

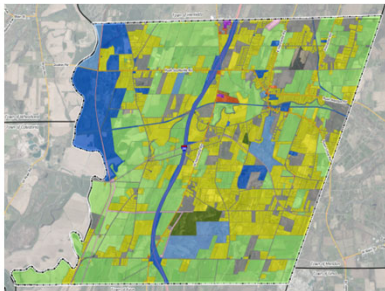
LAND USE OVERVIEW

Current Conditions

Comprehensive Plan Goals and Strategies

Land Use Plan

Existing Land Use

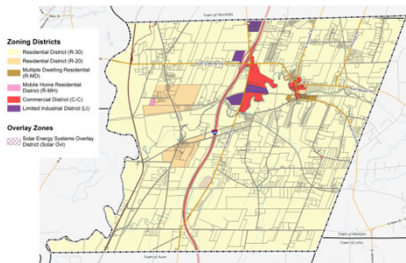


- Agricultural
- Residential
- Vacant
- Apartments
- Commercial
- Storage/ Distribution
- Recreation
- Public / Community Service
- Manufacturing
- Utilities/ Transportation
- Conservation

Hamlet



Current Zoning



- Zoning Districts**
- Residential District (R-20)
 - Residential District (R-30)
 - Medium Density Residential (M-20)
 - Single-Family Residential (S-10)
 - Commercial District (C-1)
 - Limited Industrial District (LI-1)

- Overlay Zones**
- State Energy Systems Overlay District (SEOS)

Hamlet



Goals

- *Maintain the agricultural and rural residential character of the Town.*
- *Protect natural resources and environmental quality.*
- *Retain prime farmland for agricultural use.*
- *Maintain Rush Hamlet as a small center for business, civic, residential, and recreational uses.*
- *Accommodate new business development in appropriate locations.*

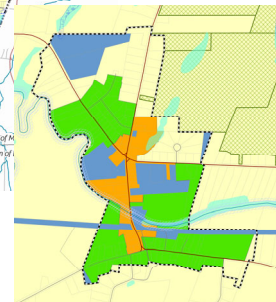
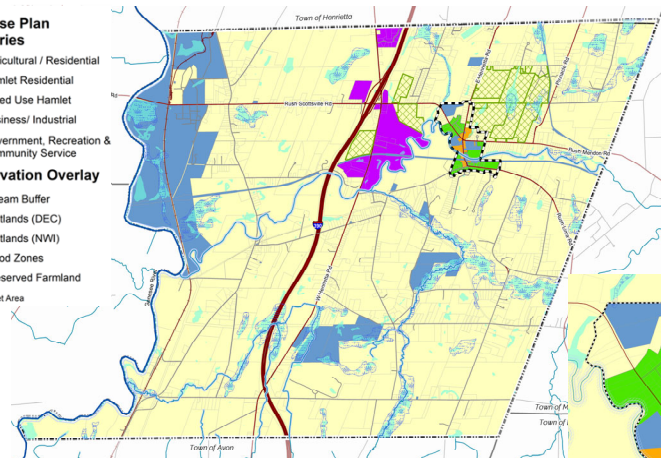
Strategy

- **Revise zoning to advance the goals of the Town's Comprehensive Plan.**

Land Use Plan Map

- Land Use Plan Categories**
- Agricultural / Residential
 - Hamlet Residential
 - Mixed Use Hamlet
 - Business/ Industrial
 - Government, Recreation & Community Service

- Conservation Overlay**
- Stream Buffer
 - Wetlands (DEC)
 - Wetlands (NWI)
 - Flood Zones
 - Preserved Farmland
 - Hamlet Area



Land Use Plan Categories

Agricultural/ Rural Residential

- Support continued agriculture as well as rural residences

Hamlet Commercial

- Accommodate a mix of residential and business uses
- Encourage small-scale service and retail businesses
- Allow for single family residences, accessory apartments and dwelling units within mixed use buildings
- Lot size and setbacks consistent with existing development patterns
- Design guidelines to maintain the character of the hamlet.

Hamlet Residential

- Accommodates single- and two-family dwellings on smaller lots that are typical within Rush Hamlet
- Commercial uses are not permitted, except as home businesses accessory to residences

Commercial/ Limited Industrial

- Support a variety of businesses
- Require design and performance standards
- Streamline approvals for businesses

Government, Recreation & Community Service

- Publicly-owned land for continued civic and recreational uses.
- No change to zoning for public land.

Natural Resource Conservation Overlays

- Limit development and disturbance to wetlands, flood hazard areas and stream corridor to maintain wildlife habitat and prevent flood damage.
- Maintain buffers within 200' from Genesee River, 100' from Honeoye Creek.