

## **APPENDIX L**

### **City of Rochester Center City Requirements and Base & Design District Maps**



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## ARTICLE IX. CCD – CENTER CITY DISTRICT

### §120-57 PURPOSE

The CCD is intended to foster a vibrant, safe, twenty-four hour Center City by encouraging residential development while retaining and further developing a broad range of commercial, office, institutional, public, cultural and entertainment uses and activities. The regulations are intended to define and promote the Center City as the anchor for the region and as a desirable place to live, work and recreate.

Design based criteria are established to maintain the historical and architectural character of the Center City and to guide future development that is compatible and harmonious with that character. The criteria and base district represent a clear and easily recognized boundary and point of transition from the character and land uses of the surrounding neighborhoods.

Design Districts are established in specific areas based on a predominant and easily recognized character or theme that is self-contained within identifiable boundaries. The districts define areas having, or proposed to have, specific architectural features or design elements that make them unique in relation to other areas in the Center City.

### §120-58 CENTER CITY MASTER PLAN PRINCIPLES AND OBJECTIVES

The principles and objectives of the Center City Master Plan will guide all development and redevelopment in the CCD and will provide additional criteria for Site Plan Review and approval. The principles and objectives shall be to:

- A. Develop Center City as the dynamic cultural, economic, governmental and institutional center and anchor of the region.
- B. Develop the Genesee River as a principal feature of Center City.
- C. Create a well-defined, accessible open space system within Center City that links key public places and provides recreational opportunities and amenities.
- D. Create a pedestrian circulation system that ties Center City together and links the Genesee River, Main Street and key attractions/destinations.
- E. Reduce the “barrier effect” and negative impacts of certain physical features of Center City, both manmade and natural.
- F. Create a series of identifiable and recognizable Center City gateways that provide access into and through Center City.
- G. Create a series of identifiable and recognizable Center City districts and neighborhoods that retain their unique history, thematic, functional or design characteristics and are linked or related to each other.

- H. Increase the number of residents living within Center City.
- I. Encourage alternate modes of transportation within Center City whenever and wherever possible.
- J. Re-establish a retail component along the Main Street corridor and develop the street as the principal east/west “spine” and circulation route within Center City.
- K. Strengthen the Center City employment base and enhance the economic viability of Center City.
- L. Increase the number of visitors/tourists (both short-term and long-term) in Center City.
- M. Promote water-dependent and water-enhanced development along the Genesee River.

#### **§120-59 RATIONALE FOR THE DESIGN CRITERIA**

The following activities were completed in developing the design and performance criteria for the CCD:

##### **A. Analysis of the Form of the Center City**

A broad based study of the organizational structure of the Center City was undertaken in order to develop an understanding of its spatial form and evolution and to identify the relationship between city form and design character. Based on a comprehensive background information review and an analysis of development patterns and function, it was concluded that the Center City is spatially defined by two dominant elements, the Genesee River and Main Street. These two elements have principally defined development and circulation patterns. The result is that six urban areas, unique in character and design quality, have evolved around the Genesee River and Main Street.

**B. Analysis of the Character of the Center City**

A detailed inventory of the Center City was undertaken to document the design character of the public realm and identify the specific design attributes that create it. Focused on the two elements that have the greatest impact on the public realm – buildings and streets. Design attributes, which were measurable and quantifiable were inventoried. Based on the inventory and resulting analysis, areas of common character were delineated and mapped. (The work undertaken in this activity is described in detail in the background document “Book 2 –Design Language” dated March 2002)

**C. Synthesis of Form and Character Analysis**

A critical evaluation of the relationship between form and design character resulted in the development of the design and performance criteria. The boundary of the Center City and the regulatory districts within were established by applying the results of the character analysis to the results of the form analysis. The design attributes documented during the character analysis work provide the basis and rationale for the specific design criteria required in the zoning ordinance. (The work undertaken in this activity is described in detail in the background document “Book 3 – Design Standards” dated March 2002)

**§120-60 DESIGN AND PERFORMANCE CRITERIA ORGANIZATION**

In addition to the Base CCD - a total of six regulatory districts comprise the CCD. These districts include:

- A. Riverfront District**
- B. Main Street District**
- C. Grove Place District**
- D. East End District**
- E. Tower District**
- F. Cascade-Canal District**

The design and performance criteria for each district are discussed separately and are independent of one another. An introduction to each district describes the character to be achieved through implementation of the criteria, the guiding principles behind the criteria and a description and key plan of the sub-district boundary. The Introduction is followed by a detailed description of the design criteria, which have been organized under the following primary headings and subheadings:

**(1) Building**

- (a)** District Context
- (b)** District Character
- (c)** Signage

**(2) Site**

- (a)** Parking
- (b)** Additional Amenities

**§120-61 STREET DEFINITIONS**

**A. Main Street**

Main Street is the most important civic/commercial street in the CCD and should be designed as the primary public ceremonial route in the City. Main Street has several design character objectives. The pedestrian zone is envisioned to include the most generous sidewalks and outdoor public gathering/plaza spaces. The pedestrian zone should be well delineated from the vehicular zone. Well-defined pedestrian crossings should be considered a design priority. Special paving design at intersections should be considered to enhance the pedestrian experience and the stature of Main Street. The existing collection of unique street amenities (light standards, benches, bus shelters, banners, etc.) should be maintained to clearly distinguish Main Street from all others in the CCD. Appropriately sized and spaced deciduous street trees should be integrated into the design of the pedestrian zone design to enhance separation and provide comfort.

**B. City Street**

City Streets serve as the principal facility for carrying through traffic across the CCD. City Streets connect Districts and provide the primary means of entering/exiting the CCD. City Streets have several design character objectives. The pedestrian zone is envisioned to include generous sidewalks and delineation of the sidewalk from the vehicular zone with tree lawn. Well-defined pedestrian crossings should be considered a design priority. Street amenities (light standards, benches, trash receptacles, etc.) should be consistent on all City Streets to identify them as such. Gateways should be developed at all points of entry to the CCD. Appropriately sized and spaced deciduous street trees should be integrated into the design of the pedestrian zone to enhance separation and provide comfort.

