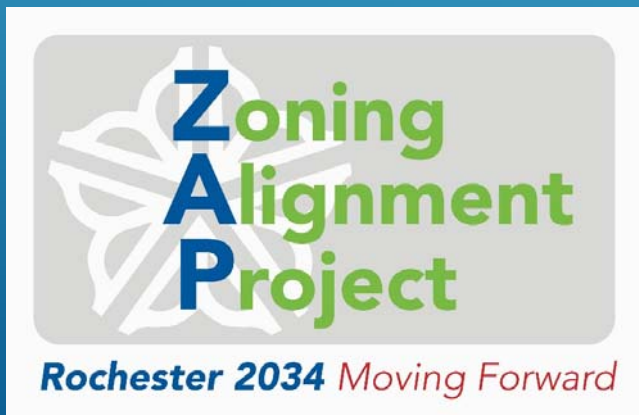



EQUITY AND THE ZONING ALIGNMENT PROJECT (ZAP)



BROAD OVERVIEW OF ZAP

- ▶ Focus is on implementing the Placemaking Plan of *Rochester 2034*
- ▶ Guided by the Policy and Placemaking Principles in *Rochester 2034*
- ▶ Last full update of the Zoning Code and Map was in 2003
- ▶ The City Planning Commission will serve as the advisory board for the ZAP
- ▶ Multiple opportunities for public input
- ▶ Anticipate a 2-year process, largely to accommodate community engagement


VIEWING *ROCHESTER 2034*

- ▶ Website : www.Rochester2034.com
 - ▶ Library (copies in circulation)
 - ▶ City Hall – Room 223B (by appointment)
 - ▶ NSC Offices (by appointment)
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ROCHESTER 2034

POLICY PRINCIPLE: EQUITY

“We will promote equity, inclusion, and environmental justice by working to reduce disparities, extend community benefits, ensure access to housing, and include traditionally underrepresented populations.”

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ZONING UPDATE: EQUITY THEMES

- ▶ “Zoning for Jobs”
 - ▶ Increasing housing options
 - ▶ Connecting people to opportunity
- 
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ZONING FOR JOBS

Proposing:

- ▶ Promoting pipeline business development (e.g. less limitation on home occupations, more area allowing live work, outdoor market/vending, urban agriculture provisions)
- ▶ Creating more area that is legal for establishing light industrial uses
- ▶ Easier reoccupation of built-as commercial/industrial spaces
- ▶ Allow for reoccupying of built-as 2-family homes (wealth-building opportunity); 3- to 4-family homes as of right in MDR
- ▶ "Gentle density" increases – more residents to support local businesses

INCREASING HOUSING OPTIONS

Proposing:

- ▶ Shifting acres of land from low-density residential zoning to medium-density zoning
- ▶ Allowing up to 4 units as-of right in the medium-density residential district when today it's limited to 2 units
- ▶ Allowing the permanent legalization of pre-existing legal 2+ unit houses in the low-density residential district and allowing them to be rebuilt if destroyed
- ▶ Allowing live-work space in the low-density residential district
- ▶ Eliminating the minimum lot size requirement to allow for the creation of small houses

CONNECTING PEOPLE TO OPPORTUNITY

Proposing:

- ▶ Allowing for increased residential density along transit corridors
 - ▶ More area committed to mixed-use districts
 - ▶ More area committed to districts that allow job-producing development
 - ▶ Allowing reoccupation of commercial/industrial buildings w/in residential areas
- 