exception to the policy of concentrating development near existing sewer interceptors. With this exception, such a policy would generally protect farmland.

#### Accessibility and Convenience

This Land Use Element should be concerned not only with protecting the environment and making the most of public investments, but also with accessibility and convenience. If houses are located far away from schools, shopping areas, and jobs, people spend a lot of time and money simply getting where they have to go.

Much of our past development has not been conveniently located. Part of the problem has been urban sprawl, a pattern of development characterized by "leapfrogging" subdivisions, strip-frontage development along highways, and scattered development in rural areas. This pattern has resulted in a heavy reliance on the automobile as a means of transportation and in longer travel times to get to work, school, shopping areas, and other places. Continued reliance on the automobile has also increased energy consumption and the need for major investments in the highway system.

But urban sprawl has not been the sole cause of inconvenience in our development pattern. Another cause has been the wide separation of different kinds of land uses in predominantly developed areas, particularly in the suburbs. Thus one finds large areas which are devoted exclusively to single-family homes, others to



apartments, and still others to shopping facilities. This kind of separation of different types of land uses has been reinforced through local zoning ordinances.

In the past decade, though, there has been a trend away from inflexible zoning provisions which create a wide separation between different kinds of land uses. In response to the greatly increased demand for multiple-unit structures, many communities in Monroe County have revised their zoning regulations to allow for their construction.<sup>7</sup> And they have found that such structures can be located near single-family homes without detracting from the appeal of either use. Many communities have also adopted planned unit development (PUD) regulations to allow within a given development a multiplicity of uses: single-family homes, apartments, condominiums, convenience shopping, recreation, offices, and the like.

Convenience means bringing different kinds of land uses closer together to reduce all the time and energy that must be spent in getting from one place to another. Convenience means giving more people the alternative of getting to their destinations by walking, bicycling, and particularly by public transportation. Only through a compact development pattern can a public transportation system be supported to meet major travel needs in our metropolitan area. The ridership simply is not there to extend conventional public transportation services to dispersed development.

Convenience does not mean that established neighborhoods should be disrupted by incompatible land uses. There is a need to protect existing neighborhoods, to maintain them as attractive communities in which to live. In a metropolitan area as large as Monroe County, there is a need for many different kinds of communities: the suburban neighborhood of single-family homes on large lots, as well as the neighborhood with a greater variety of land uses.

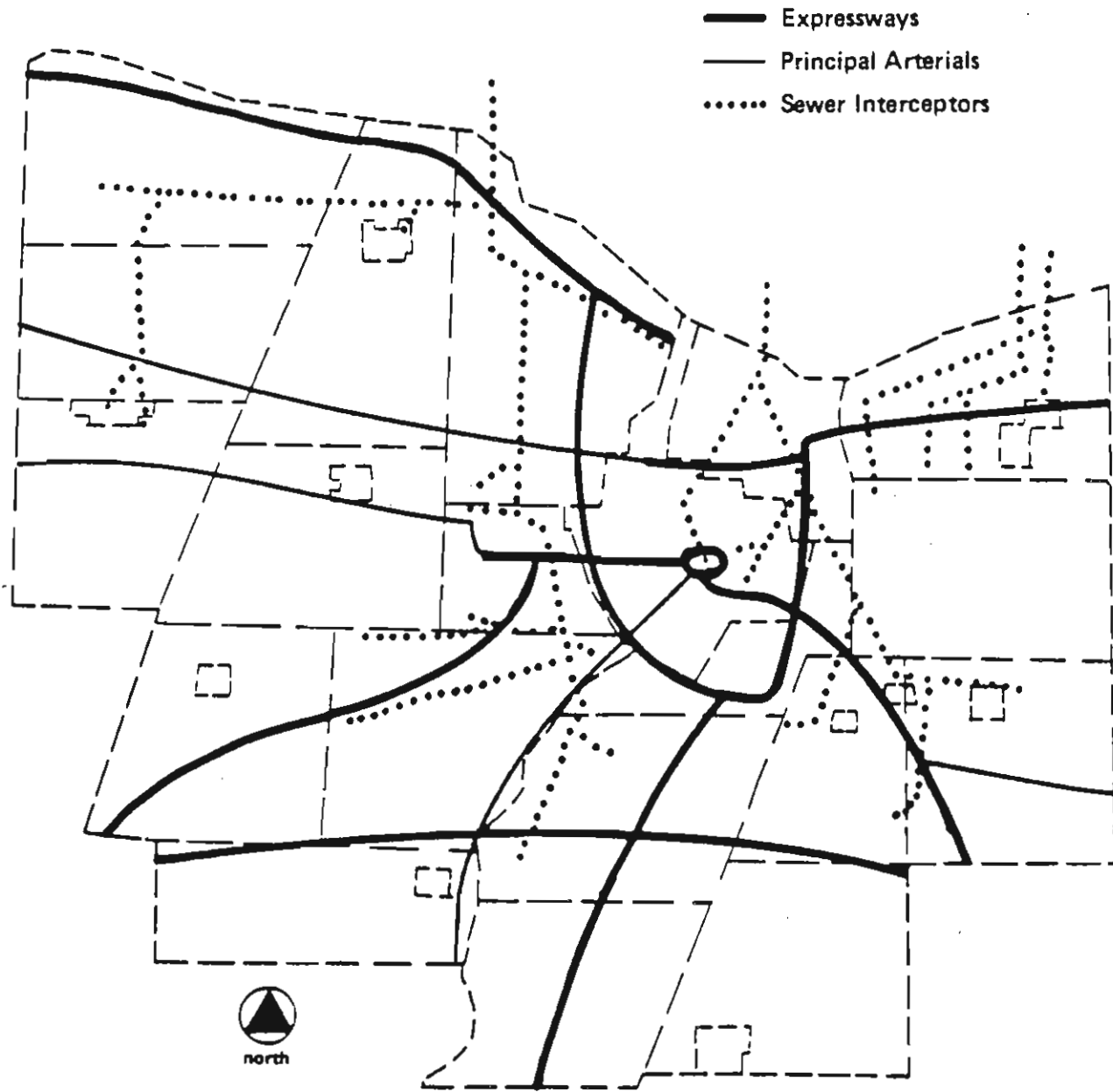
But as we look to future development, we should be attempting to create a more compact land use pattern, wherein different land uses are more closely related to one another. This is one of the purposes of this Land Use Element.

