

provide for an ultimate development of from 1600 to 3880 residences.

Categories

The categories chosen for the residential land use portion of the Plan and their corresponding range of densities are as follows:

<u>Land Use Type</u>		<u>Density Range</u> (families per gross acre)
R1	Low Density	3 or less
R2	Low Medium Density	6 or less
R3	Medium Density	8 or less
	High Medium Density	10 or less
	High Density	14 or less

The choice of densities for specific sections of the Village is summarized by category in the following paragraphs:

1. Low density - This land use category allows no more than three families per gross acre, which could be interpreted into zoning categories of one-half or more acres minimum lot size districts. This category is the lowest density residential district in the Village and should be mapped in outlying areas away from the hamlet center, community facilities and services, and in areas of rugged topography. With its large lot requirements, it can leave much of the natural landscape undisturbed and thus play an important role in the maintenance of the rural character and charm of the Village.

2. Low Medium density - This category covers a density of from six or less families per gross acre, which is comparable to the range permitted in one-sixth acre zoning dis-

tricts. It is the next to lowest density residential district and should be mapped between the areas of the Village with open character and comparatively few services and more built-up residential sections which are near the center of the Village. The residences in this category can offer a range of lot sizes, all generally well served with community facilities and services, and can best serve the housing needs of a large number of families with a reasonably high amount of visual amenities.

3. Medium density - This density allows for eight or less families per gross acre, which is similar to the densities permitted in a one-eighth acre minimum lot area and would permit two-family houses. This category permits the minimum size single-family residential lot size deemed desirable in this period of increased car ownership and outdoor activities. It should be close to the center of the Village, especially in areas where it can reflect the existing character of development or prevailing lot size.
4. Medium High density - This category is for a density of 10 or less families per gross acre; this could permit semi-attached or attached housing in comparatively low density garden apartment or town house developments. It provides housing for a variety of family types (newly-married and older couples) and single individuals closer to the center of the hamlet in a reasonably open development that can be amply landscaped to harmonize with adjacent lower density areas.
5. High density - This category allows a density of from 14 or less families per gross acre, which is similar to the densities permitted in apartments. It permits garden apartment units at the highest desirable density, approximately 14 to the acre, and provides housing for a variety of families and individuals.

Density Averaging

It would not be inconsistent with the Plan's objectives and proposals to have certain large vacant areas of the Village develop through averaging.

The proposed locations of the various land uses in the Village are illustrated on the plan. All proposed uses should relate to a Proposed Zoning Ordinance, which should be prepared following this report. The existing Ordinance is of no value for this purpose, as it is completely inadequate by modern standards. It permits a mixture of uses and intensity of development which are not consistent with good community growth patterns.

In the analysis of existing land use in the Village it was noted that in essence the existing pattern of residential land use was sound except for the mingling of incompatible land uses in certain areas of the Village previously identified in 1962. The southwestern part of the Village was noted as a particularly serious problem area in this regard. In view of the general pattern of land use and the supporting elements of public facilities and services, it is believed that this area can be substantially reclaimed over a period of time by removing the blighting influences presently in the area, and can become in the future a desirable residential area composed primarily of other higher density residential buildings.

The area to the east of the new connection of Route 28 with Route 5, however, is not considered to be a desirable area for residential use as it is isolated from other residential areas and supporting public facilities. At present it is a small area with spotty development of residential uses mixed with a number of non-residential uses. This area is considered desirable for industrial development, however, and it is therefore proposed that the land uses in this area be changed to industrial use. The desirability of this change is discussed in the section on Industrial Use.

Modification in other residential areas of the Village are minor in comparison with the proposals above; however, these modifications are considered important for the future well-being of the Village. They include the removal of isolated cases of incompatible land uses and replacement of these uses by additional public facilities and the relocation

of others. Further discussion of proposed public facilities will be found in the sections of this chapter devoted to them.

New residential development is shown in the northwest portion of the Village, which is a continuation of present development in this area. The residential development here is indicated as low density use, partially because of the location of the area with respect to the other residential areas in the Village, partially because of the topography of the area, and partially because of the character of present development. On the steeper slopes especially, the land can be best developed only with large lots and at comparatively high cost which indicates a very low density of more expensive homes.

Single Unit Areas

One Unit Areas, as shown on the Land Use Plan, include Residential Zoning Districts R-1, R-2, and R-3 of the Present Zoning Ordinance. At present, most of the areas proposed for this use are either in one family use or are vacant. The Plan envisions these areas as maintaining their present relatively low density. Maximum densities in these districts range from 3.5 to 8.7 dwelling units per net acre (exclusive of streets). The minimum requirements of the R-1 District will continue to be lot area, 18,000 square feet; frontage, 100 feet; front yard, 35 feet; side yard, 20 feet; and rear yard, 35 feet. The minimum requirements of the R-2 District are lot area, 9,000 square feet; frontage, 75 feet; front yard, 25 feet; side yard, 10 feet; and rear yard, 35 feet. The minimum requirements of R-3 will be held, subject to approval of the Planning Board and to certain other restrictions, are such uses as places of worship, hospitals, home uses, professional offices, etc. Existing neighborhood commercial, which are consistent with the neighborhood character, will be permitted to remain.

Multiple Unit Areas

Multiple Unit Areas include Zoning Districts R-4 and R-5 of the Proposed Zoning Ordinance. This use is proposed for those areas in the Village

which are presently experiencing a trend towards two and three family development, much of which represents conversions of one family houses. However, possible overcrowding is prevented by a minimum requirement of 4,000 square feet of lot area for each dwelling, or 7,000 for a two-unit dwelling and 10,000 for a three-unit dwelling. Density is thus limited to a maximum of 10 to 14 dwelling units per net acre. Other requirements are the same as those of the R-1 District.

Apartment development negative connotations can be traced in some measure to the uninspired character of some apartment buildings of the past, and the tendency of many speculative developers to crowd the land with buildings without providing suitable off-street parking, open space, play areas, and landscaping. In the minds of some average poverty owners, rental housing of any sort had been one step down the ladder towards eventual blight.

Recent trends in apartment development, however, show encouraging signs that many developers have recognized the need to offer more attractive rental housing, which would be more compatible with the character of the communities into which they seek admittance. Some of the apartment developments being built today, including those for low income families, leave little to be desired in this respect. They offer sophisticated architecture in attractively landscaped settings and are often equipped with amenities of a quality sufficient to make the single family homeowner envious.

It must be recognized that a proper ratio of rental housing is essential in order to provide adequately for the housing needs of all residents of the community. There are many types of apartments, ranging from the four-unit apartment house to high-rise units, rental, condominium, and cooperative. Each serves its specific function and has an entirely different impact upon the character and economy of the community.

Traditional zoning has tended to create a distinct compartmentalization