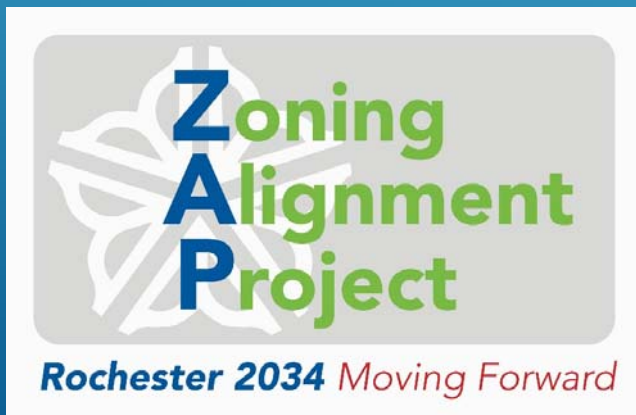



FLEXIBILITY AND THE ZONING ALIGNMENT PROJECT (ZAP)




BROAD OVERVIEW OF ZAP

- ▶ Focus on implementing Placemaking Plan of *Rochester 2034*
 - ▶ Guided by Policy & Placemaking Principles in *Rochester 2034*
 - ▶ Last full update of Zoning Code & Map – 2003
 - ▶ City Planning Commission will serve as advisory board
 - ▶ Multiple opportunities for public input
 - ▶ Anticipate 2-year process, largely to accommodate community engagement
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- A decorative graphic consisting of several parallel white lines of varying lengths, slanted diagonally from the bottom right towards the top right, set against a dark blue background.

PURPOSE FOR ZONING FLEXIBILITY

Rochester 2034 encourages:

- ▶ Mixing of uses – better for urban vitality & character
 - ▶ Connecting people to jobs & services
 - ▶ Facilitating occupancy of vacant buildings
 - ▶ Expanding opportunities for business development
 - ▶ Greater diversity of architectural designs/styles
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- A decorative graphic consisting of several parallel white lines of varying lengths, slanted diagonally from the bottom right towards the top right, set against the blue background.

GUIDANCE SPECIFIC TO RESIDENTIAL USES

- ▶ Dedicate less land to most restrictive district – **Low Density Residential (LDR)**
- ▶ Allow up to 4 units in **Medium Density Residential (MDR)**
- ▶ Ensure more flexibility for **home occupations and live work spaces**, recognizing shift in live-work and home office dynamics
- ▶ Allow reoccupancy of **built-as 2-family homes** in Low Density Residential (removal of “lost rights through abandonment” clause)
- ▶ More flexible **design regulations**, allowing for greater diversity of style & scale

GUIDANCE SPECIFIC TO MIXED-USE AND COMMERCIAL USES

- ▶ Convert Commercial districts to **Mixed-Use districts**, emphasizing flexibility in allowable uses
- ▶ Focus less on **prohibited/allowable uses** in mixed-use districts, more focus on design and scale
- ▶ Revise **design standards** to be less prescriptive yet still promote high-quality development
- ▶ New district – **Flexible Mixed-Use (FMU)** – allows for greater variety of re-use plans for legacy commercial/industrial buildings
- ▶ Allow for easier occupancy of existing **built-as commercial buildings** in residential districts
- ▶ No longer require a minimum number of **parking spaces** for small-scale development
- ▶ Demand-based **parking requirements** for medium and large-scale development