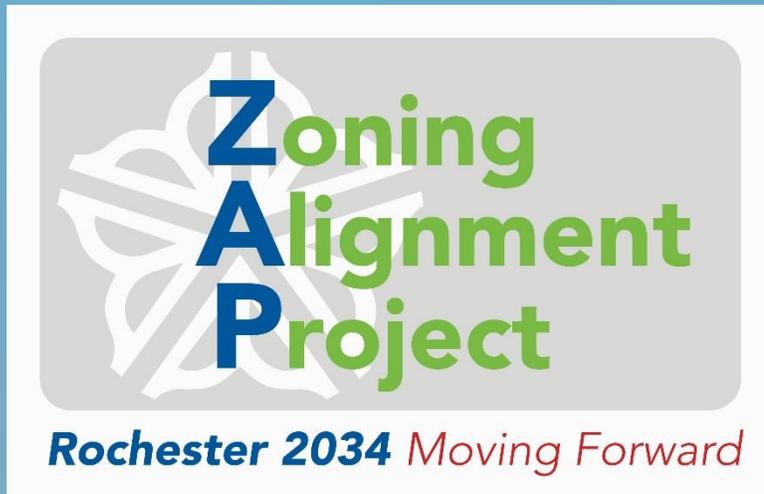


# ZAP PROGRESS REPORT TO THE CITY PLANNING COMMISSION

MAY 10, 2021

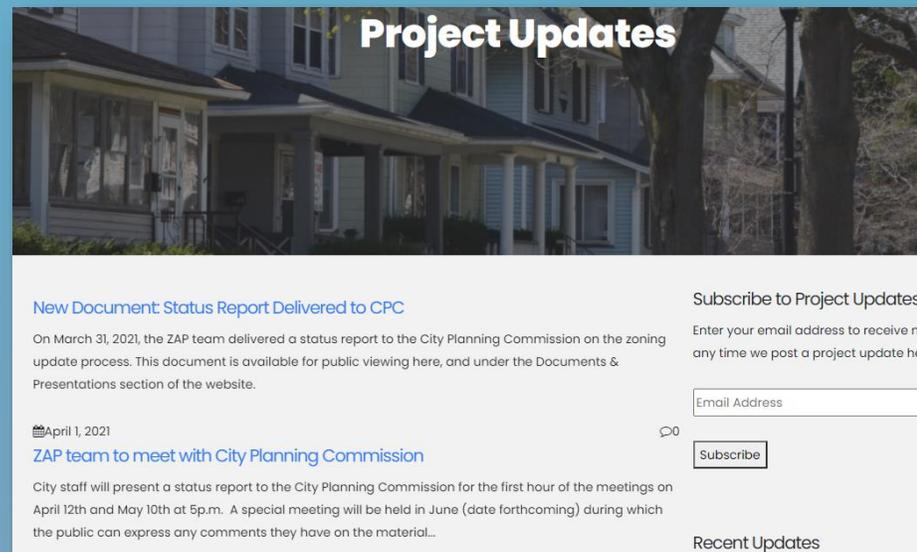


# CPC – The ZAP Advisory Board

- ▶ **What's new?** We realized that this pre-meeting format provides insufficient time for the remainder of the Status Report. We will continue the remainder of the briefing at a special meeting on May 24th.
- ▶ **Tonight:** As noted in the Status Report, a discussion about “Uses” is under way. Tonight we will introduce some highlights related to regulating uses and continue the discussion at the upcoming special meeting.

