

## PLANNED DEVELOPMENT DISTRICTS

### City of Rochester

#### **Planned Development District No. 12 [Adopted 5-11-2010 by Ord. No. 2010-153]**

##### A. Purpose.

- (1) The Eastman Business Park Planned Development District (PD #12) encompasses over 160 acres of land located in the area generally bound by W. Ridge Road, Dewey Avenue, Merrill Street and Maplewood Drive. The intent of PD #12 is to promote high employment and economic development opportunities that will benefit from the existing extensive utilities and site infrastructure. The flexible district regulations allow for the establishment of a mix of commercial, retail, residential and industrial uses that may be conducted within existing structures or within new construction on lands formerly utilized by the Eastman Kodak Company.
- (2) PD #12 is divided into three subareas:
  - (a) Subarea 1: The primary area is the center core of the area formerly known as “Kodak Park East.” It consists of approximately 83 acres of heavy industrial, office and manufacturing facilities and vacant demolition sites. This area will provide adaptive reuse opportunities for existing buildings and sites for new construction for industrial uses.
  - (b) Subarea 2 consists of two areas: One area is approximately 51 acres north of the center core generally bound by Eastman Avenue, Dewey Avenue, Merrill Street and Lake Avenue. The second area is approximately 28 acres east of the center core generally bound by Lake Avenue, Redwood Road and Maplewood Drive. These areas were utilized as ancillary parking lots serving the former Kodak Park East and will now provide new construction opportunities for industrial and limited commercial uses.
  - (c) Subarea 3 consists of two areas: One area is approximately 10 acres located south of the center core bound by W. Ridge Road, Minder Street, Pullman Avenue and Desmond Street. The second area is approximately five acres and is generally bound by Dewey Avenue and West Ridge Road. Subarea 3 provides opportunities for new construction for commercial and mixed uses.

##### B. Permitted uses and structures.

- (1) The following uses are permitted in Subarea 1:

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- (a) Manufacturing and light industrial uses, except those specifically prohibited in PD #12;
  - (b) Research laboratories;
  - (c) Offices;
  - (d) Support uses and structures which provide services to both PD district uses and the community;
  - (e) Ancillary parking lots and garages.
- (2) The following uses are permitted in Subarea 2:
- (a) Manufacturing or light industrial uses when conducted in fully enclosed buildings unless specifically prohibited in PD #12;
  - (b) Research laboratories;
  - (c) Offices;
  - (d) Commercial uses containing less than 10,000 square feet when conducted in a fully enclosed building;
  - (e) Ancillary parking lots and garages.
- (3) The following uses are permitted in Subarea 3:
- (a) Commercial uses of less than 25,000 square feet and conducted in a fully enclosed building, provided that accessory outdoor seating areas are permitted;
  - (b) Offices;
  - (c) Ancillary parking lots and garages;
  - (d) Mixed uses, not including industrial uses;
  - (e) Multifamily dwellings.
- C. Special permit uses.

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- (1) PWTFS<sup>1</sup> in excess of 150 feet in Subarea 1;
- (2) Commercial uses in excess of 10,000 square feet in Subarea 2;
- (3) Accessory outdoor seating areas in Subarea 2;
- (4) Manufacturing and light industrial uses in Subarea 2 when not conducted in a fully enclosed building, except for uses which are specifically prohibited in PD #12;
- (5) Drive-through uses in Subareas 2 and 3;
- (6) Vehicle repair in Subareas 2 and 3;
- (7) Industrial uses in Subarea 3;
- (8) Commercial uses in excess of 25,000 square feet in Subarea 3.

D. Prohibited uses. The following uses are prohibited in PD #12:

- (1) Junkyards and recycling centers;
- (2) Self-storage;
- (3) Truck centers in Subareas 1, 2 and 3;
- (4) Used vehicle sales;
- (5) Sexually oriented businesses;
- (6) Places of worship;
- (7) Single- and two-family dwellings in Subareas 2 and 3;
- (8) Dwellings in Subarea 1;
- (9) Schools, except trade schools;
- (10) Homeless shelters, residential care and homeless residential facilities;
- (11) Outdoor entertainment, recreation and the like unless accessory to a permitted use.
- (12) Pawnbrokers. **[Added 9-19-2012 by Ord. No. 2012-363]**

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<sup>1</sup> Editor's Note: Personal wireless telecommunications facilities.

