

**GOALS AND POLICIES**

**COMPREHENSIVE PLAN**

**TOWN OF HENRIETTA**

**January, 1974**

## **LAND USE**

**PROVIDE A TOTAL ENVIRONMENT FOR MAXIMUM HUMAN DEVELOPMENT AND DIGNITY.**

**CREATE A SENSE OF IDENTITY, PRIDE AND RESPONSIBILITY IN OUR COMMUNITY.**

**REQUIRE HIGH STANDARDS OF QUALITY AND APPEARANCE FOR ALL FUTURE DEVELOPMENT, BOTH PUBLIC AND PRIVATE, AND PROMOTE ORDERLY GROWTH WITH BALANCED LAND USE.**

**ENCOURAGE THE ATTRACTION, RETENTION AND EXPANSION OF A SUFFICIENT NUMBER AND VARIETY OF BUSINESSES AND INDUSTRIES TO PROVIDE JOBS AND A HEALTHY TAX BASE.**

**ESTABLISH AND MAINTAIN A CONSISTENT HOUSING POLICY THAT PROVIDES FOR: DECENT HOUSING OF ALL TYPES OPEN TO ALL PERSONS AT PRICES AND RENTS WITHIN THEIR MEANS; VIGOROUS PROGRAMS OF INSPECTION AND MAINTENANCE; ENCOURAGEMENT OF SELF-HELP AND NEIGHBORHOOD ACTION; AND MAXIMUM QUALITY AND VARIETY IN HOUSING TYPES AND PATTERNS.**

**REQUIRE PUBLIC AND PRIVATE DEVELOPMENTS OF ALL TYPES TO CONFORM TO A RECOGNIZED AND PERIODICALLY REVIEWED AND UPDATED COMPREHENSIVE PLAN.**

### **AGRICULTURAL-RURAL:**

**GOAL** Agricultural development is important and should be protected in the Monroe County Metropolitan Area.

#### **POLICIES**

**Encourage the understanding of the economics of agricultural production and support active citizen participation in maintaining this establishment.**

**Support state and county programs aimed at protection of rural or agricultural areas.**

**GOAL** Retain appropriate rural or agricultural areas of the town.

**POLICIES**

Areas of the town designated on the Land Use Plan as rural or agricultural will not be serviced by sanitary sewers during the planning period.

Frontage development of highways in these areas will be discouraged.

Large parcel ownership or sales in such areas will be encouraged.

Maintain town taxation policies that assess land on the basis of present use.

**RESIDENTIAL:**

**GOAL** Maintain a continuing program directed toward preservation of all residential areas and elimination of blight or deterioration whether present or future.

**POLICIES**

Residential areas shall be free from incompatible and inharmonious uses.

Private action to achieve high level maintenance of property shall be encouraged and education, safety checks, cleanup campaigns and contests will be used to help achieve this end.

Maintain residential areas through intensive code enforcement and neighborhood organization.

Adopt and maintain a modern housing and occupancy code.

Constantly review and amend when necessary zoning ordinances and map to insure proper land development controls.

Modernize codes relating to building and construction to permit the use of improved building methods and materials.

Provide information and education for buyers and renters in home ownership and maintenance.

Study tax reform and consider specifically the improvement of property without penalty of additional taxes and the shifting of the tax burden from buildings to land.

Support a high level of public facilities and services.

Where it is necessary to route traffic through neighborhoods special attention will be given to street design in order to avoid nuisance to established residences.

Development of vacant sites within existing neighborhoods shall be compatible in use, scale and intensity with the existing patterns. In order to assure compatible development the following guides shall be followed:

- Where single lots or small development sites are intermixed with sites which have been developed with single houses, the prevailing development pattern should be extended. A general continuity of dwelling type and size and architectural quality should be maintained in such cases. Discontinuous streets should be connected in an orderly pattern which discourages through traffic while enhancing the area as a cohesive neighborhood.
- On sites of two to nine acres which are effectively surrounded by single family development and have no access to major streets, variations may be made through such techniques as clustering of buildings, use of private streets for access, and innovative setting of buildings on lots. However, only owner occupied single family and townhouse units shall be allowed, and the number of units per gross acre shall not exceed that which prevails in the area.
- On sites of ten acres or more, which are located within single-family neighborhoods, but which have direct access to the major street system, variations in development patterns will be governed by the general intensity of surrounding development, and innovative development concepts may be used, to include owner occupied townhouse units at densities not to exceed six units per gross acre.