**C. District Street**

District Streets serve to distribute and collect traffic between City and Neighborhood Streets. The pedestrian zone should be designed to include adequate space for uninterrupted movement and localized street activities and should be delineated from the vehicular zone with tree lawns. Well-defined pedestrian crossings should be considered a design priority. Street amenities (light standards, benches, trash receptacles, etc.) should be unique to the District and designed/selected to express the character of the District. Appropriately sized and spaced deciduous street trees should be integrated into the design of the pedestrian zone to enhance separation and provide comfort.

**D. Neighborhood Street**

Neighborhood Streets serve to provide direct access to local district properties. Neighborhood Streets are envisioned as more personal pedestrian-scaled streets. The pedestrian zone should be designed to include adequate space for uninterrupted movement. Similar to District Streets, street amenities (light standards, benches, trash receptacles, etc.) should be unique to the District and designed/selected to express the character of the District. Appropriately sized and spaced deciduous street trees should be integrated into the design of the pedestrian zone to enhance separation and provide comfort.

**§120-62 PERMITTED USES**

- A. All uses are permitted in fully enclosed buildings in the CCD unless specifically listed as limited or prohibited uses in this Article.
- B. Festivals, events and activities, including those associated with public parks, plazas and open spaces are allowed in any portion of the CCD.

**§120-63 LIMITED USES**

The following limited uses shall meet the requirements set forth in Article XVIII – Additional Requirements for Specified Uses:

- A. Homeless residential facilities.
- B. Personal wireless communications facilities.
- C. Residential care facilities.
- D. Rooming houses.
- E. Surface parking lots when a Parking Demand Analysis is submitted to substantiate the need for the lot.

**§120-64 PROHIBITED USES**

The following uses are prohibited in any building or site in the CCD:

- A. Homeless shelters.
- B. Sexually oriented businesses.
- C. Uses, excluding building parking or outdoor seating/assembly areas, not in a fully enclosed building.
- D. Waste centers.



**§120-65 ADDITIONAL REGULATIONS AND PROCEDURES**

- A.** In the CCD, no parking shall be required. All applicants proposing to construct surface parking shall submit a Parking Demand Analysis that illustrates the following:
  - (1)** The reason surface parking is required.
  - (2)** The anticipated number of parking spaces needed to accommodate the proposed use.
  - (3)** How the parking spaces are accommodated (on-site, public lots, on-street, etc.)
  - (4)** Methods to accommodate the potential deficiencies.
- B.** Designated Building of Historic Value
  - (1)** Demolition of a Designated Building of Historic Value shall be prohibited.
  - (2)** Significant architectural features, including, but not limited to, slate or tile roofing, original cladding, porches, cornices, etc., shall be maintained.
  - (3)** Replacement windows in a Designated Building of Historic Value shall utilize true divided lights or simulated divided lights when matching the original mullion and/or muntin configuration. This would not include interior only grids or grids between the panes of glass.
- C.** Applications meeting all design criteria set forth in this Article shall not require Site Plan approval unless such approval is required pursuant to other thresholds as listed in §120-191 of this Chapter.
- D.** Application not meeting the design criteria, within the specified tolerance, as set forth in this Article, shall require Site Plan approval. Variances shall not be required to deviate from those design criteria.
- E.** The use of the word "shall" in §120-65 through §120-72 of this Article shall not be deemed to mean mandatory, but rather to be necessary to secure approval without additional design review.

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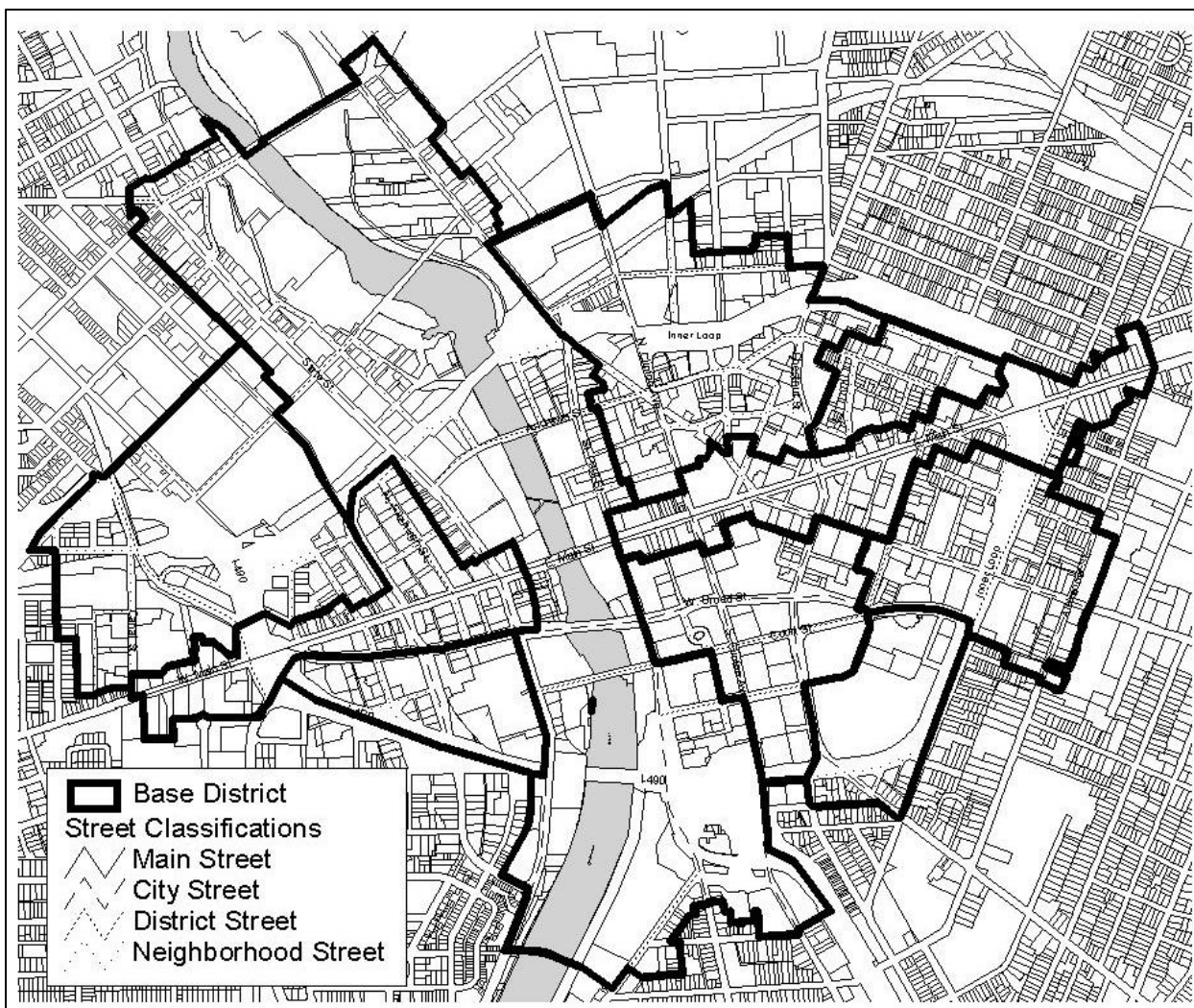
**§120-66 CCD BASE DISTRICT****A. Purpose of the District**

