

*Town of Rochester Comprehensive Plan Update: Proposed Plan Scenarios*

PLAN SCENARIO:	Administrative Clean Up	"Truth in Zoning"	Landscape Protection Through Regulation	Landscape Management through Incentives & Negotiations
PRIMARY POLICY TOOL:	Maintain current zoning districts but improve clarity of provisions (including map)	Adjust existing zoning to reflect densities that area actually possible given such constraints as soil percolation, etc.,	Protect open space and scenic vistas by reducing density of zoning districts in areas outside hamlets, with densities lowest in those areas most distant from hamlets while also increasing densities within the hamlets	Create a system of local policies/program that rewards property owners for complying with plan goals by providing financial incentives and creating market forces to achieve plan goals.
NEW RESTRICTIONS:	<ul style="list-style-type: none"> <li>• None</li> </ul>	<ul style="list-style-type: none"> <li>• Some properties may be rezoned at lower densities to reflect site constraints that prohibit development at currently allowed densities</li> </ul>	<ul style="list-style-type: none"> <li>• 1-acre residential lots would not be allowed outside of hamlet areas. Outlying areas would have minimum lot sizes of five acres or more.</li> <li>• Designated hamlet areas would have increased density</li> </ul>	<ul style="list-style-type: none"> <li>• Incentive zoning would be created to provide density bonuses and other rewards for developments consistent with plan goals.</li> <li>• PDR would be used to achieve plan goals in key areas</li> <li>• TDR would provide market incentives for property owners to reinforce plan goals</li> </ul>
NEW POSSIBILITIES:	<ul style="list-style-type: none"> <li>• None</li> </ul>	<ul style="list-style-type: none"> <li>• Applicants, property owners and Town would have a better understanding of actual development potential in each zone.</li> </ul>	<ul style="list-style-type: none"> <li>• Large areas of open space would remain in the town in perpetuity.</li> <li>• Potential to develop hamlets as traditional higher-density "community centers"</li> </ul>	<ul style="list-style-type: none"> <li>• Create "win/win" situation for both Town goals and goals of individual property owners</li> <li>• Solutions could be tailored almost on a site-by-site basis</li> </ul>
POTENTIAL COSTS:	<ul style="list-style-type: none"> <li>• High density build out could increase cost of community services</li> <li>• Regulations would not direct growth to hamlet centers.</li> </ul>	<ul style="list-style-type: none"> <li>• If done properly, very few additional costs.</li> <li>• High density development could still increase cost of community services</li> <li>• Regulations would not direct growth to hamlet centers.</li> </ul>	<ul style="list-style-type: none"> <li>• Housing would become less affordable.</li> <li>• More land would be required to accommodate development pressures.</li> <li>• Development potential of some individual properties would be reduced.</li> </ul>	<ul style="list-style-type: none"> <li>• No certainty of outcome</li> <li>• Development process could involve costly complex negotiations.</li> <li>• Taxpayers would pay for PDR programs and/or lands taken off tax rolls through conservation easements.</li> </ul>
POTENTIAL BENEFITS:	<ul style="list-style-type: none"> <li>• Improved clarity of zoning provisions could lower the costs to applicants and to code enforcement function</li> </ul>	<ul style="list-style-type: none"> <li>• If zoning more accurately reflected actual development potential, the process of designing and approving subdivisions would be simplified and improved.</li> </ul>	<ul style="list-style-type: none"> <li>• Certainty of outcome</li> <li>• Cost of community services would remain low.</li> <li>• The bulk of development would occur inside designated hamlet areas.</li> </ul>	<ul style="list-style-type: none"> <li>• Great flexibility in finding solutions that meet goals of both plan and property owners.</li> <li>• Potential for outcomes that better reflect plan goals with fewer limits on the development potential of lands outside hamlet areas.</li> </ul>