

## CHAPTER 3

# FUTURE LAND USE PLAN





# OVERVIEW OF LAND USE PLANNING

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## WHAT IS A FUTURE LAND USE PLAN?

A future land use plan (FLUP) encompasses the community's vision for growth, protection, preservation and development. It identifies appropriate development for various areas of the Town in accordance with the established vision and goals of this Comprehensive Plan.

The FLUP differs from the zoning law. Zoning law dictates where certain land uses can be located on a parcel-by-parcel basis, as compared to Perinton's FLUP, which is intended to reflect a general vision and provides the framework for future policies and regulatory updates. As it is forward looking, the FLUP does not restate existing land uses or conform to the current zoning law.

The purpose of the Future Land Use Plan is to provide guidance for potential changes to the zoning law, if necessary, to achieve the Town's goals associated with development, preservation, and community character goals.

Perinton's Future Land Use Plan, as described on the next page, shows an optimal vision for how land within the Town is recommended to be used in the next 10 to 15 years. However, it is expected that much of the Town's land use pattern will remain the same as Perinton is fairly built-out, with a well-established community character.



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Perinton Square Mall  
on Route 31.

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# PERINTON'S FUTURE LAND USE PLAN

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## OVERVIEW

Perinton's Future Land Use Plan identifies five "character areas" – or land use categories – each with distinct land use patterns and scales and characters of development. These character areas are described in brief at right and are explained in further detail with representative imagery on the following pages.

Desired future land use is generally consistent with the existing character seen in the Town today. In these areas, the future land use plan promotes the preservation and strengthening of that existing character. In other areas, where modest changes are recommended, the future land use plan acts as a guide for revising zoning regulations and implementing complementary placemaking strategies.

Since the character areas are established to guide future regulatory changes as appropriate over the next ten years, they do not conform to parcel lines or rights-of-way. When a prospective land use lies on the border of two different character areas, Town planners should consider land use design elements to transition between the two areas.

### Suburban Residential

Primarily single-family homes on small lots in traditional neighborhoods.

### Low Density Residential and Agriculture

Single-family homes on large lots in more rural settings, in addition to farmland, parks and open spaces, and other agricultural uses.

### Medium Density Residential

Apartment communities, townhomes, and other multi-family residential developments.

### Mixed-Use Area

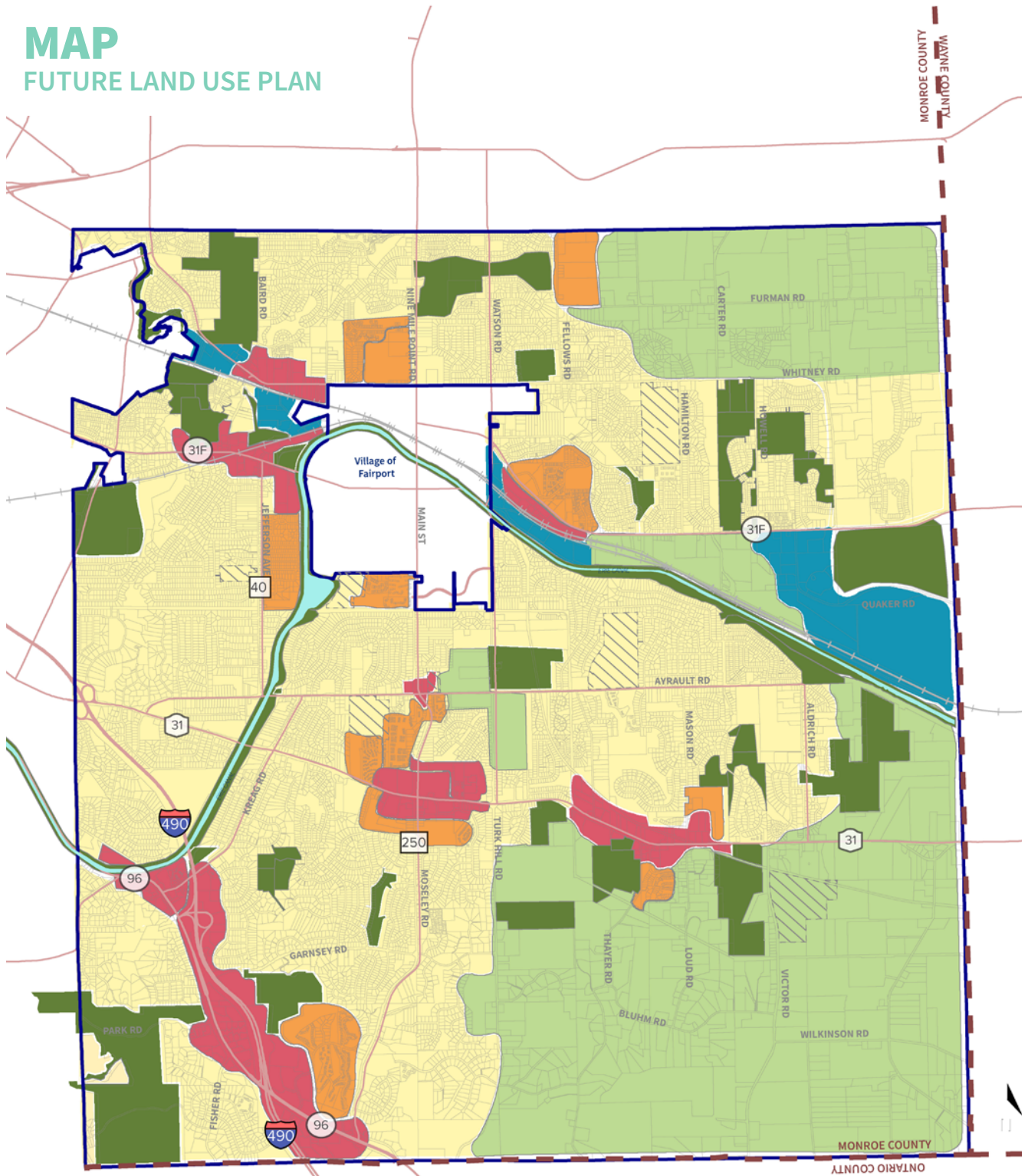
A mix of retail spaces, offices, higher-density residential units, pocket parks, and other uses concentrated in a relatively small area to promote walkability.