The primary purpose of the design criteria for the CCD Base District is to:

- (1) Preserve the desirable design character of the public realm of the CCD
- (2) Promote diversity and variety in the public realm which maintains and enhances the existing diversity found in the CCD
- (3) Promote street level activity and uses
- (4) Create green streets and mid-block corridors to enhance pedestrian circulation

## B. District Boundaries and Definition

The following outlines the boundaries for the Base District of the CCD. Areas not included in one of the six design districts shall be subject to the regulations of this District.



### C. Design Checklist

The following chart lists the design criteria and the deviations that require Major Site Plan or Minor Site Plan Review. Applications that are within acceptable tolerances, and otherwise meet all design criteria, do not require Site Plan approval unless such approval is required pursuant to the other site plan thresholds as listed in §120-191 of this Chapter.

Design Criteria	Major Deviation	Minor Deviation	Tolerance
<b>BUILDINGS</b>			
Building form & mass	X		
Minimum lot frontage	X		
Maximum building length & depth relative to block		X	10%
Accessory building coverage		X	10%
Minimum & maximum building height	X		
Maximum accessory building height	X		
Orientation to street frontage	X		
Front setback	X		
Accessory building setbacks	X		
<b>DISTRICT CHARACTER</b>			
Building maintains horizontal alignment		X	
Building facade planes		X	
Facade fenestration		X	
Equal street frontage facades	X		
Vehicular entry width		X	10%
Service bay depth		X	
Facade lighting		X	
Facade window coverage		X	10%
Window height to width ratio		X	20%
Window translucency		X	
Window recess		X	30%
Entrance translucency		X	20%
Entrance lighting		X	
Rooftop mechanical/telecommunications equipment		X	
Primary construction material		X	
Location of refuse storage		X	
Refuse storage details (enclosures, doors)		X	
<b>SIGNAGE</b>			
Number of building identification signs		X	
Location & size of building identification sign		X	20%
Building identification sign luminaries		X	
Building identification sign graphics		X	
Number of business signs		X	
Size of business signs		X	20%
Directory sign location & size		X	20%
Address sign location		X	

Design Criteria	Major Deviation	Minor Deviation	Tolerance
Address sign copy raised/recessed		X	20%
Address sign lighting		X	
Heritage sign information		X	
Heritage sign size		X	20%
Awning locations		X	
Entrance awning width		X	10%
Window awning width		X	10%
Awning height		X	10%
Entry awning projection		X	10%
Window awning projection		X	10%
Awning material		X	
Awning color		X	30%
Awning equality		X	
Awning copy content & size		X	20%
Awning lighting		X	
<b>SITE</b>			
Building parking location & surfacing		X	
Building parking access		X	
Building parking lighting		X	
Parking lot location		X	
Parking lot access		X	
Parking lot front yard setback		X	10%
Parking lot side/rear setback		X	10%
Parking lot surfacing & curbing		X	
Parking lot aisle		X	
Parking lot pedestrian walkway		X	10%
Parking lot landscaping		X	20%
Parking lot shaded area		X	20%
<b>ADDITIONAL AMENITIES</b>			
Fencing/wall location		X	10%
Fence gates		X	
Walkway at entrances fronting streets		X	
Walkway width, material & color		X	10%

**D. Buildings****(1) District Context****(a) Building Form and Mass**

[1] Buildings shall exhibit a vertical mass on the street frontage.

**(b) Lot Size and Coverage**

[1] The minimum lot frontage shall be 45 feet.

[2] The maximum building length and depth shall be no more than 25% of the block length and 50% of the block depth.

[3] One accessory building or structure shall be allowed.

**(c) Height**

[1] Buildings heights shall include:

[a] Main Street – N/A

[b] City Street - shall be a maximum 6 stories in height and a minimum 3 stories.

[c] District Street - shall be a maximum 5 stories in height to a maximum of 48 feet and a minimum 2 stories.

[d] Neighborhood Street - shall be a maximum 5 stories in height to a maximum of 48 feet and a minimum 2 stories.

[2] Accessory building or structure shall be a maximum of 1½ stories to a maximum 24 feet.

**(d) Orientation**

[1] Buildings shall be parallel to the street frontage property line.

**(e) Setbacks**

[1] Front yard setback shall be:

[a] Main Street – N/A

[b] City Street - shall be within 2 feet of the average setback of three adjacent buildings on either side of the building to a maximum of 15 feet.

[c] District Street - shall be within 2 feet of the average setback of three adjacent buildings on either side of the building to a maximum of 10 feet.

[d] Neighborhood Street – shall be within 2 feet of the average setback of three adjacent buildings on either side of the building to a maximum of 9 feet.

[2] Accessory buildings or structure shall be located in the rear yard and conform to all primary building requirements.

**(2) District Character****(a) Facade Composition**

- [1]** Buildings shall maintain the alignment of horizontal elements of adjacent existing buildings.
- [2]** The maximum length of a facade plane shall be 50 feet. A change in facade plane shall occur when length exceeds 50 feet. The change shall be no less than 2 feet in depth and 12 feet in length.
- [3]** The facade shall be composed to exhibit a vertically aligned fenestration pattern.
- [4]** All facades fronting a street shall be equal.
- [5]** One vehicular entrance is permitted per building.
- [6]** The depth of any service bay shall accommodate total vehicle length so as not to interrupt pedestrian circulation on the sidewalk.
- [7]** Facade lighting shall be wall-mounted luminaries and shall be mounted no higher than the top of the first floor. No light shall cast upwards.
- [8]** Facade lighting shall conform to Illumination Engineers Society of North America (IESNA) guidelines. No floodlighting is permitted.