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7. From 1970 to 1976, 58% of all the new housing units authorized to be built in the towns of Monroe County were other than single-family attached detached units. (See Monroe County Department of Planning, *Housing and Population*, 1977.)

FIGURE 2

EXISTING AND COMMITTED MAJOR HIGHWAYS AND SEWERS



MONROE COUNTY  
New York State

## Maintaining Our Older Urban Centers and Neighborhoods

In the heyday of suburban growth in Monroe County, during the 1950's and 1960's, our older urban centers and neighborhoods were neglected. Some city neighborhoods declined, as did downtown Rochester. Many older village centers and neighborhoods also declined, as did some older suburban neighborhoods.

The decline has not changed; it is continuing today in many of the older urban centers and neighborhoods in Monroe County. But we are beginning to see a change in attitude. We are coming to recognize the importance of our urban centers and neighborhoods. It might be supposed that during the 1950's and 1960's the optimism on future growth led to the belief that our urban places were not important. They would soon form an insignificant part of the metropolitan landscape as the new suburbs continued to expand. Engulfed in a sea of suburban growth, they would soon be forgotten.

But the times have changed. We foresee today a slow rate of suburban growth, and we are coming to recognize that our urban places will remain a very important part of the metropolitan development pattern.

It is a major purpose of this Land Use Element to set policies which will help maintain and revitalize our older urban areas: downtown Rochester, city neighborhoods, village centers, village neighborhoods, and the older suburban neighborhoods. The vitality of the entire county is dependent on effective policies to maintain and improve these areas. Such policies must be viewed as part of a general policy of bringing about a concentrated pattern of development.

The well-being of Monroe County will depend most of all on a strong City of Rochester, both as a place to live and as a place to shop, to enjoy cultural opportunities, and to do business. A strong urban center is both symbolically and economically important to the entire county, including its suburbs. Symbolically, it can act as the dominant focal point for Monroe County, a place for civic pride and identity. Economically it offers many jobs and large revenues to the county from property and sales taxes. The reduction in the economic strength of the city will have negative impacts on the well-being of the county as a whole. No resident of

Monroe County can escape the fact that the City of Rochester is a major part of the county.

### Keeping Our Rural Areas Rural

We have suggested that farmland should be protected through this Land Use Element. But there are also rural nonfarm areas which we must be concerned about.

The basic directions for urban development which we have set forth would suggest keeping development at a low density in rural areas. This policy must be viewed as part of a policy of concentrating development in areas served by urban facilities and achieving an accessible and convenient arrangement of land use. Both policies are needed if either of them is to be effective.

One reason for keeping development at a low density in rural areas is to hold down the cost of public services. Rural development at suburban densities creates a demand for costly sewer extensions and highway improvements. We must keep in mind that many of the soils in rural areas are poorly suited for septic system disposal. We must also keep in mind that many of the highways in rural areas were built to serve low levels of traffic and would have to be improved to meet the demands of suburban traffic.

Aside from public costs, there are other reasons for keeping development at a low density in rural areas. Many residents of Monroe County enjoy the opportunity to drive in rural countryside. And many residents of the rural areas themselves would like to keep a rural environment, which is what attracted them to the rural area in the first place.

Keeping our rural areas rural does not mean denying development to these areas. It simply means that the development that occurs in these areas should be of low density and in keeping with their rural character. Consistent with this policy, there would be room for more development in rural areas.

### Energy Conservation

Policies to assist the county in conserving energy will be prepared later in the

Energy Element of the Comprehensive Development Plan. We will note briefly here, however, how this Land Use Element is related to energy conservation.

One of the purposes of this Land Use Element is to encourage a development pattern which will help to conserve energy. This is achieved by encouraging a compact development pattern to reduce the travel distances required by automobile and to encourage the use of public transportation and other alternative means of travel. It is further achieved by encouraging a convenient arrangement of land uses.

#### Economic Development

County economic development policies will be prepared later in the Economic Element of the Comprehensive Development Plan. We will note here, however, some of the general relationships between this Land Use Element and economic development.