### Light Industrial

Small-scale factories, research labs, offices, and other facilities with appropriate buffering and noise and odor standards.

# MAP

## FUTURE LAND USE PLAN



### CHARACTER AREAS

- Suburban Residential
- Low Density Residential
- Medium Density Residential
- Mixed-Use Area
- Light Industrial

### REFERENCE LAYERS

- Parks + Public/Private Open Space
- Fairport Central School District
- Erie Canal



# CHARACTER AREAS

## SUBURBAN RESIDENTIAL

Perinton is one of the early second ring suburb towns of the Greater Rochester region. Early residential subdivisions such as Forest Hills and the Jefferson Avenue corridor established the Town's growing popularity as a great place to live with access to services and employment centers within a "15-minute drive". Over time, suburban residential development accelerated, quickly becoming the dominant land use and character area in the Town.

The Suburban Residential Character Area is the largest land use in Perinton. Much of this area is well established and includes single-family detached dwelling units. Future development should consist of infill development or small-scale subdivisions. Therefore, development and redevelopment should be done in a manner consistent with or complementary to the scale and character of the existing surrounding residential neighborhoods. Residential uses encouraged within this district include

single-family and two-family dwellings; however, depending on the design, small-scale multi-family units may be appropriate. Special consideration for the provision of housing to meet the needs of first-time home buyers and seniors looking to downsize should be given by the Town.

Mixing of land uses such as the allowance of conversions of residential properties to small offices, retail uses, restaurants and other higher intensity uses should be avoided. The provision of small pocket parks and open spaces within existing residential neighborhoods or future developments is considered appropriate and desirable. Additionally, enhancing access to safe and accessible pedestrian and bicycle facilities in these areas is consistent with the character of Perinton and is intended to contribute to a high quality of life for residents. Consideration should also be given to improvements to enhance connectivity to parks, trails and areas of commerce and employment.



The suburban neighborhoods around Turk Hill Road.



# CHARACTER AREAS

## SUBURBAN RESIDENTIAL



Single-family home on Hanford Way.



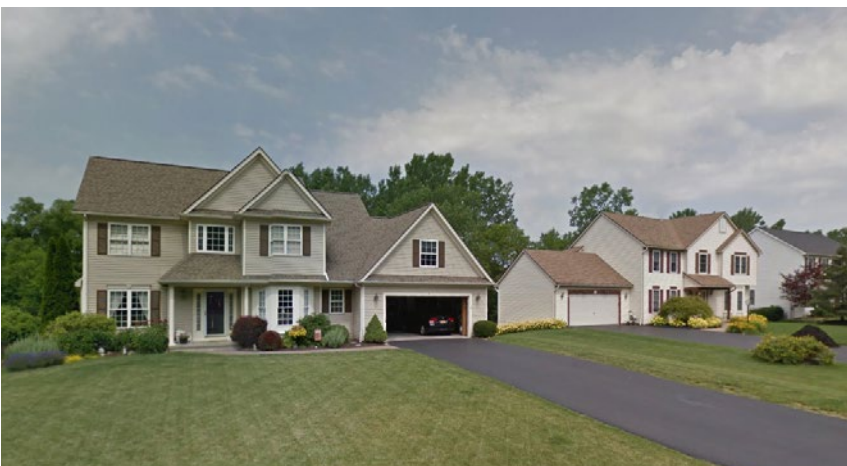
The Vineyard Hill neighborhood off Garnsey Road.



The Hickory Ridge neighborhood off Route 31.



