The City of Rochester is currently updating the City's zoning ordinance, which regulates the manner in which private property can be developed.

The Unified Development Code will be drafted in three installments. The City of Rochester is currently seeing feedback on Installment 2.

**Installment 1:**
- 60.100 General Provisions
- 60.200 Zone Districts
- 60.300 Allowed Uses

**Installment 2:**
- 60.400 Development Standards & Incentives

**Installment 3:**
- 60.500 Procedures and Administration
- 60.600 Definitions and Rules of Construction

Each installment will have opportunities for the Public to provide comment and feedback.
## The Schedule

We are here

<table>
<thead>
<tr>
<th>Tasks</th>
<th>2020</th>
<th>2021</th>
<th>2022</th>
<th>Sept-Dec</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Detailed Outline &amp;</td>
<td>J</td>
<td>F</td>
<td>M</td>
<td>A</td>
</tr>
<tr>
<td>Crosswalk</td>
<td>M</td>
<td>J</td>
<td>J</td>
<td>A</td>
</tr>
<tr>
<td>2. Three Installments</td>
<td>J</td>
<td>J</td>
<td>A</td>
<td>S</td>
</tr>
<tr>
<td>Districts and Uses</td>
<td>J</td>
<td>A</td>
<td>S</td>
<td>O</td>
</tr>
<tr>
<td>Development Standards</td>
<td>A</td>
<td>S</td>
<td>O</td>
<td>N</td>
</tr>
<tr>
<td>Procedures and Administration</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3. Consolidated Draft</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4. Adoption Draft &amp;</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Adoption</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5. Integration and</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Implementation</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
General Approach

• Modernized the standards to promote the goals in P2S Comprehensive Plan

• New organization with illustrations

• Simplified language -- removed legalese and jargon

• More flexible lot and dimensional standards
How Does the UDC Support Affordable Housing?

- Reduced minimum lot sizes
- Removed large lot requirements
- Reduced setback requirements
- Reduced parking requirements
- Permits ADU city-wide
- Increase amount of Multi-family zoning
- Simplified review process where appropriate
- Increased predictability
- Created direct affordable housing incentives
- Removed artificial density limits
- Created prescribed flexibility
2021 UDC Engagement

- **650** estimated people at hosted/public events
- **129** unique written community comments
- **1** Open House with Somali interpreter
- **3** Number of Languages
- **9** Stakeholder Sessions
- **12** Facebook Events
- **19** Community Events
- **2** R-Town Interviews
- **3** Promotional Video with Mayor Norton
- **7** Media Spotlight
- **3** Post Bulletin Articles
- **1** YouTube Video
- **4** KTTV Interviews

**Completed Engagement Events**

- Engagement event posters and flyers distributed at six community locations including the RPL, People's Food Co-op, One Discovery Square, Cafe Steam, Dunn Brothers, and 126 Live

**Statistics**

- **51** hours of in-person and virtual opportunities for community members to engage through hosted events
- **27** additional estimated hours of engagement through direct conversation
- **45** consider it opinions contributed in online forum
- **45** contributions through the online forum
- **210** polled opinions (dot stickers) on engagement boards
Key Takeaways

- **Setbacks:**
  - **Commercial:** Front yard setbacks should allow for creative use of space (i.e., Patios, Landscaping)
  - **Residential:** Significant support for reduced setbacks

- **Buffer yard improvement comments**

- **Landscaping requirements and sustainable landscaping**

- **360 degree architecture standards**

- **General support for removing artificial density limits, and rather control density through dimension standards**

- **General support for increased design standards for staff level reviews**
2022 Engagement

Installment 3 Engagement:
- Virtual Lunch and Learn with UDC Installment 3-Overview
  January 18th, 12:00-1:00pm
- Virtual Lunch and Learn-Staff Level Approvals and Flexibility
  January 26th, 12:00-1:00pm
- Virtual Lunch and Learn- Commission/Council Approvals
  January 28th, 12:00-1:00pm
- Unified Development Code Hot Line
  Every Tuesday in February 4:00-5:00pm
  Zoom Meeting ID: 934 840 6430

Consolidated Draft Engagement (to be announced):
- Virtual and In Person Opportunities
- Neighborhood Week
- Development Community Week
- Affordable Housing Event
- UDC engagement at summer events
Accessory Dwelling Units

Draft Standards

• Permitted in all residential zoning districts (currently only permitted in R-2X)

• No more than one accessory dwelling unit on a lot.

• If the accessory dwelling unit is located the R-1 district, either the principal dwelling unit or the accessory dwelling unit must owner occupied.

• 1000 square foot maximum

• The ADU may not be subdivided from the principle structure.

• Recreational vehicles may not be used as accessory dwelling units.

• Increased from 600ft in first draft.

• Currently considering restricting via rear yard %, with increased square foot maximum.
Accessory Dwelling Units

Draft Standards

- A detached dwelling unit shall maintain the character of the principal residence.
- An unobstructed access way to a public or private street from the ADU is required.
- Detached ADUs shall only be located in the rear yard.
Accessory Dwelling Units

Side Yard Minimum:
Same as principle structure.

Distance from Principle Structure: Building Code requirement OR 6ft Minimum

Rear Yard: 10ft Minimum

Lots abutting an alley:
One-half of the width of the alley may be counted towards meeting the side or rear yard requirement.
What can you do to support the creation of ADUs?

• Support the UDC
  o Participate in engagement events
  o Provide comments and feedback
  o Voice your support to council
The Schedule

<table>
<thead>
<tr>
<th>Tasks</th>
<th>2020</th>
<th>2021</th>
<th>2022</th>
<th>2023</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Detailed Outline &amp; Crosswalk</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2. Three Installments</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Districts and Uses</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Development Standards</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Procedures and Administration</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3. Consolidated Draft</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4. Adoption Draft &amp; Adoption</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5. Integration and</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Implementation</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

We are here
Staff Draft of Installment 3 currently under Public review!

For more information contact Emma Miller-Shindelar at emshindelar@rochestermn.gov or visit the project website at: https://www.Rochestermn.Gov/departments/community-development