

CHAPTER 6: FUTURE LAND USE

The policies outlined in Chapter 5 provide the basis for this chapter on future land use patterns in the Town of Barrington. 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 distinct area of the Town.

As explained in the Plan's Vision Statement and illustrated in Chapter 5, the fundamental goal of this Comprehensive Plan is to achieve a sound balance between Barrington's current rural and agrarian character and new construction and development. In order to achieve and maintain this balance in land uses, the Town can use its authority to enact a zoning law. In addition to legally regulating the location of various land uses through zoning, the Town should also use local laws such as subdivision regulations, site plan review procedures, and others to ensure all new development, and redevelopment of existing properties, meets the highest standards that are practical and economical.

As stated beforehand, this chapter explains and describes the recommended land uses in each of the following existing and proposed zoning districts. However, this chapter is not and should not be construed as a zoning code. Furthermore, this chapter does not distinguish between *as-of-right* land uses and *special permit* land uses. The Town's Zoning Law should clearly state what land uses are allowable as long as they conform with the Comprehensive Plan and meet the use, density, and dimensional standards set forth by the Zoning Law. The Zoning Law should also clearly state what land uses are subject to a special permit; that is, land uses that are basically in conformance with the Comprehensive Plan's recommendations but which need an extra layer of analysis by the Town to ensure that they will not adversely impact neighboring properties.

This Comprehensive Plan is a policy document; it is not a legally binding document and the contents of this chapter are simply intended to serve as a guide for Task Force charged by the Town Board with responsibility for updating the Town's zoning law. The following lists of recommended land uses are not intended to be definitive or all-inclusive, but rather are designed to provide a general idea of the types of land uses that would be best suited to the various districts.

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

Section 6.1: Agricultural Residential Area.

Currently, most land cover in the Town is either used for agricultural operations or is forested, with a mix of residential uses as well. Key goals of this Comprehensive Plan include preserving and protecting working agriculture, fostering new development that is keeping with the Town's rural and agrarian character, and protecting natural resources such as sensitive ecological areas and viewsheds.

Most of the Town is currently zoned for use as agriculture/residential. The recommendations of this Plan indicate that this zoning classification should remain in place, but could be modified through the addition of overlay districts.

Recommended Land Uses for the Agricultural Residential Area:

1. Farm fields, grazing lands, vineyards, orchards, etc.
2. Buildings related to agricultural/viticultural operations such as barns, stables, kennels, silos, storage sheds, workshops, greenhouses, garages, etc.

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3. Farm and vineyard-related businesses and industries such as farm equipment repair shops, wineries, roadside farm stands, etc.
4. A broad variety of “cottage industries,” such as home-based businesses like woodworking and/or furniture shops, arts and crafts manufacturing, clothes making, and professional offices.
5. Garden shops and nurseries.
6. Forest/woodland.
7. Outdoor recreation areas such as playgrounds, campgrounds, golf courses, and hiking and cross country skiing trails.
8. Bed and Breakfasts.
9. Low density, low intensity residential uses such as single family homes with accessory structures including garages, tool sheds, decks, swimming pools, lawns, gardens, etc.
10. Cemeteries.
11. Historic interpretive sites.
12. Public and institutional uses such as schools, churches, libraries, municipal buildings and facilities.
13. 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: Lakeshore Residential Area.

Barrington’s lakeshore is densely built up with a variety of seasonal and year round residences on small 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 character. Any future development/land uses within this area should conform to the area’s current character.

Currently, a narrow strip along the Town’s lakefront is zoned for Lake Residential. This basic zoning classification should remain in effect, with updates to the permissible uses allowed within it and the possible addition of overlay districts.

Recommended Land Uses for the Lakeshore-Residential District (LRD):

1. Single family residences with accessory structures including garages, tool sheds, decks, swimming pools, lawns, gardens, etc.
2. Boathouses, docks, other water-based recreation facilities that are in keeping with the Keuka Lake Uniform Docking and Mooring Law.
3. A broad variety of “cottage industries,” such as home-based businesses such as woodworking and/or furniture shops, arts and crafts manufacturing, clothes making, and professional offices.
4. Bed and Breakfasts.
5. Parks and public access areas.
6. Historic Interpretive Sites.

Section 6.3: Highway Residential Area.

The highway residential area runs along Route 54 through the Town from the Barrington-Milo town line in the northwest to the Barrington-Wayne Town line in the southwest. As is the case with the lakefront district, the Plan’s recommendations are designed to ensure that any new construction and development within the highway/residential area is in keeping with its current character.

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In addition, master planned developments may also be appropriate in this area, as long as they are carefully designed and built with attention paid to the scale and appearance of surrounding buildings.

Recommended Land Uses for the Highway-Residential Area:

1. Agricultural operations.
2. Low density, low intensity residential uses such as single family homes with accessory structures including garages, tool sheds, decks, swimming pools, lawns, gardens, etc.
3. Farm and vineyard-related businesses and industries such as farm equipment repair shops, wineries, roadside farm stands, etc.
4. A broad variety of “cottage industries,” such as home-based businesses such as woodworking and/or furniture shops, arts and crafts manufacturing, clothes making, and professional offices.
5. Bed and Breakfasts.
6. Outdoor recreation areas such as playgrounds, campgrounds, golf courses, and hiking and skiing trails.
7. Historic Interpretive Sites.