The Forest Hills neighborhood off Fairport Road.



Single-family homes off Ayrault near Fairport High School.



The Eagle Vale neighborhood off Route 250.



# CHARACTER AREAS

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## LOW DENSITY RESIDENTIAL + AGRICULTURE

The Town of Perinton's unique, glacially sculpted landscape results in areas where the conservation of open landscapes should be an essential consideration for future development. The Low Density Residential and Agriculture Character Area is primarily found in the southeast and northeast quadrants of the Town. This area is intended to maintain a predominantly rural residential and agricultural in character. The Town should encourage and support agricultural enterprises with large lot residential uses allowed when developed in a manner that is sensitive to the rural character, natural features, and existing farmlands.

Development that negatively impacts active agricultural parcels or natural resources should be avoided. Appropriate

land uses within this character area include farming operations; parks; outdoor recreation facilities; farm support businesses; large-lot residential. Creative residential development utilizing cluster development strategies may be appropriate in limited areas, such as near existing single-family developments and subdivisions.

Renewable energy generation, such as solar farms, are growing in popularity throughout New York. While the Town supports small scale solar development for on-site residential and agricultural electricity needs, it does not envision large scale solar farms designed to provide power for off-site uses in this area; however, the incorporation of renewable energy installations in future developments is encouraged.



Large-lot, single-family homes and an agricultural plot on Huber Road.



# CHARACTER AREAS

## LOW DENSITY RESIDENTIAL + AGRICULTURE



Furman Heights.



Ryan Road.



Bluhm Road.



Chase Farms Market on Pannell Road.



Natural area along Wilkinson Road.



The Ellsworth Farm at Ayrault and Turk Hill.



# CHARACTER AREAS

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## MEDIUM DENSITY RESIDENTIAL

Over the past twenty years, the Town of Perinton has experienced an increase demand for multi-family and higher density residential development. This was driven by several market forces including the increasing cost of land, a growing need for affordable family and senior housing options, the impacts of the Great Recession on access to mortgages and consumer desire for lower maintenance living. The scale and character of this development style lends itself well to bordering commercial areas, enhancing opportunities for non-motorized access to services, commerce, and employment. Future development should consist of well-designed, walkable apartment communities, patio homes and townhomes within close proximity to services. The provision of on-site parks, open spaces, recreational resources is encouraged.



Valley Creek Condos on Acorn Lane.



Highview Manor Apartments off Route 31F.



Townhouses on Eaglesfield Way.

# CHARACTER AREAS

## LIGHT INDUSTRIAL

Industrial uses often come with a negative connotation, conjuring images of smoke stacks, water pollution, noise and blighted properties. However, modern industrial uses may include uses such as research labs and clean manufacturing facilities. Industrial uses play an important part in the stability of Perinton's employment base and typically require less services as compared to taxes required.

Existing industrial land uses in the Town are concentrated along the Erie Canal and 31F corridor. Proper buffering, with enhanced landscaping, between industrial development and surrounding land uses should be addressed and incorporated into future development plans. Ensuring performance standards are codified to define acceptable noise, odors, vibration, hours of operation and general design standards will further result in improved compatibility. This character area envisions product assembly, repair, fabrication, enclosed storage, offices, research and development facilities, and agricultural support businesses as appropriate uses.



The Perinton Industrial Park.



Self-storage on O'Connor Road.



Mason Marketing on Whitney Road.



The Perinton Department of Public Works.



# CHARACTER AREAS

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## MIXED-USE

Mixed-use districts can be highly variable in both land use and scale. The Village of Fairport and Town of Perinton reflects a traditional, mixed use town center incorporating residential, commercial, industrial and open space at a scale defined around the pedestrian user. The mixed-use area at the intersection of State Routes 250 and 31 is less dense and more auto-dominated in scale and use. Both types of mixed-use are important to the Town, allowing for development that meets the needs of residents as well as the region.

The Town seeks to integrate compatible and complementary uses, focusing on scale and design to establish the desired sense of place and purpose. Mixed-use

development is designated in areas where infrastructure and utilities are present to allow for higher density and more intensive land uses. These locations are considered prime opportunities for infill and conversion development while encouraging a balanced approach to safe multi-modal accessibility. Common land uses may include commercial retail, hospitality, residential, office and other employment centers. This designation is meant to encourage creative development proposals that embrace good design, quality materials and flexibility while maintaining the character of the Town. As shown on the Future Land Use Plan, these areas already have some mixing of uses or are bounded by areas of with higher intensity uses.



Whitney Town Center  
mixed-use development  
on Whitney Road.



# CHARACTER AREAS

## MIXED-USE



The Glen mixed-use development at Perinton Hills Plaza.



The Glen at Perinton Hills.



Mixed-use character appropriate for Bushnell's Basin or Hamlet of Egypt.



High-quality, mixed-use development.



West Avenue in the Village of Fairport.



Park Point mixed-use student housing and commercial space at RIT.