



Rochester, Minnesota

Unified Development Code Installment 2



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.



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

1
Open House with Somali Interpreter

43,325
people reached through social media posts

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

129
unique written community comments

3
Number of Languages

Neighborhood Week events uploaded to Rochester Moms Blog, Chamber, RDA, Townsquare and Experience Rochester

Narration for visually impaired

12
Facebook Events

45
consider.it opinions contributed in online forum

9
Stakeholder Sessions

19
Community Events

45
contributions through the online forum

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 125 Live

2 R-Town Interviews

7
Media Spotlight

Chamber Advantage Magazine

57
Targeted Correspondence

Promotional Video with Mayor Norton

3 Post Bulletin Articles

1 YouTube Video

210
polled opinions (dot stickers) on engagement boards

KTTC Interview

Key Takeaways

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



Consolidated Draft Engagement (to be announced):

- Virtual and In Person Opportunities
- Neighborhood Week
- Development Community Week
- Affordable Housing Event
- UDC engagement at summer events

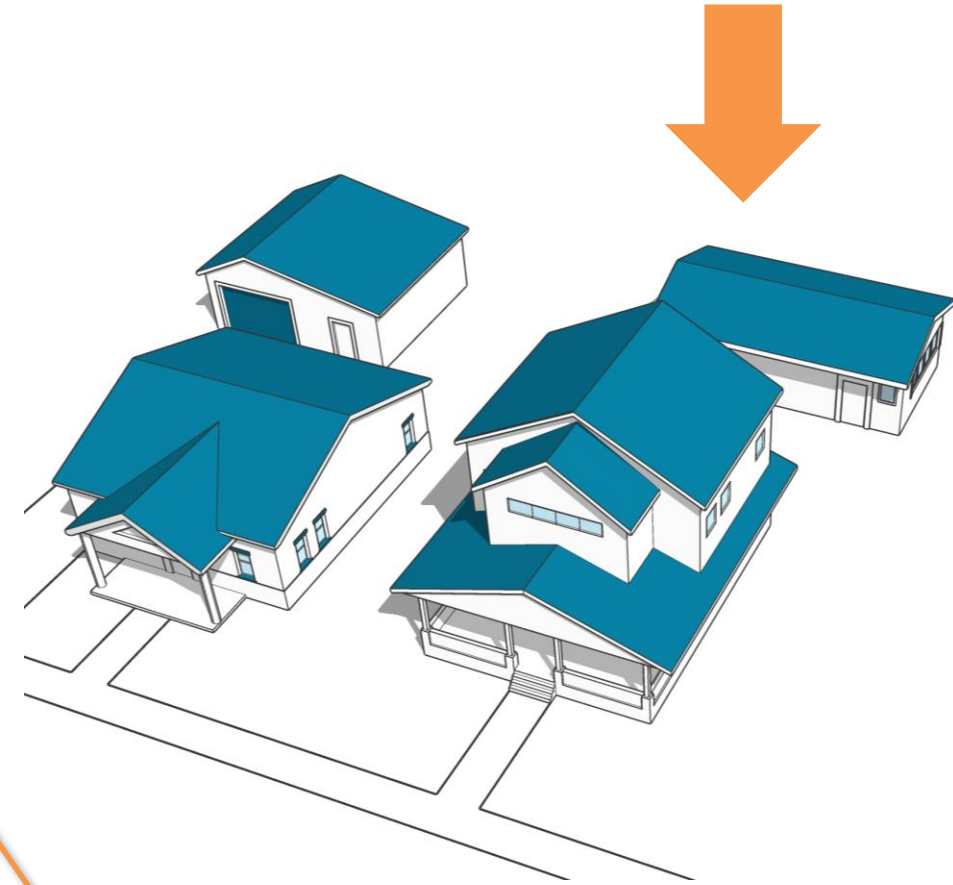
Installment 3 Engagement:

- **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



Draft Standards

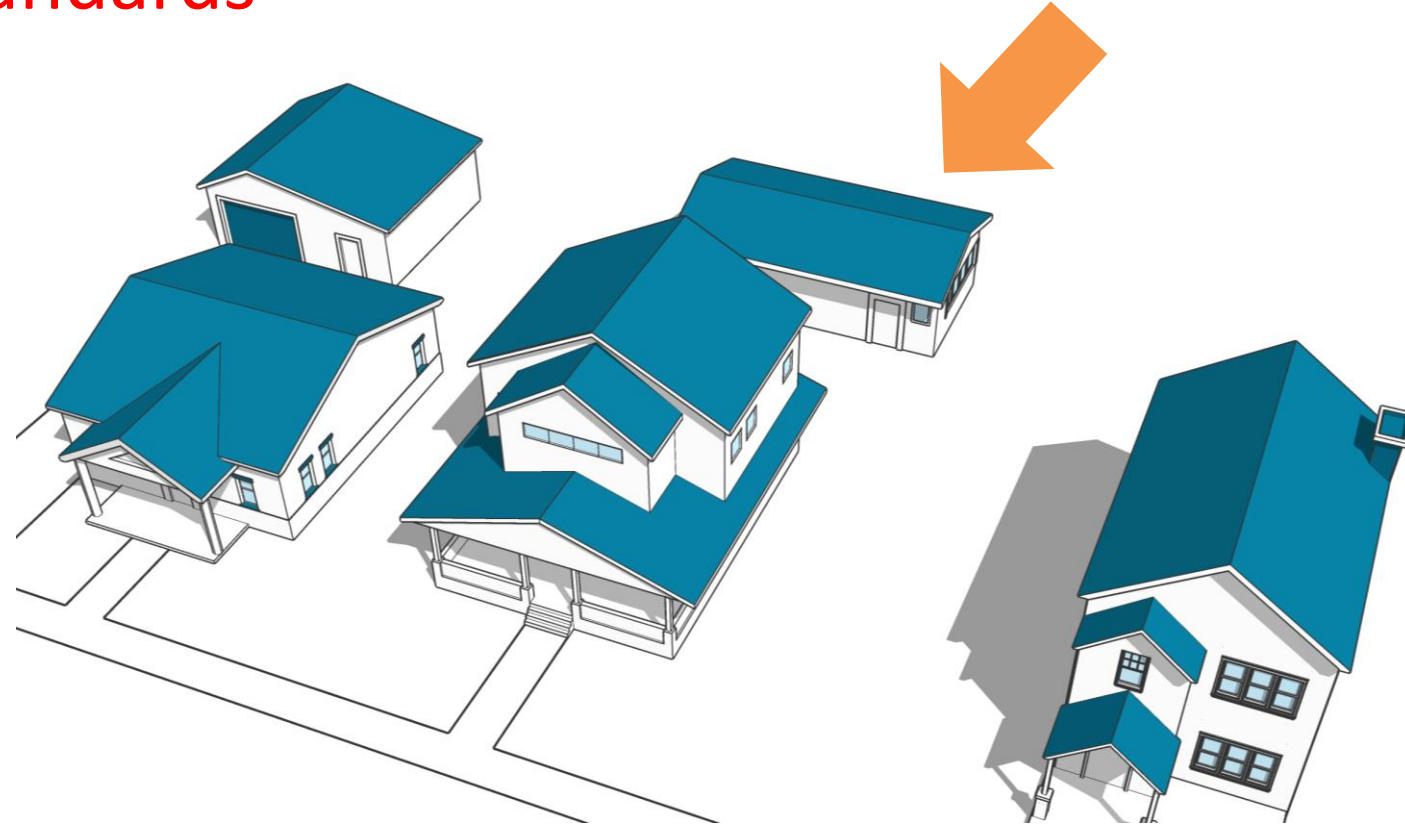
- Permitted in all residential zoning districts (currently only permitted in R-2X)
- No more than one accessory dwelling unit on a lot.
- If the accessory dwelling unit is located the R-1 district, either the principal dwelling unit or the accessory dwelling unit must owner occupied.
- 1000 square foot 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.

