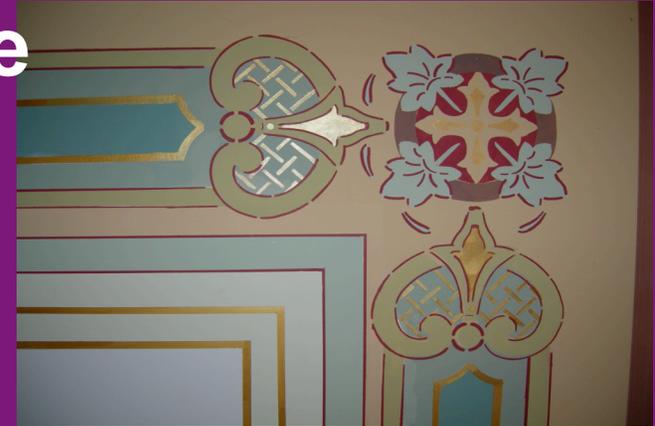


The Rochester Opera House

Our most precious cultural resource



Downtown Principles

- * **Build to the sidewalk**
- * **Place parking on street and at the rear**
- * **Build wide sidewalks**
- * **Stipulate multi-story buildings**
- * **Mandate two way traffic**
- * **Encourage commercial uses – preferably retail
– on the first floor**
- * **Plant street trees only if they will fit in**
- * **Protect historic buildings**

Everyone is Welcome



Issues to review:

- Traffic & circulation**
- parking: amount, location, handicap**
- architectural design**
- signage**
- landscaping**
- drainage**
- utilities**
- lighting**
- site details: curbing, extent of paving**

Landscaping



Hannaford



Wal-Mart



McDonald's



Northeast Credit Union



**Frisbie Parking Lot
Conference Center**



Frisbie Parking Lot Whitehall Road

Signage



Architecture



Home Depot



Hannaford



Wal-Mart

Architecture



Pizza Hut



Ocean Bank



Raspberries & Quiznos



Harley - Davidson



Frisbie - Skyhaven

Other Land Use Boards

Historic District Commission

Conservation Commission

Zoning Board of Adjustment

Historic District Commission







Elements Subject to Review

Approval is required for activity affecting the exterior architectural appearance of a building that is visible from a public way including:

- **the construction of new buildings**
- **additions to existing buildings**
- **alterations to existing buildings**
- **demolition of existing buildings or portions of existing buildings**
- **relocation of a building into, out of, or within the District**

General Standards for Review

- **Minimize alteration of significant features**
- **Preserve distinct original features**
- **Later changes to the building may be worthy of preservation**
- **Repair rather than replace deteriorated architectural features, where feasible**
- **Contemporary designs are encouraged when harmonious with building and surroundings**
- **Less strict review for non-contributing buildings**

