

CITY OF ROCHESTER REGULATION REWRITE: FROM LDM TO UDC



Project Overview

In January 2020, the City of Rochester began an ambitious project to convert its Land Development Manual (LDM), which contains the city's zoning and subdivision regulations, into a clearer more robust and comprehensive Unified Development Code (UDC).

The purpose of the project is to better utilize the city's code to:

- Help implement Rochester's 2018 Comprehensive Plan, Plan 2 Succeed (P2S);
- Make the development standards as user-friendly as possible;
- Expand housing diversity to meet the needs of a diverse and growing population;
- Improve community connectivity to provide convenient and efficient movement of people and goods to and throughout Rochester; and
- Promote Rochester's commitment to economic, social, and environmental health and wellness.



Project Team

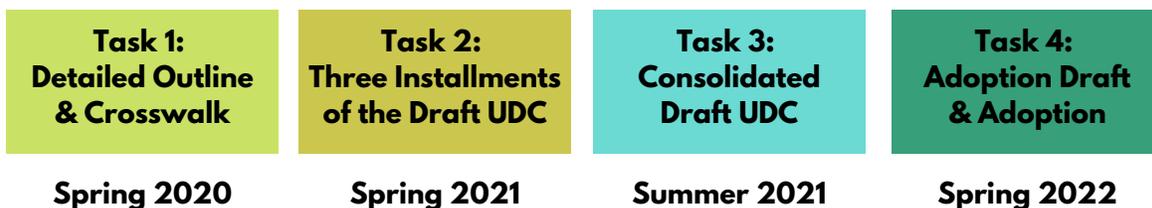
The project team is being led by City of Rochester teammates with support from Clarion Associates. Clarion Associates is a nationally recognized land-use consulting firm with extensive experience with jurisdictions of all sizes and types across the country.



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Project Scope of Work and Timeline

Rewriting Rochester's development regulations is a major undertaking and will require substantial community input and collaboration among a wide range of Rochester stakeholders. A summary of the project timeline and major project tasks is shown below. Note: a separate community engagement plan has been developed offering multiple touch points with the public as well as presentations to the Planning & Zoning Commission and the City Council.



Task 1: Detailed Outline & Crosswalk - A detailed UDC outline will be prepared that indicates where the current LDM will appear in the new structure with an indication of whether a component will be carried over, modified, deleted, or added, and where each existing section of the LDM will appear in the new UDC.

Task 2: Three Installments of the Draft UDC - The rewrite will be completed in three installments, making it easier to understand proposed changes: 1) Zoning Districts and Use Regulations; 2) Dimensional, Development, Form, and Quality Standard; and 3) Procedures and Administration.

Task 3: Consolidated Draft LDM - The three installments will then be consolidated, and graphics added to improve its user-friendliness.

Task 4: Adoption Draft and Adoption - An adoption draft suitable for review by the Planning and Zoning Commission and approval by City Council will be prepared along with an Executive Summary.