Develop and maintain communications with and data concerning residential areas of the town, especially potential problem areas.

**GOAL** Develop a complete program for meeting future housing needs and a sense of identity and individuality for families regardless of income, using both private initiative and public support to the fullest extent possible.

#### **POLICIES**

Encourage and maintain a wide range of housing types, and costs guided by the socio-economic wants of the people through encouragement of innovations in design and construction.

Encourage residential development to locate within the limits of established residential corridors in order to assure a balanced and full complement of services and facilities and control of urban sprawl and dispersion.

Innovation and experimentation to improve subdivision and housing development shall be encouraged through the use of devices such as the cluster and planned unit development concept.

All multi-family residential development shall be located only in areas so designated by the comprehensive plan.

All types of dwelling units shall be carefully placed on their sites so as to provide adequate usable outdoor living space. Buildings shall be related to one another, to streets and to topography to create interesting and harmonious spaces.

Where possible, neighborhoods shall be developed as a unit with natural boundaries and manmade boundaries forming physical limits. Schools, parks, and other activity centers shall be developed as neighborhood focal points to foster socialization within the neighborhood.

Residential areas shall be designed to eliminate through vehicular traffic within neighborhoods.

Houses shall not be allowed in unsafe areas such as areas subject to flooding, areas too steep to develop, sites made unstable when graded, producing unsafe cut or fill areas.

Residential areas shall be buffered from commercial and industrial areas, and from railroad tracks, by landscaping, large buffer areas, open space, and major streets.

Residential areas shall be designed to avoid direct access or frontage on major streets. The use of frontage roads, lots backing up to the thoroughfare, loop streets, and cul-de-sacs shall be required. Design innovations shall be explored.

Low-cost housing shall be intermixed with other housing to prevent the formation of large expanses of low-cost housing areas.

Promote job training and regular employment for low-income families to increase their ability to participate in the housing market.

Encourage non-profit and limited dividend corporations to construct low-cost housing for large families and elderly persons.

Work with builders, unions, bankers, and others to find ways to lower the cost of housing.

The role of modular unit construction shall be considered in determining appropriate types and styles of housing in the community.

Encourage the development of neighborhoods as social and recreational units, and promote neighborhood involvement in the improving of local services, facilities, transportation and living conditions.

Support state and county programs aimed toward realization of any or all of these goals and policies and the housing needs of the town and county.

#### **COMMERCIAL:**

**GOAL** Satisfy essential household and family needs within residential neighborhoods.

##### **POLICIES**

Neighborhood shopping centers, which ordinarily consist of a super market and smaller establishments providing everyday goods and services (liquor store, barber, laundromat, coffee shop, for example) will generally be limited to the locations which now exist on arterial streets within residential areas.

The expansion and upgrading of existing neighborhood centers will be encouraged as necessary to serve neighborhood populations, with any new locations of neighborhood centers limited to those required to serve future residential development.

Convenience markets, small multi-purpose retail and personal service establishments which specialize in frequent minor purchases and serve a useful function by virtue of fast customer turnover and extended hours of operation, will be encouraged as components of neighborhood centers.

In some instances where a significant number of residents are isolated from the more comprehensive neighborhood centers, convenience markets may be permitted and in such cases, compatibility with the design of residential surroundings will be essential.

Automotive services will be limited to those normally incidental to gasoline sales and will be permitted within neighborhood areas only where they can be functionally and architecturally integrated with neighborhood centers.

**GOAL** Satisfy the need for centers which provide a wider range of goods and services to several neighborhoods or at a regional level.

##### **POLICIES**

The residential community should be supplied with well-balanced commercial facilities at locations within intensive development corridors and satellite centers. Except in the case of satellite centers proposed for

future development, locations will be limited to non-residential areas which have already been established. This will halt further dispersal of non-residential developments, and will encourage more concentrated use and more functional design of existing areas.