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E. Lot, area and yard requirements.

- (1) Lot frontage requirements: N/A.
- (2) Lot area requirements: N/A.
- (3) Lot coverage requirements: N/A.
- (4) Front yard requirements for buildings.

(a) For buildings:

[1] Subarea 1:

- [a] Lake Avenue: maximum 10 feet.
- [b] Eastman Avenue: N/A.
- [c] W. Ridge Road: N/A.

[2] Subarea 2:

- [a] Lake Avenue: maximum 10 feet.
- [b] Eastman Avenue: maximum 10 feet.
- [c] Goodwill Street: maximum 10 feet.
- [d] Merrill Street: maximum equal to the average front yard depth of buildings on the block frontage.
- [e] Dewey Avenue: N/A.
- [f] Redwood Road: maximum equal to the average front yard depth of buildings on the block frontage.
- [g] Maplewood Drive: maintain existing ten-foot front yard setback.

[3] Subarea 3:

- [a] W. Ridge Road: maximum zero feet to five feet.

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- [b] Minder Street: maximum 10 feet.
- [c] Pullman Avenue: maximum 10 feet.
- [d] Desmond Street: maximum 10 feet.
- [e] Dewey Avenue: maximum zero feet to five feet.
- [f] Primrose Street: maximum 10 feet.
- [g] Palm Street: maximum 10 feet.

(b) Front yard requirements for parking lots in all subareas: 10 feet, except Merrill Street, Redwood Street and Maplewood Drive, which shall provide the same setback required for buildings.

(5) Other yards.

- (a) A twenty-foot landscaped buffer shall be provided adjacent to residentially zoned properties.
- (b) In Subarea 2, a one-hundred-foot distance separation shall be maintained between a residential district boundary line and a proposed new structure or use, with the exception of off-street parking.

F. Bulk requirements.

(1) Minimum building height.

- (a) Subarea 1: N/A.
- (b) Subarea 2: N/A.
- (c) Subarea 3: minimum height of 20 feet or two stories.

G. Design standards.

- (1) All exterior finishes of building facades along arterial frontages shall be constructed primarily with masonry materials.
- (2) Development and redevelopment in Subareas 1 and 2 in PD #12 shall be subject to the City-Wide Design Guidelines and Standards (Article XIX) for uses in the C-3 and M-1 Districts.

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- (3) Development and redevelopment in Subarea 3 in PD #12 shall be subject to the City-Wide Design Guidelines and Standards (Article XIX), for uses in the C-2 District.
  - (4) To reduce obsolete or excess paving on any lot for which new development is proposed, all pavement on such lot beyond what has been established to be needed for parking, loading and access associated with the proposed use shall be removed.
- H. Off-street parking, loading and access requirements.
- (1) Parking.
    - (a) Parking for uses within the PD #12 may be located anywhere within the district.
    - (b) Proposals for development in Subarea 1 shall be accompanied by a parking demand analysis as specified in Zoning Code § 120-173.
    - (c) For construction of new buildings, parking shall not be permitted between the new building and the street on the Lake Avenue, Dewey Avenue, Maplewood Drive and West Ridge Road frontages.
  - (2) Loading.
    - (a) Loading shall comply with the requirements set forth in Zoning Code § 120-172.
    - (b) Loading docks and service yard shall not be visible from Lake Avenue, Dewey Avenue, Maplewood Drive or West Ridge Road.
  - (3) Access.
    - (a) The intent of PD #12 is to provide coordinated circulation and access patterns for the overall development site.
    - (b) Connected access and shared parking is encouraged. New access points on arterial streets will require traffic information which establishes that traffic, loading and/or circulation cannot be reasonably accommodated by existing accesses.
    - (c) No additional curb cuts to Maplewood Drive will be permitted.

