

## **Chapter 6: Future Land Use**

This chapter provides a narrative description, organized around the Town's various existing and proposed zoning districts, of what land uses this Comprehensive Plan recommends as the most appropriate for each district area of the Town.

The fundamental goal of this Comprehensive Plan is to achieve sound balance between Wayne's current rural and agrarian character and new construction and development. In order to achieve and maintain this balance, the Town will oversee the location of various land uses through zoning regulations. In addition to ensuring the location of various land uses is appropriate for the Town's character, the design and appearance of new construction should be considered when permitting new development.

Please refer to **Appendix A, Future Land Use**, for graphic representation of these future land use areas. (Land Use Map)

It should be noted that, land use classifications will be managed by the Town of Wayne Land Use Regulations excepted only where County, State or Federal land use classifications may prevail. Steep Slope (slope > 15%) designated areas will be classified as conservation land, regardless of Town of Wayne land use classification, and will be managed accordingly.

### **Section 6.1: AG - Agricultural**

One of the key goals of the Comprehensive Plan is to preserve and protect farmland and open spaces. Foremost in the agricultural districts are historic farms (and State Forest lands) within the Town.

This district is the core of the Town's "working landscape" and would include:

- Historic interpretive sites
- Farm fields, grazing lands, crops, and other manageable/sustainable agriculture
- Buildings related to the support of those farm uses including residence for owners or labor, barns, stables, silos, out buildings, etc.
- Farm related equipment, repair facilities and shops, produce stands etc.
- Forest and wood land and hedge rows
- Crop cattle that can survive under local climate conditions with reasonable care vs. high water, chemical or energy demand
- Carefully considered master-planned developments that are designed and built in such a way to minimize adverse environmental impacts and blend in with the surrounding landscape

## **Section 6.2: AG-RR – Agricultural Rural Residential**

In addition to the Comprehensive Plan goal of preserving and protecting historic farmland and open spaces is to provide land surrounding or adjacent to historic farmlands with a district that provides a possible expansion or inclusion within the Historic Farm Land. It would also lend to provide smaller and specialized agriculture diversities to exist, within the Town, as a “working landscape” and would provide all AG points plus:

- Garden shops or small nurseries
- “cottage industries” such as home based craftsman – especially those related to farming and/or rural culture
- Low density rural residential use within district land use regulations
- Low environmental use impact
- Carefully considered master-planned developments that are designed and built in such a way to minimize adverse environmental impacts and blend in with the surrounding landscape

## **Section 6.3: AG-R – Agricultural Residential “Grape Zone”**

Keeping character with the key Town Comprehensive Plan goal of preserving and protecting farm land and open spaces, certain districts within the Town have historic significance with vineyards and orchards. These areas are now among the desirable use for the open space and picturesque quality of their location. In order to satisfy the Comprehensive Plan key goal, this district can provide a co-existence between agriculture and residential use and would include:

- All AG Agriculture points
- “Cottage Industries” related specifically to vineyards and orchards
- Low density residential use within district land use regulations
- “Extremely” low environmental use impacts i.e. slopes, ravines, hedgerows, view sheds etc.
- Carefully considered master-planned developments that are designed and built in such a way to minimize adverse environmental impacts and blend in with the surrounding landscape

## **Section 6.4: LSR-1 – Lakeshore Residential One**

Wayne’s lakeshore is densely built up with a variety of seasonal and year round residences on lakeshore lots. Some of these residences are periodically rented out. The basic residential and resort character of this area is expected to remain the same. The Plan’s recommendations are designed to ensure that any new construction and development within this area is in keeping with its current architectural style and scale. Any future development/land uses within this area will be expected to conform to the area’s current character and approval of the Architectural Review Committee under the

Town Planning Board and the permissible uses allowed within it and the requirements overlay districts.