High density residential development may be considered within office commercial centers.

Depending on the need demonstrated at a specific location, the following types of development may be permitted:

- "Full-service" centers, including customary neighborhood oriented establishments, plus banks, larger restaurants and variety stores, specialty stores, and professional offices.
- Limited auto services, including gasoline sales, retail sales and installation of tires, accessories and other parts, car washing, and inspection facilities. These should be designed as components of full service centers where possible. Major services such as painting, body work, overhauling, will be excluded.
- Home improvement services oriented to consumer trade, including retail building supplies, hardware, rental equipment, and garden centers. Major commercial building suppliers, contractors' yards and wholesale establishments will be excluded.
- Restaurants in independent buildings, provided they are well-coordinated with surrounding development, especially in terms of architecture and signs.

**GOAL** Strengthen and improve existing commercial areas of the community both functionally and aesthetically.

#### **POLICIES**

Improve the appearance of all existing commercial areas through building renovation, appropriate landscaping and design to achieve freedom from traffic congestion and hazards.

Require the use of vacant land within existing commercial areas before extending or expanding commercial districts.

Stop the expansion of strip commercial development and encourage redesign or design improvements of existing commercial strip areas.

Require attractive and supportive developments bordering commercial areas and include buffers between shopping areas and adjacent to residential areas.

## **INDUSTRIAL:**

**GOAL** Strengthen and improve existing industrial areas of the community and continue a balanced expansion of existing industry and growth of new firms.

### **POLICIES**

Plan and protect adequate sites in the community for both expansion and new locations.

Require reasonable development standards to direct industrial growth and protect the community.

Improve the appearance of existing industrial areas as necessary, through building renovation, landscaping and other design methods.

Require supportive developments bordering industrial areas and include buffers between industrial areas adjacent to any residential areas.

Require the use of existing vacant land within existing industrial areas before extending or expanding industrial districts and maintain a basic concept of concentrations of industrial development.

Improve or promote training programs for training or re-training adequate employees with needed skills.

Maintain a position of equal access to employment for all seeking work.

Maintain a fair and equitable taxation policy toward all types of properties in the community.



## TRANSPORTATION

PROVIDE A BALANCED TRANSPORTATION SYSTEM, ADEQUATE TO MEET THE NEEDS OF EVERYONE IN THE COMMUNITY.

### THE AUTOMOBILE:

**GOAL** All future transportation planning and action will be based on the concept that we must decrease dependence on the automobile as the principal mode of transportation.

#### POLICIES

Allocate resources to serve those left out of an automobile-only system.

Slow the rapid and wasteful land usage required by roads and parking spaces.

Reverse serious impairment of the atmosphere and aesthetic values caused by over extension of roads.

**GOAL** Provide an adequate circulation system for land uses with maximum economy, safety, and amenity and in scale with the demand.

#### POLICIES

The location and class of traffic ways will be determined by their function and analyzing of the following:

- (a) The location and type of land use served
- (b) The distance to be traveled
- (c) The desired speed of traffic
- (d) The traffic volume to be accommodated
- (e) The type of vehicles to be carried
- (f) The degree of interference with through movement created by abutting uses and intersections.

Consideration of public transit needs will be given high priority especially when major new development proposals are under consideration or modification of an existing major development is contemplated.

Street trees and other landscape treatment of streets should be encouraged.

Street lighting shall be provided on all important streets.

Sidewalks shall be provided on both sides of all arterial and collector streets.

Provide adequate facilities for pedestrian movement, including improved pedestrian access to shopping, recreation, and other activity centers, especially connecting transit stops with such centers.

Pedestrian safety and convenience shall be designed and built into all parking areas.

Alleviate traffic congestion and reduce travel time between major centers by: (a) highway system improvements at problem points, (b) increasing the frequency and coverage of transit service.

Reserve of rights-of-ways which will be required for the ultimate traffic-carrying capacity of designated streets.

Aid all responsible agencies in scheduling immediate and short-range street improvements in the context of future requirements.

Maximum participation of private developers will be required in providing for needed street improvements, thereby reducing the ultimate public cost of developing the circulation system.

Insure that proposed facilities will not destroy any important natural or social elements of the community.