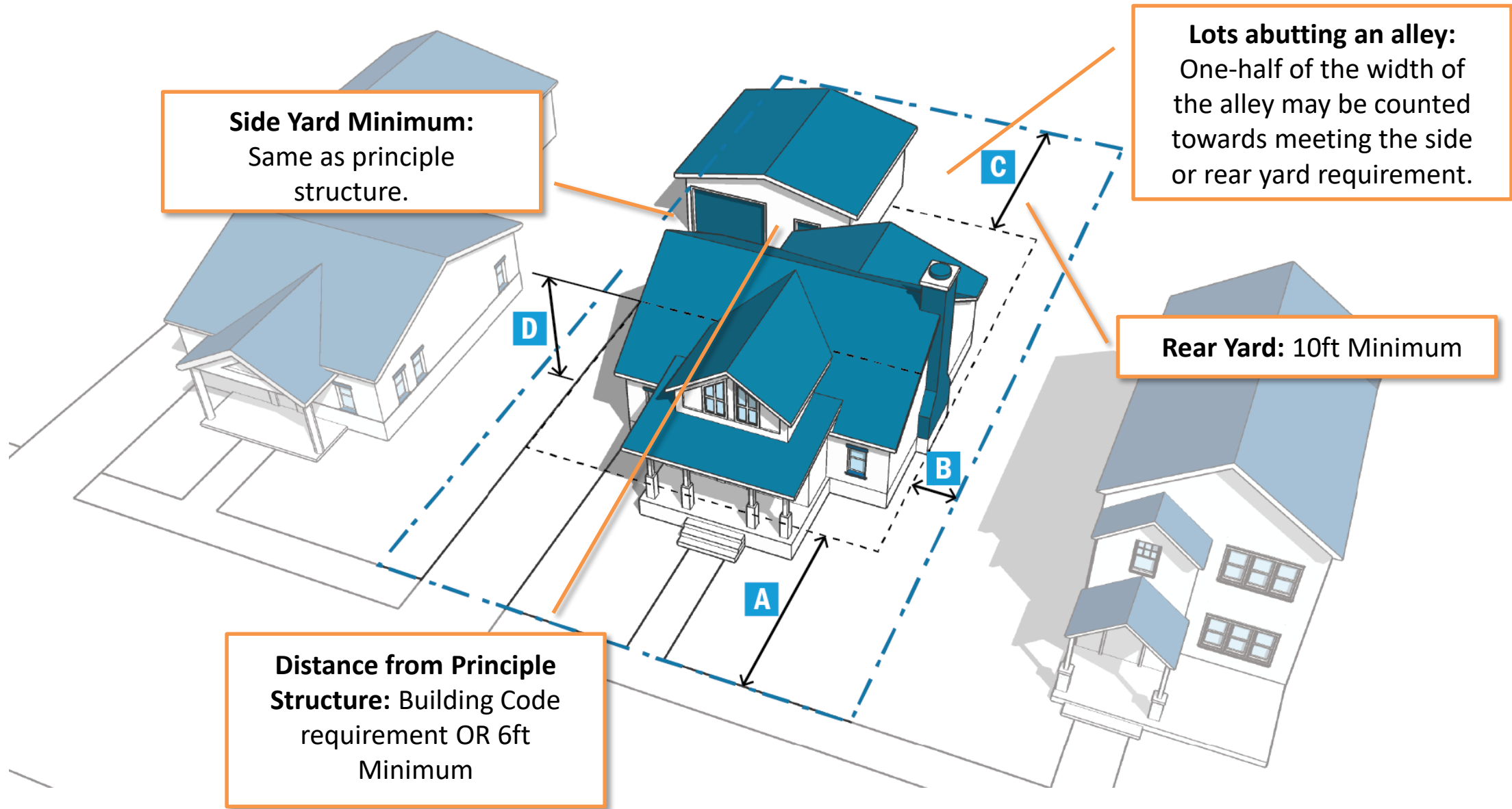
Draft Standards

9 slide



- 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



What can you do to support the creation of ADUs?

Engagement

- Support the UDC
 - Participate in engagement events
 - Provide comments and feedback
 - Voice your support to council



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>

