

III MASTER PLAN STUDIES

Introduction

Part II of the report described the numerous factors affecting the Village, such as its regional setting and Village characteristics. This part of the report presents the specific proposals and the underlying assumptions, policies, principles and standards which guided the creation of the Plan. The Plan was prepared in response to the necessity of being prepared for available aid programs.

Certain critical assumptions and overall policies have served as a guide in the preparation of the Plan. These are outlined below.

The Comprehensive Plan should contribute to a healthy economy for the Village and to the efficient provision of public services. Therefore:

- a. There should be a stable, diversified tax base.
- b. There should be measures taken to prevent the spread of deterioration and blight. All substandard areas should be redeveloped or rehabilitated as part of a definitive and continuous action program. Conservation of existing housing should be promoted wherever possible.
- c. There should be a fair return on investment to property owners and businessmen.
- d. There should be careful consideration to the Village resources in planning for future services.
- e. There should be consideration given, prior to the future establishment of all types of land uses, to their being served well, efficiently, and at reasonable cost by public facilities.

Geographic Potential

The proposals for the future uses and supporting services are commonly illustrated through a plan entitled "Comprehensive Land Use Plan - Village of Herkimer" and further enlarged upon with the aid of several additional maps which follow. Included are proposals for organization of the present land use pattern in some areas and proposed patterns in others and in still other areas, where the present pattern is considered desirable, no changes are proposed. Each facet of land use, including Residential Use, Commercial Use (with particular attention to the Central Business District), Industrial Use, Agricultural Use, plus Recreation, Education, and Transportation (including indications of improvements to existing streets as well as proposals for new streets), and so forth, will be discussed separately in the sections that follow.

Residential Use

Present Conditions

The Village has a residential area supportive of the original commercial hub. Because of the character of the land, the location of the Village, and the continuing demand for housing, it appears reasonable to plan on some continuance of land primarily for residential purposes. This does not mean that a substantial part of the Village, as it has, may not be developed for other than residential use. Residential use also requires other types of supporting land use in order to function.

Of the developed land, residences of all types accounted for the highest percentage. Nearly 70% of the existing housing is one-unit use. The only notable exceptions are the multi-unit uses listed in the Appendix.

Of the 30% of 1539 acres within the incorporated Village considered vacant and buildable at the time of the land use analysis, about 22% of that was zoned for residential uses (including the R-1, R-2, and R-3 classifications was undeveloped). How this land will be developed, will have a major effect

on the character and appearance of the Village. It is therefore of primary interest that everything possible be done to promote the development of this land for such uses and to such standards that the Village will continue as a good residential community. The nature of the development of the remaining 340 acres or 66% of vacant land, not zoned as residential, is in some cases, more important to the character and appearance of the Village and it should also be controlled with high standards, discussed in greater detail in the following chapter.

Housing conditions are generally good in the Village, with less than 12% of all units classified as substandard. The existing zoning ordinance permits basically single unit detached residences in three categories that are differentiated by lot sizes. Though there are 5 multi-unit dwelling properties consisting of 11.6 acres in the Village, there is no zoning to permit cooperative condominium, corporate, or individual ownership in the form of duplex attached or semi-attached (row) singularly located or in groups such as Town houses, garden apartments and other similar arrangements. These opportunities are virtually non-existent in the Village.

Planning Principles

To carry out the basic development policies outlined previously, the following principles must be agreed upon by all for determining the density and character of development for the various sections of the Village to be devoted to residential use:

1. The areas of the greatest residential densities should be those closest to the hamlet center. Densities should become lower as the distance from these centers increase.
2. Residential densities should be consistent with the

character of surrounding development areas, topography, and the adequacy of circulation and community facilities.

3. A variety of building types should be provided, with the predominant type being single-unit detached homes on lots as now existing. Some provision should be made for our senior citizens and newly-married couples in multi-units.
4. On larger vacant areas which are away from existing hamlet centers and existing development, a variety of housing types may be provided through the land use control device of averaging or PUD.

Factors Considered for Residential Use

In determining the most suitable type of residential development in the various sections of the Village, the following factors were considered by the Planning Board and other committees:

1. The character of the existing residential development in the area, with particular reference to the existing lot size and density.
2. The physical character of the area and the probable effect of its development on the local water, sewage disposal systems, and storm water drainage.
3. The existing road system and its ability to serve increased development without extensive improvements.
4. The future needs for public service facilities such as schools,

parks, and libraries.

5. The desires of local residents where it has been possible to determine them.
6. The limiting of unattractive changes in the landscape.

Residential Land Use Plan

The purpose of the land use plan, as it relates to residential land use, is to indicate the recommended general distribution of residential population expressed in terms of families per acre. This is one of the most important aspects of the Plan, since the amount and type of various facilities and utilities will be dependent on the size and distribution of the population.

Densities

While the Plan indicates the recommended distribution of residential development for the Village, it is not intended to fix the details of residential zoning that may be adopted by the Village Board, either as to the exact boundaries or densities, through a future zoning ordinance study.

The distributions of residential density shown on the Plan are purposely expressed in average or overall terms, rather than minimum standards. This technique affords the flexibility required in presenting proposals for residential development which can fit within the overall objectives of the Plan.

It is recognized that changing conditions may call for modifications in the Plan sometime in the future, but the basic policies for residential development once accepted by the Village, should be followed closely until such time as the Village considers a revision of basic policy desirable.

The Plan for residential development, when fully utilized as proposed, would