This land use element is intended to encourage economic development in several ways:

1. By guiding development to areas which already have the supportive public facilities, this Land Use Element would help keep down the cost of public services, which, in turn, would help to stimulate economic development.
2. By encouraging a convenient development pattern, this Land Use Element would help make Monroe County a more attractive place in which to live, another important factor in stimulating economic development.
3. By setting policies to help to improve older urban areas, particularly the City of Rochester, this Land Use Element would help to maintain our industrial base, which is largely concentrated in these areas.
4. By keeping development out of farming areas, this Land Use Element would help to maintain farming and agribusiness, which play an important role in the county economy.
5. By protecting important environmental resources, this Land Use Element

would help to maintain the natural beauty of the county, which is an important stimulus to economic development.

## GENERAL DEVELOPMENT PLAN

Figure 3 illustrates the General Development Plan which has been prepared as a guide to county policies concerning urban growth in Monroe County until the year 2000. The actual General Development Plan to which the policies in this Land Use Element refer is represented on a 1" = 1 mile base map and is on file in the office of the Monroe County Department of Planning.

The following gives a brief description of the kind of development that is called for in the policies of this Land Use Element as they relate to each of the areas shown in Figure 3.

### Developed Area, 1975

This area is already largely developed, but it still contains large areas of vacant land that are not environmentally sensitive and are suitable for development. In general, this area already has the urban services that are needed to support development. Most of the vacant land which is not environmentally sensitive should go into development by the year 2000.

If the vacant land, other than the environmentally sensitive land, were fully developed, then this area would contain considerably more than the projected population growth in the county by the year 2000.

### Development Area, 1975-2000





These areas are largely undeveloped, but most of the areas are beginning to experience development pressures. Future development until the year 2000 should be concentrated in these areas, adjusted for environmental conditions, as well as in the area shown to be developed in 1975.

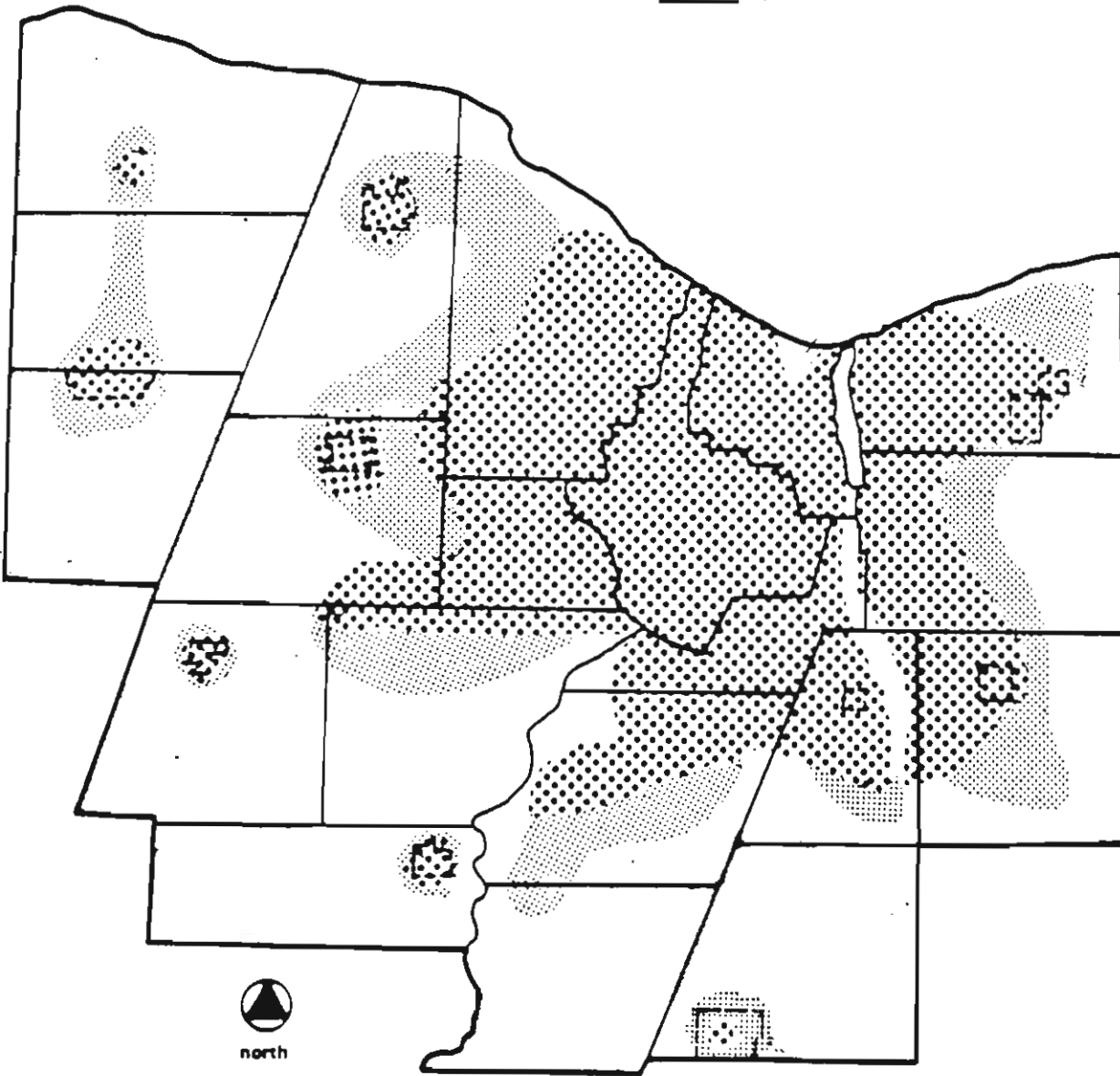
These areas, by and large, are already served by the metropolitan sewer interceptors that are needed to support intensive development. The exceptions are