Sufficient buffers shall exist or will be provided between proposed transportation facilities and nearby land uses to protect the uses from physical, noise, visual, heat or gaseous pollution.

All arterial and collector level streets shall have a minimum of entrances and/or exits to abutting properties. New arterial and collector level streets will have no entrances or exits directly to abutting property, rather this will be achieved through service roads.

Recognize that the circulation system also serves as a recreation system and therefore should enhance the opportunities and special amenities for driving for pleasure, sightseeing, bicycling, walking, etc.

Consider the potential views and sequences to be experienced by the users of the thoroughfare.

## **PUBLIC TRANSIT:**

**GOAL** Help create and maintain an integrated public transit system (bus and rail).

### **POLICIES**

All steps will be taken to encourage the public to make greater use of a public transit system.

The primary consideration in operating a public transit system will be service to the people rather than making a profit.

All steps will be taken to insure that service offered by a public transit system will be of superior quality.

Highway construction should continue to meet current demands and needs and shall be developed in such a way as to be a springboard for a public transit system with purchase of additional right-of-way or integration for public transit routinely considered.

Local transit facilities will be supported to collect passengers and feed them to a public transit system. This support will entail provision of park and ride points, safe and direct pedestrian links and use of other people mover systems as feasible.

## **LAND USE RELATIONSHIPS:**

**GOAL** Insure that the transportation system will meet community service need and at the same time be a planning stimulus in accomplishing other community objectives.

### **POLICIES**

Land use planning and transportation planning should go hand in hand so that a free flowing transportation system will result.

Transportation plans shall be developed in relation to general plans for neighborhoods, other communities, the county, and the region.

Private enterprise should be encouraged to develop a land pattern, in conformance with the comprehensive plan, which can be more economically served by public transit, by developing at greater densities in corridors served by public transit and by clustering commercial, industrial and other facilities so that they can be served by public transit.

Recognize the opportunities for multiple use of land occupied by transportation facilities.

**Assure that no proposed facility destroys or encroaches on any significant natural feature.**

**Locate facilities, and encourage their subsequent design, so that they blend with or accentuate the natural terrain.**

**Be sure facilities do not sever opportunities for social and cultural interaction, but instead enhance their opportunity.**

**Locate major through-traffic facilities along community edges rather than through community centers.**

**Keep major facilities along pre-existing barriers wherever possible.**

**Be sure proposed facilities do not destroy any important element of the variety of uses and activities in a community.**

**Be sure proposed facilities do not sever existing linkages in the community such as between homes and schools or employment centers and lunch hour commercial or recreation areas.**

**Discourage the construction of transportation facilities which will foster the infiltration of development throughout portions of the community that should be preserved for agricultural production and natural open space needs.**

**Recognize the Rochester central business district as the historic center of public and private investment in the region and therefore seek to maintain the center and enhance it as a commercial, business and cultural focus.**

**Minimize the amount of land taken off of tax rolls to be used for transportation facilities.**

**Provide facilities that will induce new taxable investment in predetermined areas.**

## **COMMUNITY RESPONSIBILITIES AND FACILITIES**

**PROVIDE PUBLIC SERVICES AND FACILITIES THAT EFFICIENTLY MEET AND ANTICIPATE THE NEEDS OF ALL SEGMENTS OF THE PUBLIC NOT ADEQUATELY PROVIDED FOR BY PRIVATE ENTERPRISE: A PROGRAM WHICH DEALS WITH, AT A MINIMUM, THE NEEDS OF PUBLIC HEALTH, EDUCATION, LIBRARY FACILITIES AND SERVICES, FIRE AND POLICE PROTECTION, UTILITY SERVICES AND SOLID WASTE DISPOSAL.**

**DEVELOP AND MAINTAIN A BALANCED OPEN SPACE AND PARK AND RECREATION SYSTEM AT OPTIMUM STANDARDS, BASED ON LOCAL HUMAN NEEDS AND NATURAL DICTATES WHICH PRESERVES AS MANY SITES OF NATURAL AND HISTORIC SIGNIFICANCE AS POSSIBLE**