Rochester Conservation Commission



Environmental Concerns

Wetlands

Rivers, ponds, lakes

Water quality

Aquifer protection

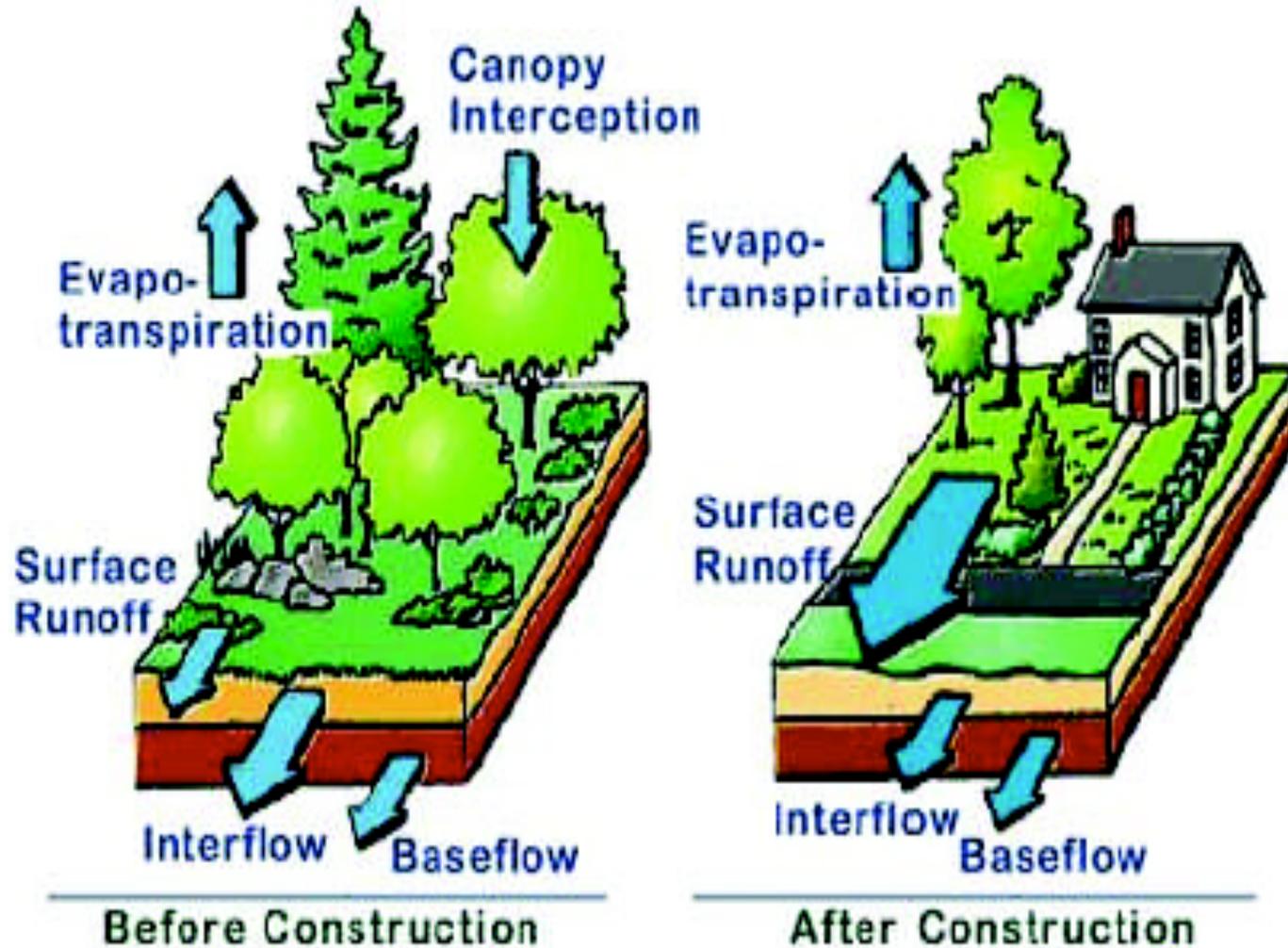
Floodplains

Wildlife habitat

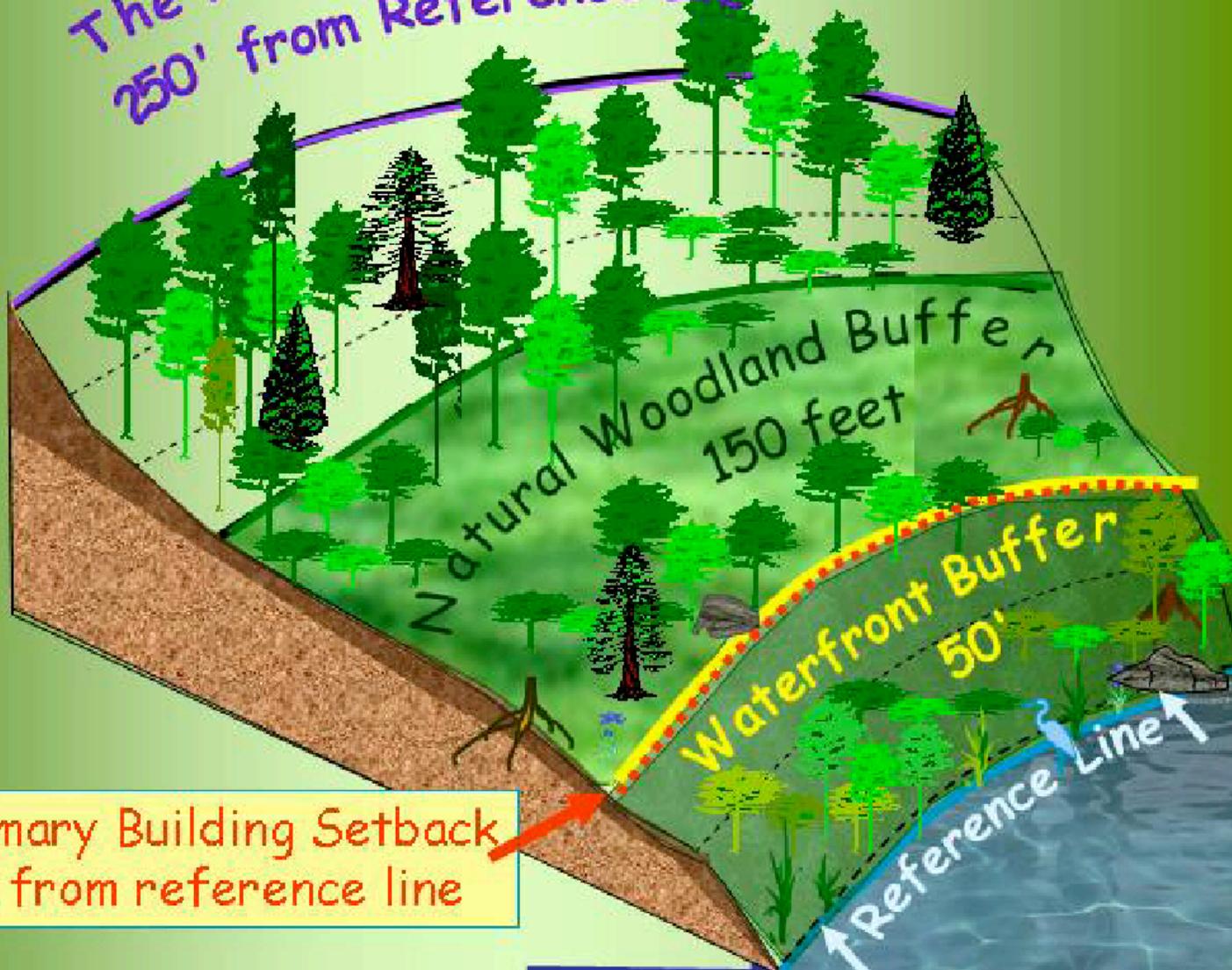
Forests

Steep slopes

Local Hydrologic Cycle



The Protected Shoreland
250' from Reference Line



Primary Building Setback
50' from reference line

**“Asphalt is the last crop
you’ll grow on the land.”**

Bill Gay, Colorado Rancher

Zoning Board of Adjustment

Variances

Special Exceptions

Equitable Waivers

Administrative Appeals

Appeals under the Building Code

Criteria for Variances

Not be contrary to the public interest

Spirit of ordinance is maintained

Substantial justice will be done

Surrounding property values will not be affected

Literal enforcement would result in a hardship to the owner

Is this what we want????



OR

This!!!!!!



And This!!!!!!