FIGURE 3

# GENERAL DEVELOPMENT PLAN

LEGEND

-  Developed Area, 1975
-  Development Area, 1975 - 2000
-  Farmland Area
-  Rural Nonfarm Area



scale 0 1 2 3 4 mi

MONROE COUNTY  
New York State

the villages of Honeoye Falls, Scottsville, Churchville, and Spencerport, which have independent municipal sewerage systems, and the development areas shown in southern Henrietta and northern Rush, which are without public sewers.

Where development is to occur in the vicinity of the municipal sewerage systems, the municipal treatment plants will have to be expanded if they do not have enough capacity to meet the needs. The Village of Scottsville and the Village of Spencerport, however, have the potential of being served by Pure Waters extensions, and this potential will have to be explored as an alternative to expanding their municipal treatment plants. If these areas are to be served by an extension of Pure Waters interceptors, then it should be the county policy to discourage development in these areas until there is a firm commitment to build the interceptors, which is not anticipated until 1984 or later. Development in southern Henrietta and northern Rush should also be deferred through county policy until there is a firm commitment to build the necessary Pure Waters interceptors.

We might ask, why should new areas be opened to development, when there is enough vacant land in the developed area to accommodate urban growth until the year 2000? There are two parts to the answer to this question:

1. Many of the new development areas shown in Figure 3 are already experiencing development pressures, and it would not be practical to keep these areas out of development.
2. It is necessary that plans make more land available for development than is needed. This is because many land owners in areas planned for development will choose to hold their land off the market in anticipation of higher future prices or for other reasons. Further, if not enough land is made available for development, then this would be reflected in excessive prices on the land that is available.

#### Farmland Area

The areas shown as farmland in Figure 3 consist predominantly of highly productive farmland, but also include land which is not actively farmed. These areas



are proposed to remain at low densities in order to protect the farmland. Within these areas, even the land that is not in farming is proposed to remain at a low density, because of the adverse effects which higher-density development would have on nearby farms.

Comparing Figure 3 with Figure 1, we observe that some existing farming areas are designed for development in the General Development Plan. These are the smaller farming areas which are very close to existing development and which contain prime development land. There are several reasons why these areas have been designed for development:

1. To maintain these areas in farming would be contrary to the purpose of achieving compact development. Generally these areas are, or will be, served by sanitary sewers.
2. Farming and suburban housing are incompatible uses of the land. Where farmland is closely hemmed in by urban development, inevitable conflicts arise between the farmers and their new nonfarm neighbors. These conflicts lead to the discontinuation of farming.
3. Because these farm areas contain highly valued development land, they could not be held in farming without granting major tax subsidies and foregoing the higher local and county property taxes that would be realized from their development.

#### Rural Nonfarm Area

These are the areas which are out of farming, yet which do not have the services needed to support development at suburban densities. These areas cannot be developed at such densities without bringing on the many problems that were discussed in the previous section. It is proposed that these areas remain at a low density to maintain their rural character.

## GOALS AND OBJECTIVES

**GOAL:** Meet the needs for urban development in a way that will protect farmland and the environmentally sensitive areas identified in the Environmental Element.

**Objective:** Keep development out of environmentally sensitive areas except where it is clear that the development will not have adverse effects on these areas or that the social and economic gains outweigh the environmental losses.

**GOAL:** Bring about a development pattern that will help to keep down the costs of providing sewers, highways, water lines, and other public facilities.

**Objective:** Concentrate development where the supportive public facilities are already in place or are committed.

**Objective:** Keep development at a low density where the supportive public facilities are not in place or committed, so as not to create a demand for new facilities.

**GOAL:** Achieve a convenient development pattern which improves access to jobs, goods, and services and which conserves energy.

**Objective:** Concentrate development near areas that provide jobs, goods, and services.

**Objective:** Encourage planned unit developments (PUD's) and other kinds of development which provide for a variety of land uses that serve one another.

**Objective:** Concentrate development in areas which are already served or have the potential of being served by public transportation.

Objective: Encourage new development, where appropriate, to provide for the needs of bicyclists and pedestrians.

**GOAL:** Improve the older centers and neighborhoods in the City of Rochester, in the villages, and in the suburbs.

Objective: Discourage development in areas proposed to remain in farming and rural uses in the General Development Plan.

Objective: Encourage public investments to improve these areas.

**GOAL:** Bring about a development pattern which, while fostering concentrated development, supports and encourages economic growth.

Objective: Allow for adequate land for industrial expansion.