**(b) Window****[1] Window Coverage**

- [a]** City and District Streets - All first floor building facades shall be a minimum 40% and a maximum 75% window coverage
  - [b]** Neighborhood Streets - All first floor building facades shall be a minimum 30% and a maximum 60% window coverage.
- [2]** All other floors on building facades shall be a minimum 25% and a maximum 60% window coverage.
  - [3]** All other facades shall be a minimum 20% window coverage.
  - [4]** Windows shall be translucent.
  - [5]** Windows shall be recessed.



(c) Entrance

- [1] Entrances shall be clearly accented.
- [2] All entrances shall be illuminated and shall conform to facade lighting.

(d) Roofline

- [1] Rooftop mechanical and telecommunications equipment shall be concealed so as not to be visible from the street.

(e) Material and Color

- [1] In addition to the windows, a maximum of three primary construction materials shall be used on any street facade.
- [2] Concrete finishes or pre-cast concrete panels (tilt wall) that are not exposed aggregate, hammered, embossed, imprinted, sandblasted or covered with a cement-based acrylic coating shall not be used as exterior building materials and shall be prohibited on all exterior walls.
- [3] Metal panels with a depth of less than one inch or a thickness less than U.S. Standard twenty-six (26) gauge shall not be used as exterior building materials and shall be prohibited on all exterior walls.
- [4] No unpainted masonry or brick materials may be painted if originally designed to be unpainted. This shall not include cement block construction.

(f) Refuse Storage

- [1] Excluding Alley Streets, refuse storage shall not be located on a street frontage and shall not be visible from the street.
- [2] Refuse storage areas shall conform to the following.
  - [a] If a loading dock/service bay or vehicular garage is part of the building, refuse storage shall be contained within this area.
  - [b] If not located within the building, refuse storage shall be located within a concealed enclosure that includes solid metal doors, is integral to the building, consists of the same material as the building and is located at the rear of the building.

**(3) Signage****(a) Building Identification Signage**

- [1]** One sign shall be allowed.
- [2]** Sign shall not be placed higher than the top of the first floor.
- [3]** Signs shall be horizontal or vertical and flush mounted or perpendicular to the building face. Perpendicular signs shall not project more than 4 feet from the face of a building and shall be located a minimum of 8 feet from the ground.
- [4]** Signs shall not exceed 12 square feet.
- [5]** Sign luminaires shall conform the facade lighting.
- [6]** Sign graphics shall include raised or recessed copy.

**(b) Business Signage**

- [1]** A maximum of one sign per ground floor commercial user shall be permitted and shall be located no higher than the top of the first floor.
- [2]** The total sign area of attached business signs shall be a maximum of 0.5 square feet for every foot of building frontage.
- [3]** Directory signage shall be allowed at each building entrance, shall be flush mounted and a maximum 6 square feet.

**(c) Address Signage**

- [1]** One sign shall be located at the primary building entrance no higher than the top of the first floor.
- [2]** Sign graphics shall include raised or recessed copy and shall be a minimum of 2 inches and a maximum 9 inches in height.
- [3]** Building lighting shall illuminate address signage.

**(d) Heritage Signage**

- [1]** One sign shall be placed on the primary frontage of each building and shall be located no higher than 5 feet above finished grade.
- [2]** Sign shall include, at a minimum, the date of construction.
- [3]** The maximum sign area shall be 1.5 square feet.

**(e) Awning**

- [1]** Awnings shall be permitted at building entrances and windows.
- [2]** At building entrances the maximum width shall be 2 x the width of the opening.
- [3]** At windows the maximum width shall be 1.5 x the width of the opening.
- [4]** First floor awnings shall be a minimum 8 feet and a maximum 9 feet above the exterior finished elevation at the building.
- [5]** Building entrance awnings shall project no more than 14 feet and shall be set back 1 foot from the lot line.
- [6]** Window awnings shall project no more than 3 feet.
- [7]** Awnings shall be made of flexible woven, natural or synthetic materials.
- [8]** All window awnings shall be equal in material and color.
- [9]** Awning signage copy shall only include building identification or address located on the valance and shall be a maximum 9 inches in height.
- [10]** Awnings shall only be illuminated by building lighting.

**E. Site****(1) Parking****(a) Building Parking**

- [1]** Building parking shall not be located at intersecting City Streets.
- [2]** Building parking shall be located in the rear yard and be hard surfaced.
- [3]** Parking shall be accessed from District, Neighborhood or Alley Streets.
- [4]** Lighting shall conform to Illumination Engineers Society of North America (IESNA) guidelines.
- [5]** Parking luminaires shall be located on the building and conform to the building lighting criteria. If additional lighting is required, freestanding light fixtures shall conform to Parking Lot lighting criteria.

**(b) Parking Lot**

- [1]** Parking lots shall not be located at intersecting City Streets.
- [2]** Access to parking lots shall be from District, Neighborhood or Alley Streets.
- [3]** Front yard setback shall be 2 feet greater than the larger adjacent building setback and shall be a minimum of 12 feet.
- [4]** Side and rear yard setback shall be a minimum 6 feet.
- [5]** Parking lots shall be hard surfaced and concrete or granite curbed.
- [6]** Parking aisles shall be oriented perpendicular to the front yard.
- [7]** Parking lots shall have one paved pedestrian walkway to each street frontage sidewalk a minimum 6 feet and a maximum 8 feet wide. Pedestrian walks shall be hard surfaced and equal in material and pattern to the adjacent sidewalk.
- [8]** Setbacks shall be landscaped with 1 tree per 250 square feet and continuous ground cover. Parking lots shall be landscaped with trees and continuous groundcover in curbed islands so that the parking lot is shaded to a minimum 40% at tree maturity.
- [9]** Lighting shall conform to Illumination Engineers Society of North America (IESNA) guidelines and shall be maintained from dusk to dawn.

