

Executive Summary

The Regional Development Analysis can help identify anticipated land use patterns in the region. This project is the next step to the 2001-2002 Unified Planning and Work Program (UPWP) Regional Development Analysis which collected and analyzed all regional municipal land use regulation and control documents including zoning, subdivision, site plan and other local land use laws.

A mathematical process used data on existing land use, potential future land use (zoning), and constraints to development, to determine the land available for development and the zoning capacity of the towns, cities, and villages in the nine-county Genesee-Finger Lakes Region. Zoning capacity is the amount of development that could legally occur given current zoning regulations in the municipality.

The data from the *Regional Population Forecast: County, City, Town, and Village Projections for the Genesee/Finger Lakes Region* (G/FLRPC, 2003) were applied to the land available for development and zoning capacity figures to determine an estimated build out potential in residential, commercial, and industrial development categories. Essentially, this answers the question: If current trends in development and population continue, how much of the land available for development in a community will be utilized?

The answer appears to be: relatively little. As the table summarizing the findings on the following page shows, most counties have build out percentages under 20%. In some places, in some categories, the percentages are under one percent. This reflects the slow growth in population in many areas across the region and indicates that many municipalities are zoned far in excess of the amount of residential, commercial, and industrial development that could realistically be expected in the next 25 to 50 years. The issue of excess zoning capacity is only one facet to be examined. Municipalities may wish to examine whether the amount of "land available for development" is truly what the community desires for its future.

Communities may want to consider changes to their zoning based on the following:

- Likely growth scenarios (many communities are extremely optimistic with their zoning given current development trends)
- Optimal siting of specific land uses with consideration of constraints (steep slopes, wetlands, waterways, etc.), transportation, infrastructure, commercial district viability, fiscal impacts of land use, and impacts on adjacent land uses (including those in nearby municipalities)
- Density requirements, especially in areas served by water and sewer where higher densities could be encouraged
- Promoting walking, bicycling, and transit use through appropriate setbacks, parking requirements, building placement, density, and mix of uses.
- Stormwater and drainage management

In recent years, many communities have rejected the view that growth and development is an unmitigated good. More and more municipalities realize that while growth does add to the tax base, it can also impose costs, financial and otherwise, on the community. Therefore, it is recommended that communities perform a buildout and fiscal impact analysis as part of their comprehensive planning process.

Regional Development Analysis**Regional Summary**

	Percentage of Available Capacity Developed by 2020	Percentage of Available Capacity Developed by 2040
Genesee		
<i>Residential</i>	less than 1	less than 1
<i>Commercial</i>	2.7-6.4%	6.4-15%
<i>Industrial</i>	0.4-1.3%	0.8-3.1%
Livingston		
<i>Residential</i>	less than 1	1.1-1.4%
<i>Commercial</i>	1.9-7.8%	4.6-18%
<i>Industrial</i>	0.9-3.2%	2-7.6%
Monroe		
<i>Residential</i>	17.9-21.5%	27.4-33%
<i>Commercial</i>	51-103%	119-241%
<i>Industrial</i>	10.2-20%	23.9-46.3%
Ontario		
<i>Residential</i>	0.01-2.9%	1.7-4.9%
<i>Commercial</i>	0.6-1.6%	1.3-3.7%
<i>Industrial</i>	2.6-6.1%	6.2-14.3%
Orleans		
<i>Residential</i>	0.50%	0.7-0.8%
<i>Commercial</i>	4-15.2%	9.1-35.5%
<i>Industrial</i>	1.4-5.6%	3.2-13.1%
Seneca		
<i>Residential</i>	0.3-0.5%	0.4-0.5%
<i>Commercial</i>	1.2-4.8%	2.8-11.2%
<i>Industrial</i>	0.03-0.2%	0.1-0.4%
Wayne		
<i>Residential</i>	0.8-1.3%	1.1-2%
<i>Commercial</i>	2.5-6.9%	5.9-16%
<i>Industrial</i>	2.3-5.8%	5.4-13.5%
Wyoming		
<i>Residential</i>	0.1-0.3%	0.2-0.3%
<i>Commercial</i>	0.2-1.2%	0.4-2.8%
<i>Industrial</i>	0.3-1.2%	0.6-2.7%
Yates		
<i>Residential</i>	9.2-10.2%	15.7-17.4%
<i>Commercial</i>	<i>Data gaps effected results</i>	
<i>Industrial</i>	3.6-15.5%	8.4-36.1%

NOTES

In order to facilitate the analysis, the study assumes that only lands classified by the municipality's Real Property Assessor as 'Agriculture' or 'Vacant' would be considered for potential development. This is not meant to presume that all farmland is simply "waiting for development" but rather was a way to efficiently calculate land that *could* be developed.

While it is entirely possible that further development may occur on lands currently classified as 'residential' or 'commercial', given the scale of the study area and scope of this project, the subdivision of large parcels that have been identified as 'developed' (e.g. rural non-farm residential parcels of several acres) has been excluded from consideration.

Several municipalities are forecasted to lose population, resulting in a negative build-out.

Theoretically, this would lead to the demolition of excess residential dwelling capacity. In practice, however, that is not likely to occur except in the most severe cases.