

Land Use Overview and Future Land Use Plan





Summary of Existing Zoning

Town Outside Villages

Six zoning districts have been established for the Town of Sodus outside the Villages. Map 4: Existing Zoning—Town of Sodus depicts the current (2004) zoning district boundaries.

The **Agriculture** district encompasses most of the land area in the Town. A minimum of 87,000 square feet of lot area is required per dwelling. Clustered subdivisions allow smaller lot sizes provided that the average area per dwelling for the entire development is maintained.

The **R-1 Residence** district encompasses land _____. The minimum lot size for residences is 18,770, although smaller lots may be permitted as part of a clustered subdivision.

The **B-1 General Business** district are located _____. A variety of residential, community service and business uses are permitted.

The **I-1 Industrial** districts, located _____, allow a variety of processing, manufacturing, business and storage uses are permitted. As a “floating zone,” this district can be applied to at least 10 acres within the A Agricultural District,

Regional Orientation

The Town of Sodus is located in the north-central portion of Wayne County. It is bordered by the Towns of Huron and Rose to the east, Williamson and Marion to the west, Arcadia and Lyons to the south, and Lake Ontario to the north. The City of Rochester is located approximately 25 miles west of the Town. The Village of Sodus is located in the central portion of the Town. (See Map 1: Regional Orientation.)

Route 104 and Ridge Road are major east-west thoroughfares that bisect the Town through the center. NYS Routes 88 and 14 are the major north-south routes. The Village of Sodus is located immediately south of Route 104. Ridge Road and NYS Route 88 pass through the Village of Sodus.

The Hamlets of Alton and Wallington are located along Ridge Road east of the Village of Sodus. Sodus Center is located southeast of the Village of Sodus. The historical settlements of South Sodus and Joy are located in the southern portion of the Town.

Existing Land Use – Town

The existing land uses are depicted on Map 2: Town of Sodus Land Use Property Classifications. The land use classifications shown on the map are based on 2004 tax parcel records. Table ___ summarizes the Town’s land use by tax parcel classification.

Parcels used primarily for agriculture predominate in the Town, occupying 21,547 acres and 54% of the Town’s land area. The majority of the farm parcels are orchards. A description of the agricultural resources is found in the Farmland and Agriculture chapter.

Natural features in the Town include wetlands, streams, woodlots and the Lake Ontario shoreline. A description of the natural features is included in the Natural Resources and Environmental Protection chapter.

A total of 1,893 parcels in the Town are residential. More than 90% of these (1,776) are single-family dwellings or individual manufactured homes. Eleven manufactured home parks are located in the Town. Additional information is presented in the Housing & Residential Neighborhoods chapter.

Commercial and industrial business uses are located primarily along Route 104 and Ridge Road. Mining and excavation operations are located in the south-central portion of the town. Descriptions and

analysis of businesses in the Town are presented in the Economic Development chapter.

Land used for transportation and utilities include highways, railroads, and telecommunications facilities. Information and analysis of these facilities and services are presented in the Transportation and Infrastructure section of the Plan.

Government and community service facilities in the Town include the Town Hall, Highway Department, fire stations, cemeteries and private recreational facilities. These facilities and related issues are addressed in the Parks, Recreation, and Government Services chapter.

Hamlets

The Town's historic hamlets represent unique environments for residences and businesses. The Hamlet of Sodus Center, located south-east of the center of the Town, consists of approximately 40 houses, two churches, a fire station and a small park. A food processing industry and three businesses are located just north of Sodus Center.

The Hamlet of Alton is located along Ridge Road in the eastern portion of the Town. This hamlet consists of approximately 70 houses, an apartment building, a home for the aged, a mobile home park, and a small business district. Public and community service uses in the hamlet include two churches, a fire hall and a cemetery.

The Hamlet of Wallington is located along Ridge Road at the former junction of two railroads, approximately two miles east of the Village of Sodus. This hamlet includes approximately 20 residences, a manufactured home park, approximately 10 businesses, a go-kart race-track and the Wallington Fire Department.

Town Zoning (continued)

provided that the proposed use meets specified standards for storage, noise, landscaping and screening.