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(d) No new driveway curb cuts shall be provided to or from Redwood Road, Merrill Street or Goodwill Street.

### I. Accessory uses and structures.

- (1) Defined outdoor storage areas or materials stored in containers accessory to a permitted use established within an enclosed building in Subarea 1 are permitted.
- (2) One storage building accessory to a permitted use in Subareas 2 and 3 is permitted.
- (3) Wind, solar and other energy production facilities shall be encouraged in PD #12.

### J. Personal wireless telecommunications facilities (PWTF). Personal wireless telecommunications facilities are permitted in the PD #12 in accordance with § 120-143 of the Zoning Code as follows:

- (1) Subarea 1 shall be regulated in the same manner as the M-1 District, except that a special permit shall be required for towers exceeding 150 feet in height.
- (2) Subareas 2 and 3 shall be regulated in the same manner as commercial districts, except that towers shall be prohibited.

### K. Signs. Signs in PD #12 are intended to maximize wayfinding. The overall intent is to minimize sign clutter, excessive numbers and sizes of signs, and the use of sign types, materials and lighting which pose negative visual impacts to the PD and to the adjoining neighborhood.

- (1) In all subareas, a maximum of one attached sign per building per street frontage is permitted, and such sign shall not exceed 1.0 square foot for every foot of building frontage.
- (2) A sign program shall be developed for Subarea 1, which will include building identification signs, wayfinding signs, and multitenant signs for the entire center core of Eastman Business Park.
- (3) A sign program may be developed for Subarea 2 and Subarea 3 and is subject to site plan approval by the Director of Planning and Zoning upon referral to the Project Review Committee.

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- (4) Detached signs in excess of six feet high, except a detached multitenant sign, are prohibited in PD #12.

### L. Review and approval.

- (1) All projects shall be reviewed in accordance with the requirements for a certificate of zoning compliance set forth in § 120-189 of the Zoning Code. Proposals for development in Subareas 2 and 3 shall include a pavement-reduction plan to demonstrate satisfaction of the requirements of Subsection G(4) above.
- (2) Notwithstanding any provisions contained in the Zoning Code to the contrary, the only incremental development in PD #12 requiring major or minor site plan approval per § 120-191 of the Zoning Code shall be limited to the below-listed activities. All other development shall be subject to the application requirements of § 120-189 and any special requirements of PD #12.
  - (a) New parking lots over 10 spaces along arterials in Subarea 1;
  - (b) Any use proposing outdoor operations or storage in Subareas 2 and 3;
  - (c) Commercial uses exceeding 10,000 square feet or proposing drive-through operations in Subarea 2 or 3;
  - (d) Any use in Subarea 2 or 3 not in compliance with the requirements of PD #12;
  - (e) Uses in Subarea 3 which do not comply with the City-wide design standards for nonresidential uses in C-2 Districts;
  - (f) New parking garages;
  - (g) Any use generating 100 or more peak-hour trips as defined by International Transportation Engineers (ITE) Trip Generation;
  - (h) Development or redevelopment requiring a new curb cut;
  - (i) Any use requiring special permit approval;
  - (j) Residential uses in PD #12;
  - (k) Buildings containing four or more stories or in excess of 40 feet in height.



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- (3) Uses in PD #12 are subject to Requirements Applying to All Districts (Article XX), except:
  - (a) Section 120-175, Outdoor storage.
  - (b) Section 120-177, Signs.
- (4) The Director of Planning and Zoning may waive the requirements of PD #12, except the prohibited uses, through the site plan approval process based on a determination that the project is in compliance with the overall intent of PD #12. Public notice pursuant to § 120-188J of the Zoning Code shall be provided.
- (5) The Director of Planning and Zoning may grant waivers of setbacks in excess of 50%, access requirements, and parking lots in excess of 110% of the required parking set forth in § 120-173C of the Zoning Code through the site plan approval process, subject to a recommendation by the Project Review Committee. Public notice pursuant to § 120-188J of the Zoning Code shall be provided.
- (6) This planned development is subject to the requirements set forth in Article XVII of the City Zoning Code regarding planned development districts.