**(2) Additional Amenities****(a) Fencing/Wall**

- [1]** Fencing/wall shall not be located on primary street frontage.
- [2]** Fencing/wall shall be allowed in rear yards, side yards and secondary street frontages to a minimum 10 feet from the front facade.
- [3]** Gates shall be equal to fencing.

**(b) Walkways**

- [1]** All entrances fronting onto City, District and Neighborhood Streets shall have a walkway connecting to the sidewalk.
- [2]** Walkways shall be minimum 5 feet wide and concrete or modular unit paving.

**F. Noise Level Performance Criteria**

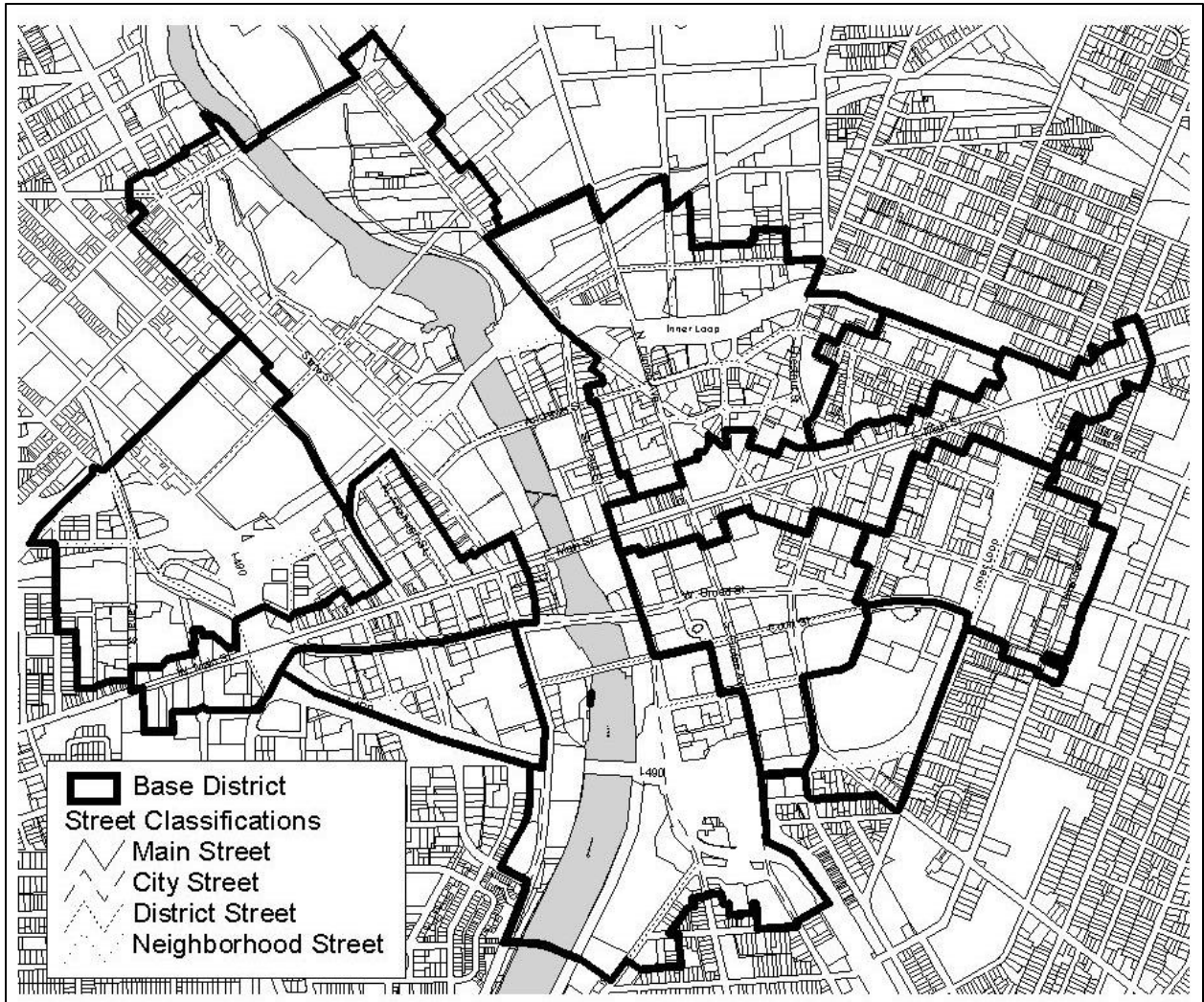
STREET TYPE	CUMULATIVE # OF MINUTES OF NOISE IN ANY HOUR	MAXIMUM ALLOWABLE NOISE LEVEL IN dBa	
		7:00 a.m. to 10:p.m.	10:00 p.m. to 7:00 a.m.
Main Street	30	65	60
	15	70	65
City	30	65	60
	15	70	65
District	30	60	55
	15	65	60
Neighborhood	30	50	40
	15	55	45
Alley	30	55	40
	15	55	45

Note: Noise level measured at boundary between receiving property and source property.