*The **P Airport Utility** district includes the site and vicinity of the Sodus-Williamson airport.*

*The Town's **Highway Development Control District** is an "overlay" zone located along Route 104 between the Williamson town line and the intersection of Route 104 with the railroad right-of-way west of the Village. Regulations include a 90-foot front setback from the highway right-of-way as well as standards for access, landscaping, parking, lighting and signage. These regulations apply in addition to those for the underlying zoning district.*

The zoning regulations include general criteria for the Board of Appeals to grant special use permits. These conditions must be met before the Code Enforcement Officer can issue a building or use permit. In addition, specific conditions are established for certain uses, including gas stations and soil mining.

Summary of Existing Zoning—Village

Six zoning districts have been established for the Village of Sodus. Map 5: Existing Zoning-Village of Sods depicts the current (2004) zoning district boundaries.

The **B-2 Core Business** district encompasses the core downtown business district. The **B-1 General Business** district includes additional land along Main Street to the west and south of the B-2 district, as well as land on the south side of Green Street in the northwestern portion of the Village. The B-1 and B-2 districts permit a variety of residential, community service and business uses.

The **R-3 Residence** district includes land in the central portion of the Village. The minimum area per dwelling unit is 7,200 sq. ft. The **R-2 Residence** district, located along Orchard Street in the eastern portion of the Village, requires a minimum area per lot of 12,500 sq. ft. The **R-1 Residence** district encompasses the remainder of the Village. The minimum lot size for residences is one acre, although smaller lots may be permitted as part of a clustered subdivision.

Existing Land Use – Village

The existing land uses are depicted on Map 3: Village of Sodus Land Use Property Classifications. Of the 1,589 parcels in the Village, 512 are used for residential purposes. According to recent tax parcel data, there are 427 single family dwellings, 44 two-family dwellings, six 3-family dwellings, and 21 apartment buildings in the Village. Additional information is presented in the Housing & Residential Neighborhoods chapter.

A large wetland regulated by the NYS Department of Conservation is located in the northwestern portion of the Village between Rotterdam Road and Belden Avenue. Smaller areas of regulated wetlands are located in the southeast section east of Gaylord Street and north of Robinson Road, and in the area northeast of Foley Drive in the northwestern part of the Village. A description of the natural features is included in the Natural Resources and Environmental Protection chapter.

The downtown business district occupies the central portion of the Village, generally between Belden Avenue on the west and Gaylord Street on the east. Most of the Village's 56 commercial parcels are located downtown. Others are located along Main Street to the east and west of downtown. WCTS Credit Union occupies a large parcel in the southern portion of the Village.

Several churches are located in the downtown area and elsewhere along Main Street. Public service uses located downtown include the Town and Village Hall, the public library and the post office. The Town Highway garage is located on the west side of Belden Street south of the railroad. A portion of the Sodus Central School property and the Sodus Cemetery are located in the Village. A fire station is located on the east side of Mill Street. These facilities and related issues are addressed in the Parks, Recreation, and Government Services chapter.

Most of the industrial and storage uses in the Village are located along the railroad. Descriptions and analysis of businesses and industrial land are presented in the Economic Development chapter.

Land used for transportation and utilities include highways, railroads, and telecommunications facilities. Information and analysis of these facilities and services are presented in the Transportation and Infrastructure section of the Plan.

Issues and Opportunities

Village of Sodus

Most of the land in the Village is already developed

- Most of the undeveloped land east of Rotterdam Street consists of a wetland regulated by the NYS Department of Environmental Conservation. Development is restricted by State regulations. However, there may be potential for future use for low impact recreation, such as a nature trail.
- A large parcel in the northeast portion of the Village was recently annexed. This land is currently vacant.
- Land in the western portion of the Village was recently annexed for an industrial park. Some parcels within the industrial park are vacant.

Town of Sodus (outside Villages)

Retain character of historic hamlets

The center of the hamlet of Alton is the intersection of NYS Route 14 and Ridge Road. Business and community service uses are located at the center of the hamlet.



(Existing Zoning (continued))

The I-1 Light Industrial district is located along the railroad. A variety of processing, manufacturing, business and storage uses are permitted. This district operates as a “floating zone” that can be applied to at least three acres within the R-1 Residence District, provided that the proposed use meets specified standards regarding storage, noise, landscaping and buffers. An application for I-1 zoning must be reviewed by the Village Planning Board prior to rezoning by the Town Board.

The zoning regulations include special conditions for certain uses, including gas stations and soil mining. The zoning regulations include general criteria for the Board of Appeals to grant special use permits. These conditions must be met before the Code Enforcement Officer can issue a building or use permit. The Village has a separate local law to regulated adult entertainment businesses.

The Planning Board is authorized to review site plans for all uses except for one- and two-family dwellings.

Future Land Use Plan

The Future Land Use Plan presents the Town’s “vision” for use of land within its borders. It delineates distinct areas within the Town and recommends ways to ensure the most appropriate land uses for each area, consistent with the goals of the Comprehensive Plan.

The Future Land Use Map (Map 6) is intended as a guide to the revision of the Town’s zoning regulations and zoning map. The Town’s zoning needs to be consistent with the recommendations of the Comprehensive Plan.

The Future Land Use Maps (Maps 6 and 7) delineates the following categories of land use:

Town of Sodus (outside Villages)

- Agricultural/ Rural Residential
- Residential
- Lakeshore Residential
- Lakeshore
- Commercial
- Industrial
- Airport
- Public
- Recreation

Village of Sodus

- Single Family Residential
- Multi-Family Residential
- Downtown Business District
- General Business
- Industrial
- Recreation
- Public

A Conservation Overlay Map (Map 8) depicts the location of agricultural areas, regulated wetlands, streams and flood hazard zones.

The following narrative describes the location and existing uses within each of the future land use category, the issues affecting these areas, the relation of the future land use areas to existing zoning districts, and recommendations for zoning changes and other actions.

Town of Sodus

Most of the Town's area is designated Agricultural/ Residential. In general, land in this category is not currently served by public water service. The rural areas of the Town are characterized by farmland, single family dwellings on large lots, and residential development along existing roads. Lot sizes vary from 35,000 sq. ft. or smaller to hundreds of acres. Land in this category includes farmland and residential development along existing roads.

Areas most suitable for residential development are designated "**Residential.**" Established residential subdivisions are included in this designation, as well as adjoining areas that are or could easily be served by both public water service.

The **Lakeshore Residential** category encompasses land along Lake Ontario that has been subdivided into small residential lots.

Land along Lake Ontario that is not predominantly developed has been designated "**Lakeshore.**" The lakeshore is a significant resource in the Town and much of the land along Lake Ontario has not been developed. Residential development is appropriate along the lakeshore provided the design of the development is sensitive to the potential for soil erosion and the protection of potential public amenities such as views of the Lake.

The **General Commercial** category applies to land that has been developed with commercial uses. Most of these areas are located along Ridge Road.

The **Industrial** category includes land located that is currently used for manufacturing, warehouse and distribution or mining.

Areas designated **Recreation** include Town-owned parkland and land along Lake Ontario that is owned by New York State and Wayne County and intended for future recreational use.

Areas designated for **Public** use include Town government facilities schools, and cemeteries.

Village of Sodus

Land designated **Single Family Residential** consists primarily of single family dwellings. This area excludes many areas in the Village that are currently zoned for two-family or multiple family dwelling in order to prevent additional conversions.

Land designated **Multi-Family Residential** includes land currently occupied by apartment complexes and areas that have several 2- and 3-family dwellings.

The **Downtown Business** land use category encompasses land in the commercial district of the Village of Sodus. The land uses in this area are primarily commercial structures, some with residential apartments on the upper stories.

The **General Business** category includes land in the Village outside of the central business district that has been developed for business uses and is appropriate for future commercial use.

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Land designated **Industrial** includes land along the railroad and other parcels that are used for or suitable for future industrial use.

The **Recreation** category includes existing parks as well as land east of Rotterdam Street that has potential for recreational use.

Land designated **Public** includes land used by governments and schools.

Conservation Overlays

Conservation overlays are superimposed over the underlying land use category. Additional guidelines are proposed to protect the Town's farmland and natural resources, including active agricultural land, stream corridors, wetlands, and flood hazard areas. As wetlands are regulated by New York State and the Army Corps of Engineers (see the Natural Resources and Environmental Protection chapter), additional town involvement in their protection is not necessary.

The stream corridor overlay would apply to land along both sides of the major streams in the town and their tributaries, within 50 feet of the stream bank or a distance sufficient to protect the stream banks. Development guidelines would restrict the removal of vegetation, and ensure effective erosion and sediment control.

Areas designated "Agricultural Priority" represent large contiguous areas of active farmland. Such areas are priorities for farmland preservation programs such as the purchase of development rights. This overlay is intended to serve as a guide to Town officials when reviewing development proposals that may adversely impact agriculture and in designing a farmland protection program for the Town.

Maps of these resources are addressed in the Natural Resources & Environmental Protection chapter.