Section 6.4: Rural Residential Area.

The area of the Town immediately to the east of the highway residential area, consisting of all the slopes visible from the lake, should be considered as a rural residential area. While agriculture and viticultural operations are a key defining feature of this area as they are throughout the Town, this section of the Town is unique in that it is visible from the lake and several other municipalities within the Keuka Lake basin.

Larger minimum lot sizes, PUDs, and cluster subdivisions should be considered for this area in order to help achieve the Plan’s recommendation of protecting sensitive natural features. In general, the following recommended land uses in this district are identical to those in the agriculture-residential area.

Recommended Land Uses for the Rural Residential Area:

1. Farm fields, grazing lands, vineyards, orchards, etc.
2. Buildings related to agricultural/viticultural operations such as barns, stables, kennels, silos, storage sheds, workshops, greenhouses, garages, etc.
3. Farm and vineyard-related businesses and industries such as farm equipment repair shops, wineries, roadside farm stands, etc.
4. A broad variety of “cottage industries,” such as home-based businesses like woodworking and/or furniture shops, arts and crafts manufacturing, clothes making, and professional offices.
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8. Bed and Breakfasts.
9. Low density, low intensity residential uses such as single family homes with accessory structures including garages, tool sheds, decks, swimming pools, lawns, gardens, etc.
10. Cemeteries.
11. Historic interpretive sites.

12. Public and institutional uses such as schools, churches, libraries, municipal buildings and facilities.
13. 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: Rural Commercial Overlay District (RCOD).

In order to promote and support a range of economic development and business opportunities in the Town, preserve the Town's rural and agrarian character by concentrating new commercial activities in certain areas, and build up the municipal tax base and provide local job opportunities, the Town should consider forming an overlay district within which large-scale agricultural based businesses may operate. In addition, businesses related to the tourism industry should be encouraged to locate within this district.

This overlay district should follow the Route 14A corridor from the Barrington-Milo town line south along Route 14A to the area around the intersection of Route 14A with Porters Corners and Bennett Roads. In addition, this district should include John Green Road from its intersection with Route 14A southwards to the intersection of John Green Road with State Route 230. In general, commercial uses in this district should be concentrated around road intersections in order to prevent the growth of a suburban-style commercial strip in the Town.

Home-based businesses may be located anywhere in the Town; the purpose of this district is to provide a place for larger-scale business operations.

Recommended Land Uses for the Rural Commercial Overlay District (RCOD):

Any uses allowed in the base zoning district (ARD) are appropriate in the Rural Commercial Overlay District. In addition, certain large scale businesses and industries that would be out of place in other parts of the Town should be encouraged to locate within this overlay district. Examples include warehousing operations and open storage yards, gas stations and convenience stores (dependent on utilities), and tourism based businesses such as large bed and breakfasts and restaurants.

Section 6.6: Environmental Protection Overlay District(s) (EPODS).

Following the Plan's recommendations, the Town should include one or more Environmental Protection Overlay District(s) (EPODS) within its zoning code to provide additional protection for irreplaceable natural and cultural resources such as scenic vistas, wetlands, glens, gullies, forested areas, steep slopes, unique wildlife habitats, and historic sites. The presence of an environmental protection overlay district over a certain land area should not prohibit new construction within that area, but it should ensure that any new construction has minimal adverse environmental impacts.

Recommended Land Uses for the Environmental Protection Overlay District(s) (EPODS):

Generally, any uses allowed in the base zoning district are appropriate in an environmental protection overlay district. However, the overlay district regulations should ensure that any new construction that occurs within an overlay district minimizes potential adverse environmental impacts and blends with the surrounding landscape.

Section 6.7: Dundee Wellhead District (DWD).

The Dundee Wellhead District is a zoning overlay district located near the eastern border of the Town, covering an area around the Village of Dundee's water wells. Dundee draws most of its drinking water from a sole-source aquifer located below the ground in this area. In order to prevent contamination of this water supply, the Town of Barrington formed a zoning overlay district in 1998 that places safeguards on possible land uses within the area over the aquifer.

The base zoning in this area is Agricultural-Residential and this classification should remain the same. Special regulations guiding new development within this overlay zone help protect Dundee's water supply, but as a general rule no major construction or development activities should occur within this overlay district. The SEQRA process and the Yates County Soil and Water Conservation District oversight, as per Local Law No. 2 of 1998, will help ensure any new construction within this district does not have an adverse impact on the aquifer's water quality.

Recommended Land Uses for the Dundee Wellhead District (DWD):

As a general rule, the Town should carefully consider permitting any sort of development within this overlay district. No development or construction can be allowed within the DWD that could have a negative impact on the water wells.

Section 6.8: Special Flood Hazard Overlay District (SFHOD).

In order to protect life and property from flood damage, the Town should restrict certain types of development within 100 year flood plains as designated by the Federal Emergency Management Agency (FEMA) on Barrington's Flood Insurance Rate Map (FIRM), Community Number 360953 C.

Recommended Land Uses for the Special Flood Hazard Overlay District (SFHOD):

Most uses allowed in the base zoning district are appropriate in the special flood hazard overlay district so long as all buildings and structures are properly elevated above the flood plain.

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