Objective: Encourage an efficient development pattern which keeps down public costs.

**GOAL:** Achieve quality design in subdivisions and other forms of development consistent with the standards in Appendix B.

Objective: Apply quality design standards in the development reviews undertaken by county agencies.

Objective: Encourage municipalities to adopt quality design standards, like those in Appendix B, for use in their review and approval of development proposals.

## LAND USE POLICIES

To meet the above goals and objectives, Monroe County government, including the County Legislature and county departments, agencies, and authorities, should be guided by the following policies in actions that affect land use development. Certain of the policies make reference to the General Development Plan. A map of the General Development Plan (at a scale of 1" = 1 mile) is on file in the office of the Monroe County Department of Planning.

In making reference to the General Development Plan, it is the intent of the Monroe County Legislature that the boundaries of the different land use areas in this plan should be considered seriously, but should not necessarily be interpreted rigidly. It is recognized that there is a need for administrative discretion in carrying out the following policies as they apply to the different land use areas shown in the General Development Plan, and that this discretion could lead to decisions which are in the best interest of the county but which are not in conformance with a literal interpretation of the boundaries in the General Development Plan. Such decisions, however, should be consistent with the goals and objectives of this Land Use Element.

### Policies for Developed Areas, 1975, and Development Areas, 1975-2000

- It is the policy of Monroe County to encourage urban development to be located in these areas, except where they contain environmentally sensitive areas that are designated for protection in the Environmental Element, in which case the policies in that element should apply. For the purpose of administering this policy, urban development is defined as residential development of a density of two or more dwelling units per acre, commercial development of larger than neighborhood scale, and industrial development employing more than 20 employees.
- To carry out this policy, the primary focus of the Monroe County Capital Improvement Program should be on providing improvements in urban centers and within the existing and proposed development areas in the General Development Plan.

- Monroe County development review agencies should encourage planned unit developments (PUD's) and other kinds of development which integrate various kinds of land uses so as to make things convenient and to achieve a sense of community. The Department of Planning should assist municipalities which do not have PUD regulations in preparing and adopting such regulations.
- The Department of Planning should encourage municipalities which have not authorized the use of Section 281 of the Town Law to enact such authorization.

(Comment: Section 281 of the Town Law permits flexibility in subdivision design by means of "averaging" densities through cluster development. The purpose of Section 281 is to help maintain open space or to help save costs in the provision of roads and utility lines. Through the use of Section 281 greater variety and appeal becomes possible in subdivision design.)

- The Monroe County Legislature should support the basic concept of the Rochester Downtown Development Plan, as well as other plans to improve urban centers, and should assist in implementing such plans through the County Capital Improvement Program. Monroe County should encourage one-of-a-kind facilities which serve the entire county to locate in downtown Rochester where this is feasible.

(Comment: "Urban centers" in this policy refers to the older areas of concentrated residential or commercial development. Included are areas of the City of Rochester, the villages and the inner suburbs, such as Irondequoit and Greece. "One-of-a-kind facilities" include the facilities which serve the entire county population but which do not require extensive areas of land. Included are such facilities as bus and railroad passenger terminals, convention centers, and theaters. Excluded are facilities which require large areas of land, such as stadiums and race tracks.)

- Within the County Community Development (CD) Program there should be

instituted a program to provide grants or loans to improve small businesses, particularly in village centers.

(Comment: This policy will also be included in the Economic Development Element, when that element is prepared. It is also included in this Land Use Element because it serves the land use goal of revitalizing urban centers.)

- The Monroe County Legislature, departments, and agencies should work with local governments to encourage public and private investment in housing and community facilities in older residential areas. The County Community Development (CD) Program should give primary emphasis to eliminating blight and improving housing for low- and moderate-income persons.

(Comment: This policy is also contained in the Housing Element.)

- The Department of Planning, working with the Rochester Area Chamber of Commerce, should identify prime industrial sites. Where these sites and their abutting lands are not adequately zoned to protect them from encroachment by incompatible uses, the Department of Planning should assist the municipalities in bringing about the needed zoning changes.
- The Monroe County Legislature should explore, with the state, towns, and villages, the adoption of a property tax revenue sharing program, like that in the Minneapolis-Saint Paul region, in order to reduce the incentive for fiscal zoning and the intensive competition among municipalities in the county to attract high tax-yielding development, such as commercial and industrial uses. The Department of Planning should develop a proposed program for consideration by the Monroe County Legislature and other local governments.

(Comment: The Minneapolis-Saint Paul program requires that within each taxing jurisdiction in the seven-county region the tax revenues from all new nonresidential development be distributed as follows: 60% of the revenue is retained by the taxing jurisdiction in which the development is located, and 40% of the revenue is distributed by a complex formula to all other taxing jurisdictions in the seven-county region. It is recognized that

any redistribution of property taxes is a complex issue and will be very difficult to bring into effect. The development of such a policy would not be undertaken without the full involvement of local government. Such a policy, however, is desirable because it would reduce the fiscal incentive to encourage development which is inconsistent with the Comprehensive Development Plan.)