**PLAN, PRESENT AND MAINTAIN A CAPITAL IMPROVEMENT PROGRAM AS CONTEMPLATED AND PROVIDED FOR BY STATE LAW.**

**REQUIRE PUBLIC AND PRIVATE DEVELOPMENTS OF ALL TYPES TO CONFORM TO A RECOGNIZED AND PERIODICALLY REVIEWED AND UP-DATED COMPREHENSIVE PLAN.**

**ENCOURAGE BROAD CONTINUING CITIZEN PARTICIPATION IN ALL ASPECTS OF GOVERNMENT AND COMMUNITY LIFE.**

**PROMOTE MAXIMUM COOPERATION BETWEEN GOVERNMENT JURISDICTIONS BOTH COUNTYWIDE AND REGIONALLY, THROUGH JOINT PLANNING, IN ORDER TO PROVIDE PUBLIC FACILITIES AND SERVICES WHICH ARE ADVANTAGEOUS AND ECONOMIC TO ALL.**

### **EDUCATION:**

**GOAL** Support educational institutions, provide for continuing and expanded educational needs of a larger population and develop closer coordination between them and the community in providing quality education.

## **POLICIES**

Support the continued planning and building of the finest possible educational system, one which will provide equal educational instruction, facilities and opportunities to all. Immediate attention will be focused on the needs of disadvantaged persons.

School sites should be centrally located within their individual service areas.

Identify and work for advance acquisition of school sites as needed.

Utilize the offices of the community to stimulate a close working relationship between education and industry, to provide skills and jobs for all, and insure that adequate vocational and technical training is available to all who need it.

Use community information programs to stimulate wider use of the programs offered in educational facilities.

Make greater efforts to draw upon the resources of expertise and knowledge in our educational institutions to assist in solving community problems.

## **CONSERVATION, OPEN SPACE AND RECREATION:**

**GOAL** Optimize use of the natural resources within the town to enhance and revitalize the natural landscape, create uses oriented toward open space systems and attain a natural environment befitting the community's character.

### **POLICIES**

Minimize man induced alteration to the environment.

Protect, support or maintain unique historical and ecological areas; farmland and rural densities where shown in the plan; linear parks; and the conservation of delicate natural areas.

Require that all development preserve the integrity of existing natural areas through environmental design and planning.

Population growth will be accommodated, in part, through in-filling of passed-over areas and concentrated development in areas shown for growth in the plan.

Where feasible and desirable, major open space elements should be combined and linked to form visual and, sometimes, physical separation between major sectors of the urbanized area.

Utilize public easements and residual public properties for park and recreational development.

Until public open space land acquisition has been adequately provided, give priority to public land acquisition over open space land development.

Make maximum use of private initiative, public programs and land use controls to attain the objectives of the plan.

Design treatment of private spaces will be required to compliment public efforts.

Special concern will be directed to the design, installation of, and maintenance of landscaped areas of residential developments where upkeep will be the responsibility of parties other than individual homeowners.

In all types of development substantial landscaping shall be installed and maintained on all parts of development sites not occupied by buildings. Parking spaces and service areas shall also be appropriately landscaped.

**GOAL** Provide a full, balanced and readily accessible program of recreation and facilities for persons of all ages, income levels and cultural backgrounds, including community recreation centers with special emphasis on programs and facilities for youth.

#### **POLICIES**

Provide parks for a variety of uses and groups, including such features as natural areas free of organized recreation and areas suitable for use by entire families.

Since the needs and requirements of neighborhoods change, recreation needs and requirements should be reevaluated and necessary changes pursued to keep the parks and open spaces responsive to the needs of users.

Increase cooperative planning between schools and the town in the development of school and activity spaces as park and recreation areas for the town.

Develop specialized park facilities that will complement curricular offerings of schools. Parks which have features such as ponds, lakes, or special flora and fauna should be utilized in the educational programs of the schools.

Park sites should be available for schools to bring various aspects of their programs before the public, such as dramatic presentations, art shows, craft displays, and concerts.

Parks should be maintained in accordance with the highest professional standards and practices consistent with type of vegetation and use.

Insure a regular program of citizen participation in the acquisition, planning, construction and development of parks.

