

B. FUTURE LAND USE (CONTINUED)

CHARACTER AREAS

>> MEDIUM DENSITY RESIDENTIAL

RECOMMENDED PRIMARY USES:

One- to four-family homes allowed as-of-right, not subject to lost rights through abandonment or destruction. This Character Area will likely include more scattered non-residential non-conforming properties. The City should explore strategies for encouraging more four-family buildings and other small-scale, incremental development.

As with the Low Density Residential Character Area, built-as commercial buildings should be allowed the opportunity to be occupied with a low-intensity commercial use. New single-family home construction, such as scattered site infill projects, is most appropriate in Low and Medium Density Character Areas. Multi-family residential development (new construction or rehabilitation of historic buildings) should be focused in Medium and High Density Character Areas, as well as in all mixed-use areas. Permitted uses and associated regulations should be revised to accommodate emerging housing types that diversify our housing stock, reflecting changing demographics, household sizes, and lifestyle preferences.

EXAMPLE AREAS:

Park Ave (western portion of the neighborhood), South Wedge, Marketview Heights, Corn Hill, Monroe Village, Susan B. Anthony, Grove Place

GEOGRAPHIC PATTERN:

The geographic relationship between Low and Medium Density Residential is both reflective of the desired pattern of restored density and somewhat concentric in nature. Medium Density Residential areas should be clustered closer to downtown, forming a radial band that starts about a half mile from the city center and stretches between 1.25 to two miles from downtown. This reflects the historic built form of Rochester as these areas were generally developed prior to 1900 and reflect a city built around walking and relatively limited transit options. These areas are home to the majority of side streets adjacent to primary mixed-use corridors, heavily interspersed with older industrial and commercial buildings.

Beyond that radial band, they should also cover the non-mixed use segments of most *Reimagine RTS* corridors. The distinction between Low Density and Medium Density Residential areas is also based on the location of a higher concentration of structures with three to four residential units.

DESIGN CONSIDERATIONS:

See Design Considerations for All Residential Character Areas on page 43 (Low Density Residential Character Area).





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