- The Department of Planning, in assisting communities with zoning and subdivision changes, and county development review agencies, in approving development proposals, should take into consideration the following development needs:
  - (a) The need to locate elderly housing and publicly assisted housing near shopping facilities and other supportive services and in areas served by public transportation.
  - (b) The need to locate neighborhood shopping centers near major residential areas.
  - (c) The need to locate high-intensity development in areas which are presently served or have the potential of being served by public transportation.
  - (d) The need to prevent highway congestion and to achieve more attractive design by locating commercial development in planned centers or along frontage roads which parallel the highway and have limited points of access to it.
  - (e) The need to achieve residential subdivision designs which will limit the number of access points to county and state highways.
  - (f) The need to improve strip commercial development by encouraging property owners to eliminate barriers between contiguous parking areas and to construct common entrances and exits.
  - (g) The need to include open space in major residential development, so

as to meet the recreational needs of residents of the development and to protect natural features.

- Monroe County development review agencies, before they recommend approval of development, should take into consideration the urban design standards given in Appendix B. The Department of Planning should assist the municipalities in Monroe County in preparing and adopting design standards similar to those given in Appendix B.

#### Policies for Farmland Areas and Rural Nonfarm Areas

- The Monroe County Legislature should support the continuation of existing agricultural districts and the establishment of new agricultural districts in farmland areas.

(Comment: The agricultural districts referred to in this policy are those established under the New York State Agriculture and Markets Law, Article 25-AA, as amended. There are five agricultural districts in effect in Monroe County, encompassing about 110,000 acres. The major effect of the districts is that they enable farmers to obtain agricultural value assessments and they exempt farmland from taxes on new sewer and water districts formed within the agricultural district. The County Legislature is given the legal responsibility for approving, modifying, or disapproving the formation of agricultural districts. District proposals must be submitted to the County Legislature by petition by land owners within the proposed district. Once established, districts remain in effect for eight years, whereupon they must be reestablished by the County Legislature.)

- Monroe County development review agencies should, within legal limits, recommend disapproval or modification of subdivision proposals, zoning actions, or other development proposals which will compromise the objectives of protecting farmland in farmland areas and maintaining the rural character of rural nonfarm areas.

(Comment: It is recognized that there are legal limits within which county



review agencies and municipalities must operate. The County Health Department, for example, cannot require larger lots for rural development for reasons unrelated to protecting public health. Similarly, a municipality whose zoning ordinance allows one-half acre lots cannot legally conform with a Department of Planning recommendation that the lot size of a given subdivision be increased to five acres. It is the intent of the above policy that county review agencies operate within such legal limits. Within those limits, however, county review agencies should follow a general policy, where they have the power to do so, of discouraging development which would be detrimental to farming and rural nonfarm areas.)

- The County Capital Improvement Program should not provide for county investments which would encourage development to the detriment of farmland areas and rural nonfarm areas.
- The extension of Pure Waters interceptors should not be authorized by the Monroe County Legislature in farmland areas and in rural nonfarm areas unless such facilities are urgently needed to serve development which already exists in order to protect public health and safety, and unless alternative solutions such as forming sanitary maintenance districts are infeasible or impractical.
- The extension of water mains by the Water Authority should not be authorized by the Monroe County Legislature in farmland areas unless they are urgently needed to serve development which already exists to protect public health and safety.

(Comment: Until recently the authority of the Monroe County Legislature to implement this policy was limited to instances where the Water Authority was seeking bonding from the county. Recent changes in state law, however, require the Monroe County Legislature to approve of all bonds issued by the Water Authority, even water-revenue bonds which are not backed by the full faith and credit of the county.)

- Major transportation improvements, defined as new highway facilities on new alignments or as highway reconstructions which result in the addition of two or more traffic lanes, should not be authorized by the Monroe County Legislature

in farmland areas unless such improvements are essential to serving major development outside these areas.

- The Department of Planning and the Environmental Management Council should assist the municipalities of the county to bring into effect large-lot zoning in farmland areas and in rural nonfarm areas.

(Comment: Consideration was given to suggesting a minimum lot size of 20 acres for farmland areas and 5 acres for rural nonfarm areas. Such provisions were eliminated from the policy, because it was felt that there is an insufficient basis at this time for establishing a uniform minimum lot size. The minimum of 20 and 5 acres, however, may be taken as illustrative of what is required in zoning regulations to protect farmland areas and rural nonfarm areas.)

- Monroe County should complete an evaluation of the effectiveness of county regulations on septic systems in preventing pollution and other public health problems. This evaluation should, among other things, consider the necessity of setting stricter standards for septic systems.

(Comment: This policy is also contained in the Wastewater Management Element. A study to address these issues is proposed to be undertaken by the County Environmental Management Council and the County Health Department.)

## IMPLEMENTATION ACTIONS

The following gives some of the general actions which would be required to implement the goals, objectives, and policies set forth previously. Most of the actions are stated in general terms and are derived directly from the previous policy statements. The listing is not intended to be complete. A more complete listing of more specific actions could be compiled at a later date, once there is general agreement by the Monroe County Legislature on the basic directions to be taken in this Land Use Element.