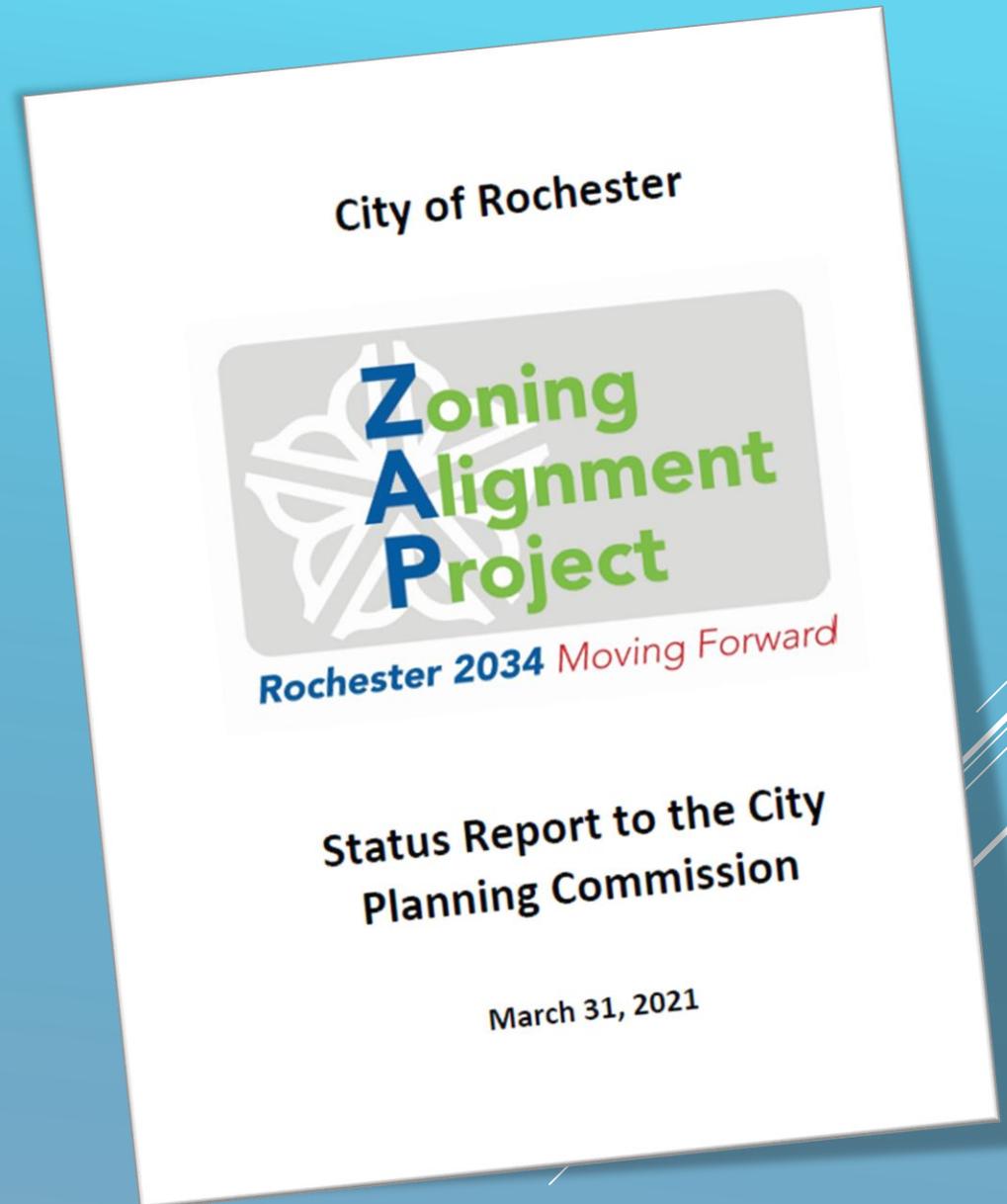
# Reminder: ZAP website: [www.rochesterzap.com](http://www.rochesterzap.com)

- ▶ Frequently asked questions
- ▶ Comment portal
- ▶ Documents and Presentations
- ▶ Project Updates, including a subscription opportunity



# Reminder: Status Report

- ▶ The Status Report was provided to the CPC and put on the website on March 31, 2021.
- ▶ An overview of the report was provided to the CPC at their pre-meeting on April 12, 2021.



## Reminder: ZAP – Overarching Goals

- ▶ **Housing Diversity**
- ▶ **Zoning for Jobs**
- ▶ **Sustainability**



# Regulating Uses – NEW FORMAT

► All Districts And All Uses In One Table

Residential Uses	Proposed Zoning Districts										
	LDR Low-Density Residential	MDR Medium-Density Residential	HDR High-Density Residential	BMU Boutique Mixed-Use	NMU Neighborhood Mixed-Use	FMU Flexible Mixed-Use	RC Regional Commercial	O-C Overlay - Commercial	IND Industrial	DMU Downtown Mixed-Use	OS Open Space
Day-Care Home				2	2	2	2				
Day-Care Home, Adult				2	2	2	2				
Dwelling, Multi-Family		5						4	6		
Dwelling, Short-Term Rental				2	2	2	2		6		
Dwelling, Single-Family Attached								4			
Dwelling, Single-Family Detached				2	2	2	2	4			
Dwelling, Two-Family				2	2	2	2	4	6		
Dwelling Unit(s) within a Mixed-Use Building											
Emergency Residential Facility					2	2			6	2	
Emergency Shelter						2			6		
Home Occupation											
Hospice Residence				2	2	2			6		
Live-Work Unit									6		

KEY	
	Permitted (P)
	Special Use Permit (SP) required
#	Either P or SP, see Notes at right
	Not permitted
<i>For all numbers, see Notes at right</i>	