Recommended Land Uses for Lakeshore Residential One would include:

- Single family residences with accessory structures including garages, tool sheds, decks, lawns, gardens etc.
- Boathouses, docks, other water-based recreation facilities that are in keeping with the Keuka Lake Uniform Docking and Mooring Law
- Historic Interpretive Sites
- Land to structure, surface and volume ratio construction practices
- Carefully considered master-planned developments that are designed and built in such a way to minimize adverse environmental impacts and blend in with the surrounding landscape

### **Section 6.5: LSR-2 – Lakeshore Residential Two**

Some of Wayne’s lakeshore areas have been built up to significant densities that have created almost “community” type of environments. Two such situations are Keuka Village and the Sylvan Beach. It is within the Town Plan to protect but yet improve these areas through land use guidelines that allow the existing and available building areas to move toward a more conforming building environment using the proper incentives.

These areas should also be the primary focus areas for such infrastructure improvements such as sewer and water.

Recommended Land Uses for Lakeshore Residential Two include:

- Same as Lakeshore Residential One
- Light retail/commercial

### **Section 6.6: SC – Scenic Corridor Residential**

This area is represented by the land east of SR 54 and is of a residential and light commercial/agricultural nature. As is the case with the lakefront district, the Plan’s recommendations are designed to ensure that any new construction and development within this area is in keeping with its current character especially in the case of any light commercial possible usage.

Recommended Land Uses for the Scenic Corridor Residential include:

- Light agriculture operations

- Medium density and medium intensity residential uses such as single family and multi-residential homes with accessory structures including garages, tool sheds, decks, lawns and gardens etc.
- Farm and vineyard related businesses such as wineries, roadside farm stands etc.
- A broad variety of “cottage” industries, such as home based businesses of the woodworking/furniture nature, arts and crafts manufacturing, clothes making and professional offices
- Bed and Braekfasts
- Historic Interpretive Sites
- Overlay districts or restrictions would prevail
- Carefully considered master-planned developments that are designed and built in such a way to minimize adverse environmental impacts and blend in with the surrounding landscape

### **Section 6.7: M – Municipal**

Areas that are considered in the Municipal Classification are:

- Town Hall, Highway Dept., La Chance Playground, Fire Dept
- “Lake to Lake” Corridor
- Cemeteries
- Town Roads

### **Section 6.8: LC – Land Conservation**

Following the Plan’s recommendations, The Town will include one or more Protection Overlay Districts within its zoning code to provide additional protection for natural and cultural resources such as scenic vistas, open spaces, Federal and State wetlands, Federal Flood Zone, glens, gullies, forested areas, steep slopes (> 15%), unique wildlife habitats, “lake to lake” corridor and historic sites. The presence of an environmental protection overlay district over a certain land area will not prohibit new construction within that area, but it will require:

- Very specific building requirement
- Ecologically balanced agriculture
- Ecological zero carbon residential
- Carefully considered master-planned developments that are designed and built in such a way to minimize adverse environmental impacts and blend in with the surrounding landscape

### **Section 6.9: IC – Industrial/Commercial**

Wayne abandoned industrial endeavors after the steamboat railroad demise and only slightly left any serious endeavors with the exception of Oborn Metal on Back Street.

Any consideration of Adult Businesses in the Town of Wayne would be restricted to the commercial area of the Town. The Town of Wayne however, should consider creating local law that would clearly define expectations of such businesses.

### **Section 6.10: Overlay Districts**

HD - Historic District overlay will indicate those areas of a Historic nature including:

- Entire Town circa 1803
- Keuka Village
- Central Point
- Marlina Point
- Hydro Plant

SFHD - Special Flood Hazard District overlay

- In order to protect life and property from flood damage, the Town will restrict certain types of development within the 100 flood plans as designated by the Federal Emergency Management Agency (FEMA) on Wayne's Flood Insurance Rate Map (FIRM).
- Most uses allowed in the base zoning district are appropriate in a special flood hazard district so long as all buildings and structures are properly elevated above the flood plain in addition to adhering to the land use height regulations.

OTHER

- Scenic Vistas
- Open Spaces
- Federal and State Wetlands
- Glens and Gullies
- Steep Slopes (>15%)
- Unique Wildlife Habitates
- "Lake to Lake" Corridor