### A. County Legislature Actions

1. Adopt this Land Use Element as part of the County Comprehensive Development Plan to give policy direction to the actions of county departments, agencies, and authorities and to provide a metropolitan framework for municipal actions.
2. Provide support, when called upon, for the implementation of the Rochester Downtown Development Plan, as well as other plans for urban centers.
3. Approve of a County Community Development (CD) Program which provides grants or loans to improve small businesses.
4. Work with local governments to encourage public and private investment in housing and community facilities in older residential areas.
5. Consider adopting a property tax revenue sharing program like that in the Minneapolis-Saint Paul region.
6. Authorize the continuation of existing agricultural districts and the establishment of new districts.
7. Not authorize the extension of Pure Waters interceptors in farmland areas or in low-density nonfarm areas unless they are urgently needed to protect

public health and safety and unless other alternatives are infeasible or impractical.

8. Not authorize bonding for water main extensions in farmland areas except where they are urgently needed to protect public health and safety.
  9. Not authorize major transportation improvements in farmland areas unless the improvements are essential to serving development outside these areas.
- 
10. Provide funds for a study of county office space needs and for developing a plan for meeting these needs in a way which is consistent with the goal of strengthening downtown in Rochester.

B. County Agency Actions

1. Development review agencies: encourage PUD's and other kinds of development which combine different land uses.
2. Department of Planning: Assist municipalities in preparing PUD ordinances and in adopting Section 281 authorization.
3. Development review agencies: before authorizing one-of-a-kind facilities outside the City of Rochester, consider the potential of locating these facilities within the city.
4. Community Development Office: give primary emphasis in the County Community Development (CD) Program to eliminating blight and improving housing for low- and moderate-income persons.
5. Department of Planning: identify prime industrial sites and assist municipalities in any zoning changes that are needed to protect them.
6. County development review agencies: within legal limits, disapprove of or modify development that is not in keeping with maintaining farmland or rural character.

7. Department of Planning and Environmental Management Council: assist municipalities in adopting regulations to limit development in farmland and rural areas.
8. Department of Health and other county agencies: evaluate and revise as necessary county regulations and standards pertaining to private sewage disposal.
9. County capital programming agencies: prepare annual capital programs which focus county investments in urban centers and in existing and proposed development areas. (See Figure 3.)

C. Municipal Actions

1. Undertake revisions in zoning and other regulations to protect rural and farmland areas, to provide for more convenience and variety in urban development, and to protect prime industrial sites.

## APPENDIX A

### POPULATION PROJECTION METHODOLOGY

This appendix presents the methodology used to derive the population projections given in Table 1.

To determine the total projected county population in years 1985 and 2000, we started with projections by the New York State Economic Development Board (EDB), which prepares projections of the population of all the counties in New York State. The EDB estimates the 1975 population of Monroe County to have been 709,600, and it projects the 1985 and 2000 population to be 731,740 and 853,367, respectively. The EDB 1975 estimate is the same as that by the U.S. Bureau of the Census.

The Department of Planning prepares annually estimates of the population of Monroe County, broken down by its municipalities and its Census Tracts. The estimates are based on the issuance of building permits. The latest publication in this series (*Housing and Population, 1977*) estimates the 1975 population of Monroe County to have been 727,500, which is considerably above the Census Bureau estimate of 709,600. We believe that our estimate is more accurate than that of the Census Bureau.

To determine the total county population in 1985 and 2000, we essentially added to our 1977 population estimate (730,900) the increase in population growth projected for the county by the EDB. From 1975 to 1985, the EDB projects an increase of 22,140 in the county total population. Through linear interpolation, we adjusted this number down to 17,882 in order to take into account the two-year shorter time span from 1977 to 1985. We then added the result (17,882) to our 1977 estimate (730,928) to obtain the total projected population (748,810) for 1985. We followed the same basic procedure to obtain the total projected population (863,450) for 2000.

It was then necessary to disaggregate this total population by town and the City of Rochester. We assumed that through effective public policy the city population could begin to stabilize and then to grow. We assumed that the city

population would decline by 5,000 by the year 1985, but that it would then grow by 15,000 from 1985 to 2000.

To provide an initial basis for disaggregating the total increase in population by town, we determined mathematically how much of this increase each town would get if it were to continue to grow in the future at the same relative rate as it grew from 1970 to 1977. We then added this increase to 1977 population of each town estimated in our report *Population and Housing, 1977*.

The final step was to adjust these figures through using our best professional judgement. In adjusting the figures, we took into account the following factors as they relate to each town: the availability of good vacant land for development; the current and prospective availability of sewer service; current zoning provisions and their effects on development, as well as prospective zoning changes; the accessibility of each town to the metropolitan center; and the quality of transportation services linking each town to the rest of the metropolitan area.

The results of our adjustments are shown in Table 1. It is our belief that professional judgement provides a sounder basis for disaggregating metropolitan population projections into smaller areas than does any mathematical model. For this reason, we chose to begin with a mathematical model, then modify the results according to professional judgement.

## APPENDIX B

### URBAN DESIGN STANDARDS

County development review agencies are urged to take into account the standards in this appendix when they review development proposals. In addition, municipalities are urged to consider adopting similar standards for their own use in reviewing development proposals. In addition to these standards, consideration may be given to the standards set out in a variety of published materials on urban design, including: Joseph DeChiara and Lee Kopelman, *Urban Planning and Design Criteria*, 2nd ed. (New York: Van Nostrand Reinhold Company, 1975); and Kevin Lynch, *Site Planning*, 2nd ed. (Cambridge: M.I.T. Press, 1971).