#### **MUNICIPAL GOVERNMENT OFFICES:**

**GOAL** Maintain facilities for municipal governmental offices and maintenance responsibilities that are adequately financed, sited and designed for present use and future expansion.

##### **POLICIES**

All facilities shall be made accessible by providing adequate parking and high access to a public transportation for citizen use.

Government offices should include a central information center and display area.

Encourage cooperation between municipal facilities and services of other governmental jurisdictions.

Develop, adopt and enforce a plan for municipal government office growth and public facility maintenance responsibilities.

Establish an office for dealing with extra-jurisdictional matters, such as county government and its special purpose agencies, state agencies and federal programs.

#### **HEALTH AND SOCIAL SERVICES:**

**GOAL** That health and social service facilities are of high quality and are accessible and meet and anticipate the needs of the public.

##### **POLICIES**

Encourage alternatives to hospital-based ambulatory health care such as the neighborhood health center concept.

Recognize prepayment schemes such as the Neighborhood Health Network.

Support a unified system of social services on a metropolitan basis in the private and public sector based on the needs of present and future citizens.



Encourage the concept of Day Care and its facilities through the town at a reasonable cost to those using the service.

Encourage facilities that will allow rubbish and garbage to be disposed of on a metropolitan basis in a manner that protects health, consumes a minimum amount of useful land and has the least adverse affect on the area near the disposal grounds.

Support efforts at health or social service reform at the county, state or national level.

#### **LIBRARY FACILITIES AND SERVICES:**

**GOAL** Provide library services and facilities that meet and anticipate the public needs and requirements.

##### **POLICIES**

Provide adequate financing to permit a higher books-per-capital ratio.

Emphasize books and services rather than facilities.

Maintain cooperation and membership in the Pioneer Library System.

Develop and maintain a twenty (20) year planning program for the municipal library system.

#### **FIRE PROTECTION:**

**GOAL** Maintain fire department facilities and services that assure protection for the people and their property.

##### **POLICIES**

Provide residents a quality of service not less than a Class B public protection rating (This means a National Board Class of 5, 6, or 7).

Maintain water distribution facilities necessary for a Class B rating.

Provide for continuing education for department personnel.

Coordinate with adjoining jurisdictions for effective reciprocity.

Support a metropolitan approach to provision of basic education, training, support, and other services for fire protection.

## **POLICE PROTECTION:**

**GOAL** Provide police protection necessary to serve the citizens of an expanding community.

### **POLICIES**

Demand high standards of performance and morale of the professionals working in the community and promote sound relations between the police and the community.

Support new concepts of crime prevention intended to alleviate problems of social significance.

Cooperate on a metropolitan approach to the provision of basic education, training, communications, support, and other basic services for police protection.

## **SANITARY SEWER SERVICE:**

**GOAL** Provide sanitary sewer facilities and services that meet and anticipate public requirements and at the same time accomplish the land use directives of the comprehensive plan.

### **POLICIES**

Require staged extensions of sanitary sewer service to accomplish the proper direction of urban growth.

Only those areas designated for urban uses on the plan shall be considered for sanitary sewer service.

Encourage intensive development in areas presently served by sanitary sewer service.

Prevent problems of septic tank effluent in non-sewered areas by discouraging building in areas where soils information and percolation tests result in marginal or poor reports.

Support water area and stream pollution standards set by state and federal water quality control agencies.

Cooperate on a metropolitan approach to a sanitary sewage system.

## **WATER SERVICES:**

**GOAL** Insure that there is adequate supply of water for human consumption and for commercial, agricultural and recreational uses at reasonable prices.

**POLICIES**

Require staged extensions of water service especially into areas not served and not designated for urban uses on the plan.

Cooperate on a metropolitan approach to a water system.

**OTHER UTILITIES:**

**GOAL** Establish policies which provide for underground power, communications and gas lines; and strive to utilize these utility easements and rights-of-ways for the best public use.

**POLICIES**

All utilities shall be installed underground and any needed above ground facilities shall be suitably designed to be compatible with the local neighborhood.

Require conversion of existing overhead communication and power lines to underground installations wherever possible.

Public use of lands controlled by tower easements, water rights-of-way and all other easements shall always be requested.