NOTES	
1	<i>Only in an existing building; Owner occupancy required</i>
2	<i>Only in an existing building</i>
3	<i>Only in residential homes</i>
4	<i>Refer to underlying district</i>

# Regulating Uses – ALL INDOOR COMMERCIAL USES

- ▶ Created the “All Commercial Uses Indoor.” Rather than listing all possible uses (e.g., retail, office, bar, restaurant, hookah lounge, axe throwing, etc.), we are bundling them into one term.
  - Uniformly regulates uses with same or similar impacts
  - Provides inclusion of emerging uses
  - Incorporates some principles of a form-based approach
  - Simplifies the regulatory process

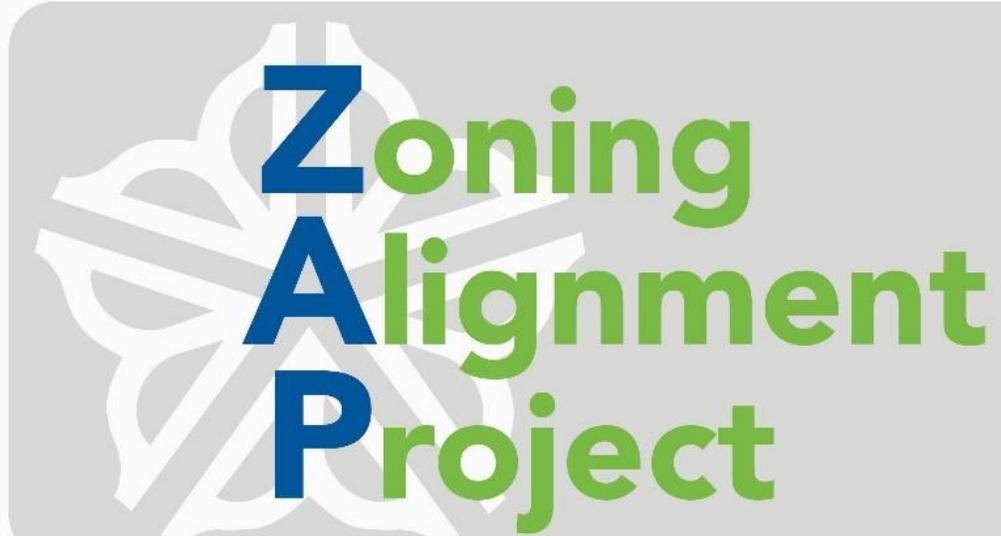
# Regulating Uses – OTHER HIGHLIGHTS

- ▶ Making Zoning Code definitions consistent with the NYS Building Code (e.g., Dwelling Unit; Boarding House vs Rooming House; Sleeping Unit vs Rooming Unit)
- ▶ Allowing more options for re-use of existing commercial and mixed-use buildings in residential districts.
- ▶ Emergency and supportive housing options updated to reflect industry changes (e.g., Community Home and Hospice Residence introduced).
- ▶ Changed definition of Hotel to now include non-owner-occupied Short-term Rental Units.
- ▶ Breaking “Manufacturing” up into Light and Heavy Industrial to encourage job-producing light industrial uses in more areas of the city.
- ▶ More opportunities for establishing a Boarding House in owner-occupied homes with the intent to produce additional affordable housing options and for income generation for homeowners.

# May 24<sup>th</sup> - Meeting Draft Agenda/Discussion Teasers

- ▶ Proposed new Code format or organization
- ▶ More about Uses
  - Q: Thoughts on “All Indoor Commercial Uses” approach?
  - Q: Thoughts on regulating restaurant vs non-restaurant drive-throughs?
- ▶ Proposed direction for District dimensional standards
  - Q: Deregulate minimum lot size and rely only on a contextually-driven requirement for street frontage?
  - Q: Offering additional building height in exchange for design that exceeds the code requirements?
- ▶ Minimum Parking Requirements and the Transportation Access Plan
  - Q: Are the TAP thresholds reasonable? Is the list complete?
- ▶ Sign Regulations moving toward being less rigid
  - Q: Should we move to an administrative approval process for alternative sign proposals?
- ▶ Other thoughts/concerns

# Next Steps

The logo for the Zoning Alignment Project features a stylized white gear or flower-like shape in the background. Overlaid on this is the text 'Zoning Alignment Project' in a bold, sans-serif font. 'Zoning' is in blue, 'Alignment' is in green, and 'Project' is in blue.

## Zoning Alignment Project

**Rochester 2034** *Moving Forward*

- ▶ CPC Special Meeting – May 24<sup>th</sup>, 6pm
- ▶ CPC Informational Meeting – June 28<sup>th</sup>, 6pm
- ▶ Public Workshops to review Draft Code and Draft Map – Fall 2021 (tentative)