#### General Design Standards

1. Throughout the design of all elements of the community, a balance should be achieved between serving functional and aesthetic needs.
2. Diverse uses of the land, such as commercial, recreational, and various kinds of residential uses, should be brought together and integrated through careful design to achieve communities which are visually attractive and functional and which offer variety.
3. Harmony should be achieved between potentially incompatible uses, such as residential, commercial, and industrial uses. This should be achieved through locating incompatible uses at appropriate distances from one another and through providing landscaping which creates a buffer between such uses. The concept of preventing land use conflicts, however, should not be overextended so that it results in excessive reliance on the physical separation between different kinds of land use or so that it conflicts with the objective of achieving convenience and variety in our communities.
4. Proper focus should be given to communities to help achieve identity and create civic pride. Such focus should be provided by making downtown Rochester and the many suburban centers exciting places of activity, by increasing outdoor cultural events, by preserving physical features which have



historical and cultural importance, and by providing many public spaces of both small and large scale.

5. Development should be located and designed in harmony with its natural environment and site, and the features of the site and its surroundings should influence the form of the development.
6. Development should be located and designed to be functionally and aesthetically in harmony with existing development in its vicinity.

#### Circulation Design Standards

1. Streets, pathways, and other circulation facilities should be planned to achieve visual interest and variety of experience as well as to serve efficiently the needs for safe travel from one area to another.
2. Emphasis should be given to design which permits people to go from one place to another by walking and bicycling as well as by automobile and public transportation. In already developed areas this should be achieved by providing bicycle lanes on existing rights-of-way where this can be accomplished safely and conveniently. For instance, where appropriate, curb parking could be eliminated from one side of the street to provide a lane for safe bicycle travel. The lane may be separated from the automobile lane by a white strip or an extra curb within the road. In large developments, developers should be encouraged to provide separate rights-of-way with attractive landscaping for pedestrian and bicycle traffic.
3. Circulation systems should be designed in many instances to serve recreational needs as well as the functional needs of getting from one place to another. Consideration should be given to providing where there is high-density development benches and other kinds of street furniture for relaxation and enjoyment. Rail and utility rights-of-way, the barge canal, and various drainageways should be used where appropriate for hiking trails and other recreational activities, and they should be used to provide pathways to connect points of interest such as commercial areas and parks.

4. Major highways should be sufficiently landscaped with earth berms and/or plant material to achieve a pleasing environment and to reduce the levels of noise and pollution adjacent to the highway.
5. All parking lots should be of adequate size to accommodate peak demand during the normal week, but care should be taken not to overbuild parking lots. Adjoining and adjoining land uses should be encouraged to provide combined parking facilities. To avoid the extensive unused areas of pavement which result from the overbuilding of parking facilities developers should be encouraged to limit the size of parking areas to that which is necessary for present needs, setting aside attractively landscaped areas to be paved in the future for parking purposes if the need arises.
6. Parking lots should be designed to provide adequate pedestrian circulation within the parking area, to achieve separation between parked cars and moving traffic, and to provide landscaping to achieve visual variety within the parking lot itself and to screen parked vehicles from view from the street and adjacent land uses.

#### Residential Design Standards

1. Residential development should be located in areas convenient to other land uses but should be adequately screened from incompatible uses to prevent noise conflicts as well as visual conflicts. Residential land should be separated from land in heavy industrial use by a minimum of at least 100 feet of landscaped buffering. Where it is feasible, residential land should be separated from arterial roads by at least 30 feet of landscaped buffering.
2. Interaction among neighbors should be encouraged by relating residential development to community centers and other major places of activity, by providing good pedestrian and bicycle circulation systems, by encouraging cluster development, and by setting aside convenient common spaces for tot lots and other kinds of activities.
3. Variety should be achieved in residential development by integrating different

styles and densities of housing. At the same time, harmony should be achieved by encouraging the use of compatible materials and structural designs.

4. Residential streets should be designed to discourage high-speed through-traffic and to create a variety of visual experiences within residential areas. The excessive use of standard grid-iron patterns of residential street design should be avoided.
5. Within high-density existing residential neighborhoods the feasibility of closing certain street sections should be explored as a means of providing convenient open space and of achieving safer and more attractive residential neighborhoods.
6. In high-density residential areas grouped off-street parking facilities should be encouraged, and such facilities should be attractively landscaped to screen them from nearby residences. Such facilities should be conveniently located to serve the residences, preferably not farther than 200 feet from the entrances to the residences served.

#### Commercial and Industrial Design Standards

1. Commercial facilities and smaller industrial plants should be encouraged to locate in well-planned shopping centers and industrial parks.
2. New commercial and industrial development should provide for adequate off-street parking and adequate access by trucks, automobiles, public transportation, bicycles, and pedestrians. Special facilities should be provided for the storage of bicycles, and convenient and attractive bus stops should be provided.
3. Adequate green space and attractive landscaping should be provided within industrial and commercial areas.
4. Major industrial development should provide sufficient recreation space to serve the needs of employees.