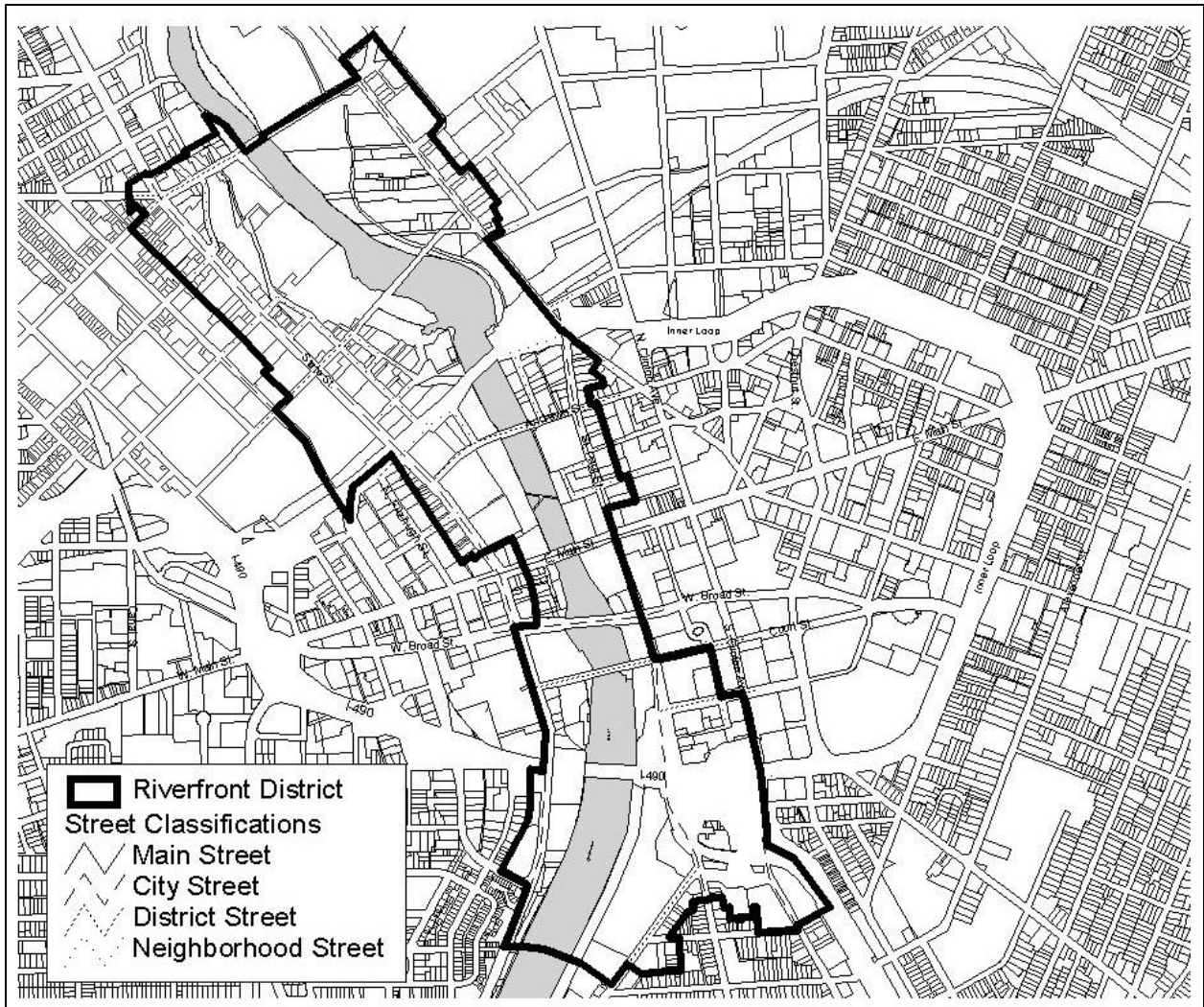


## B. District Boundaries and Definition

The following outlines the boundaries for the Base District of the CCD. Areas not included in one of the six design districts shall be subject to the regulations of this District.

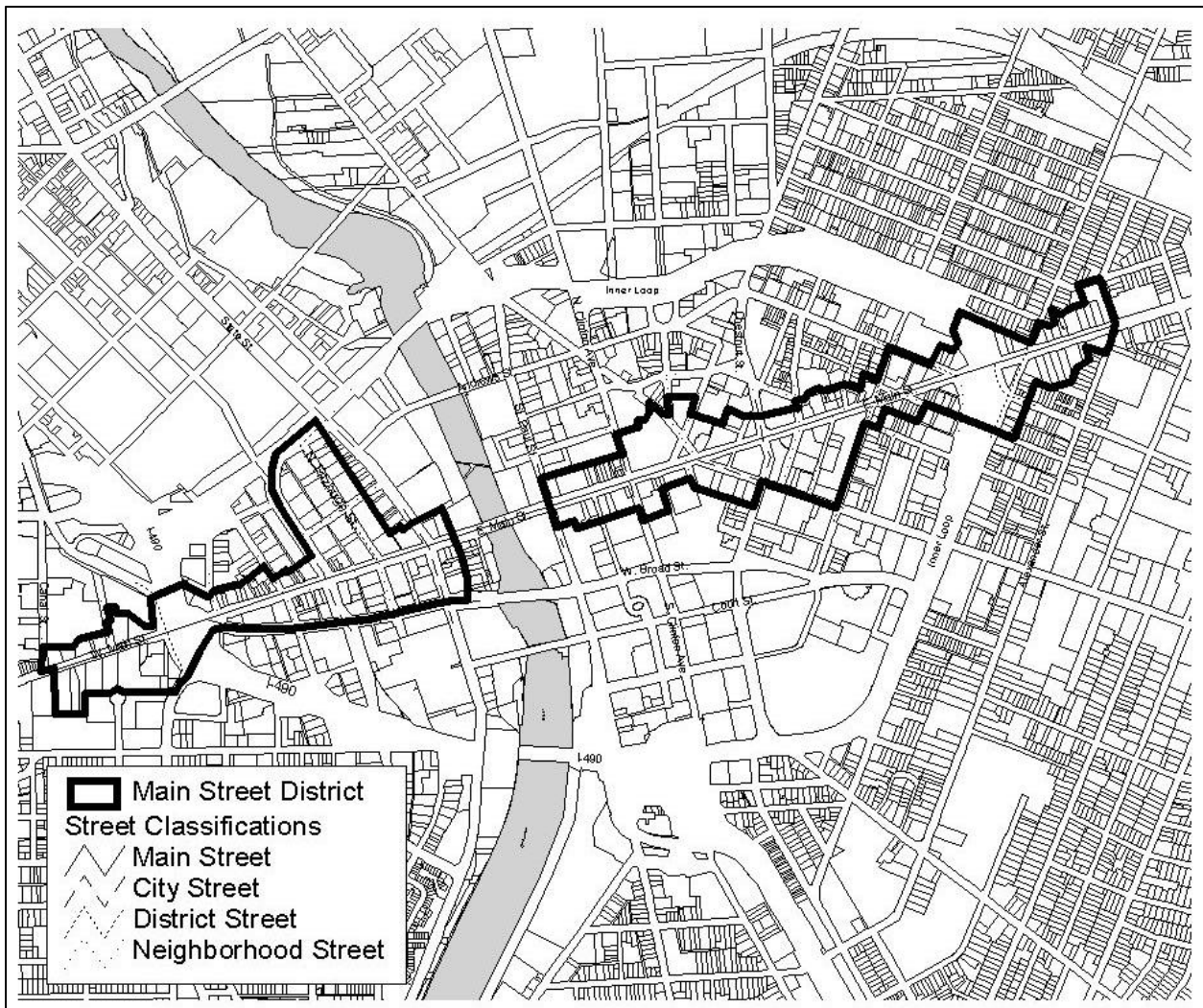


Boundaries of the Riverfront District include:

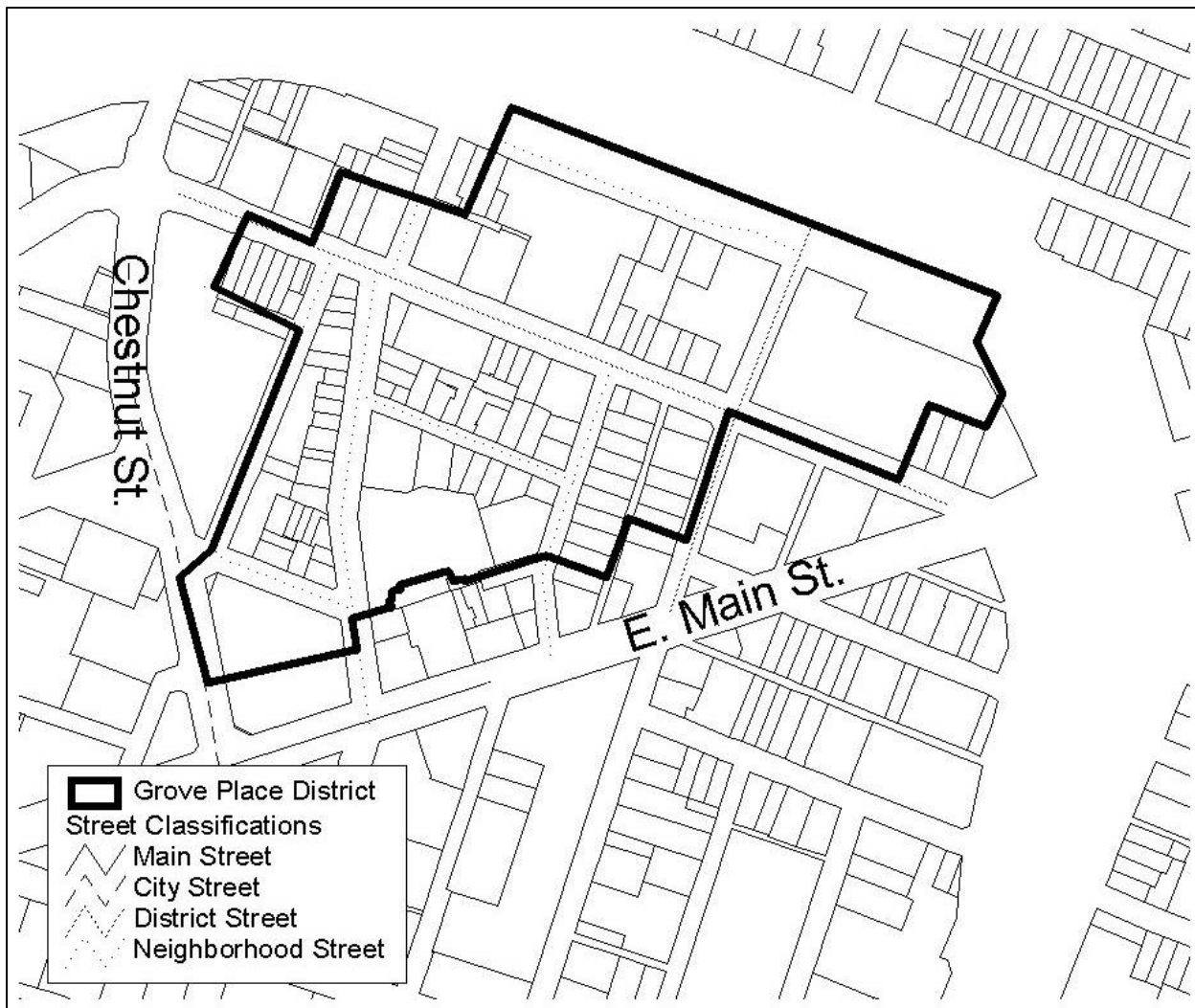




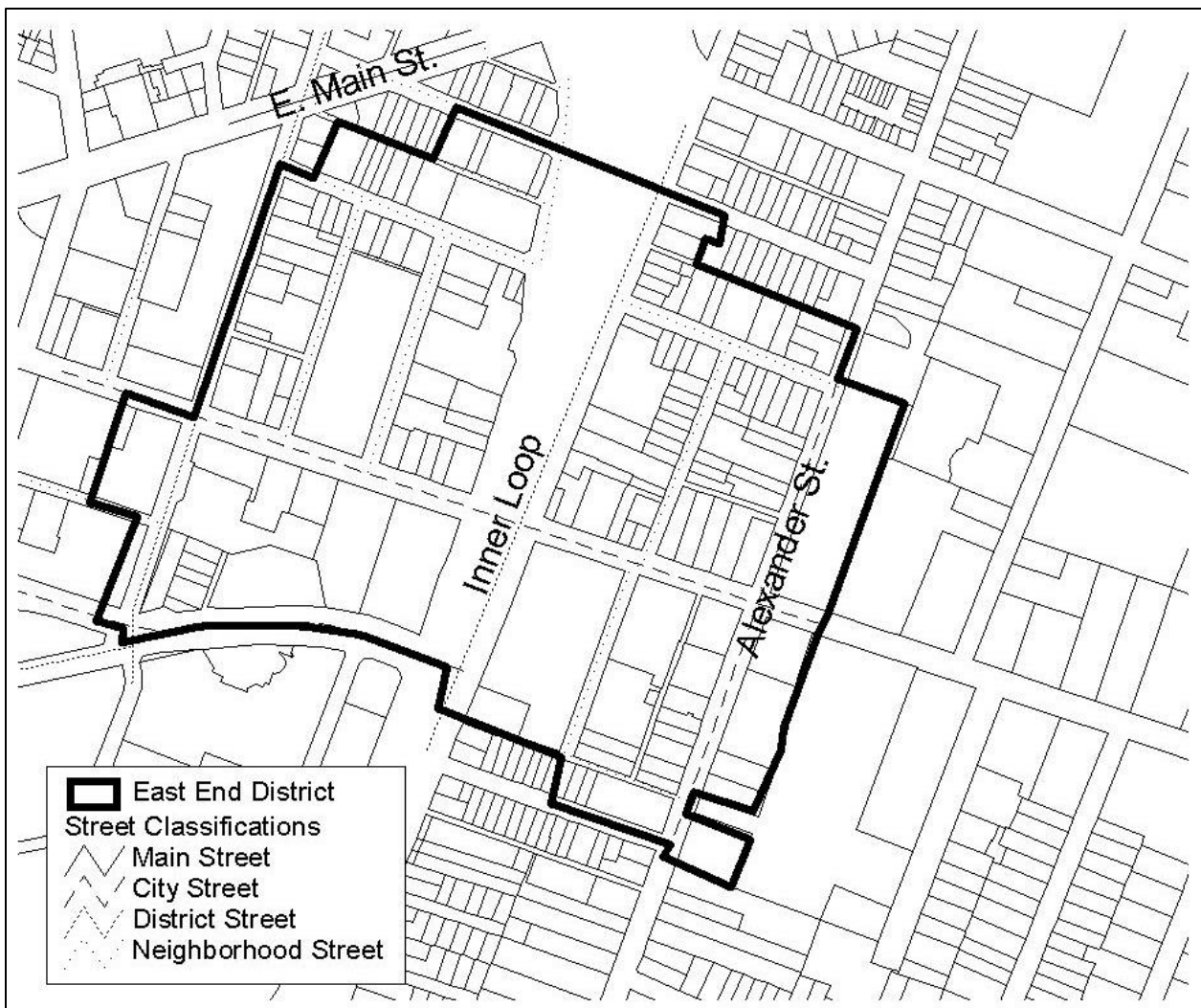
The boundaries of the Main Street District include:



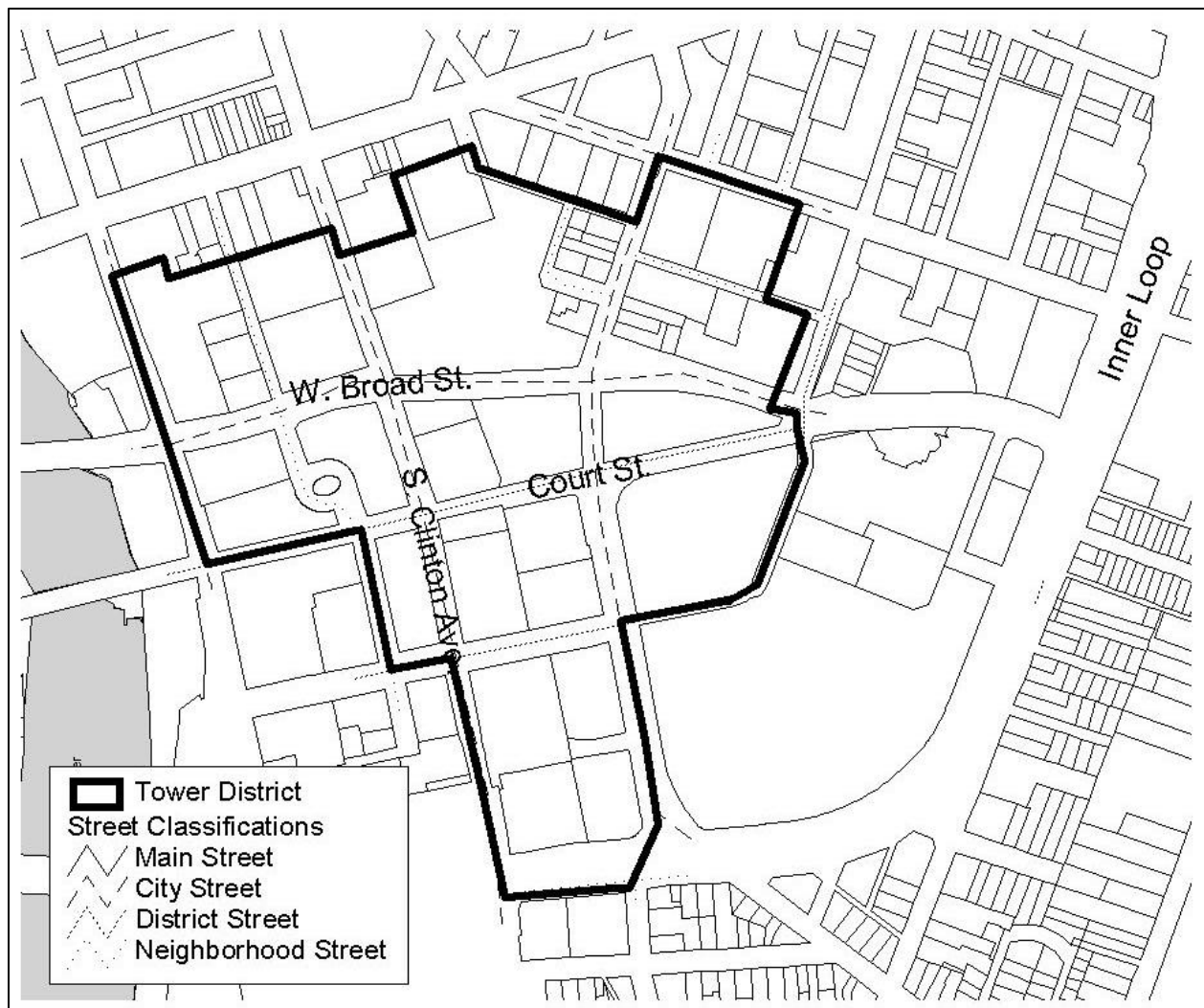
The boundaries of the Grove Place District include:



The boundaries of the East End District include:



The boundaries of the Tower District include:



The boundaries of the Cascade-Canal District include:

