

that existing large residential lots would become eligible for subdivision into two, three, or more lots, each receiving the new allocation of development rights (three new units), thereby reducing land cost per unit even further, and multiplying the opportunities for new development in areas with large lot-size minimums. To be clear, property owners are not *required* to develop their lot with new units but will have new options to do so if they choose to sell a portion or all of their lot or develop their existing lots further.<sup>14</sup>

### 3. MEDIUM INTENSITY RESIDENTIAL

In considering the Medium Intensity Residential Future Land-Use Category, a determination was made to provide two districts—varying principally in the total height allowed—to implement a corridor concept. Medium-intensity residential districts immediately abutting the General Residential category could allow a maximum height of two and a half stories to match the adjacent neighborhoods while allowing a total of eight units (and an affordable housing bonus of twelve total units and three full stories). At nodes where two major corridors meet, or adjacent to public amenities such as parks, a maximum height of three stories and twelve units (and an affordable housing bonus of sixteen total units and four stories) is proposed for medium-intensity residential districts.

### 4. EXPANDING ACCESS TO GOODS AND SERVICES

In addition, in recognition that many residential areas do not have any services or retail located within walking distance, the two new medium-intensity residential zoning districts are proposed to allow corner stores at key intersections and potentially “shopfront houses,” which are existing homes with an addition located towards the street to accommodate a commercial establishment facing the corridor. These two permitted uses will allow expanded home occupations, small offices, services such as a barbershop, and small retail shops, expanding access to neighborhoods with limited access to goods and services today.



Figure 4. Typical shopfront houses in Rochester, New York.

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14. Note that, in some cases, existing lots may not be able to use the newly allocated rights due to deed restrictions.