



CITY INITIATED ANNEXATION

July 17, 2024





Overview

- Introductions
- About our Project
- Application Process
- Exhibits:

Growth Management & Land Use

Requested Zoning Designation

Dimensional Standards

- Q&A

Introductions

Ed Caples – Planning Supervisor

Jase Pater – Planner

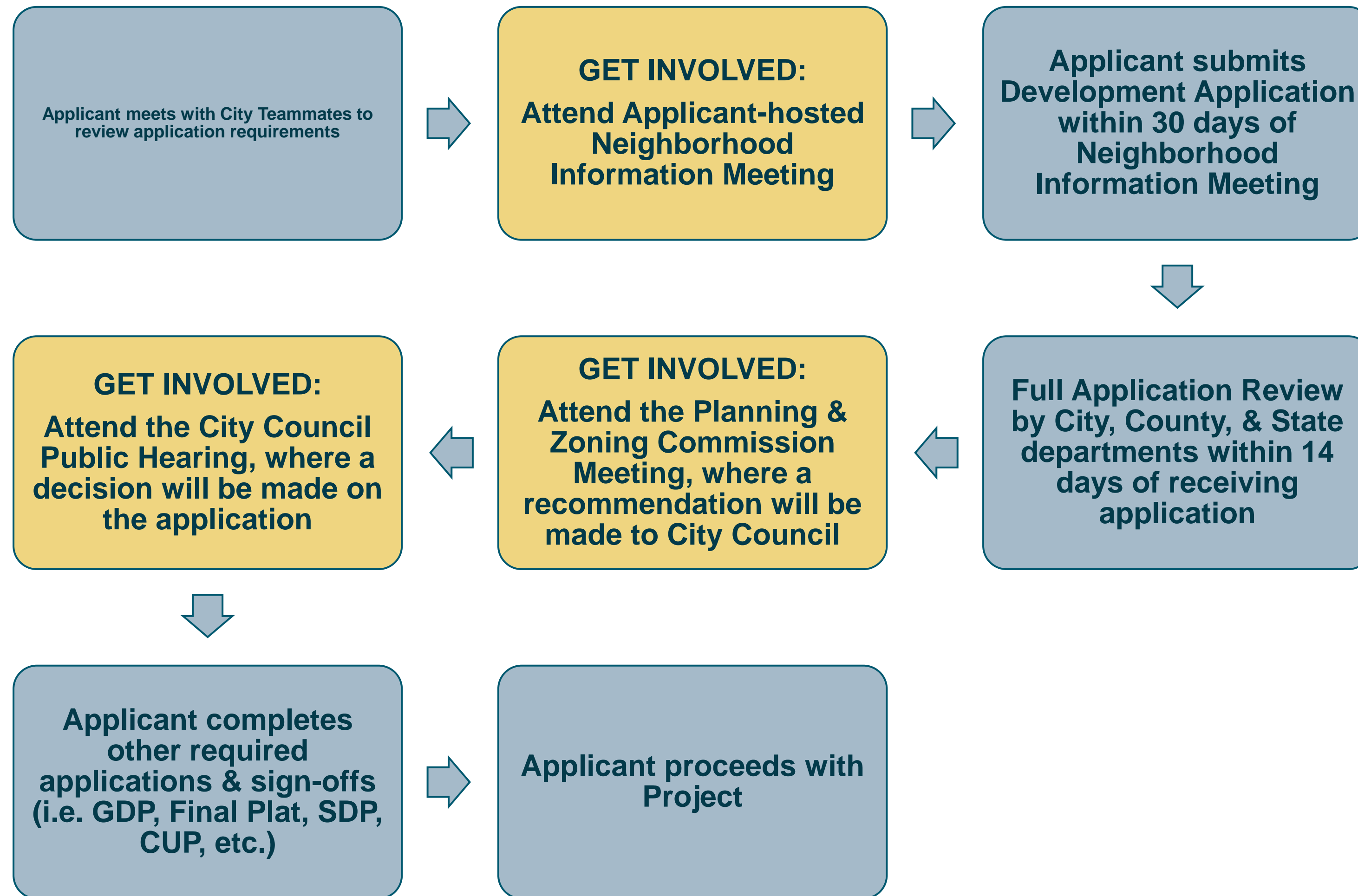


Our Project

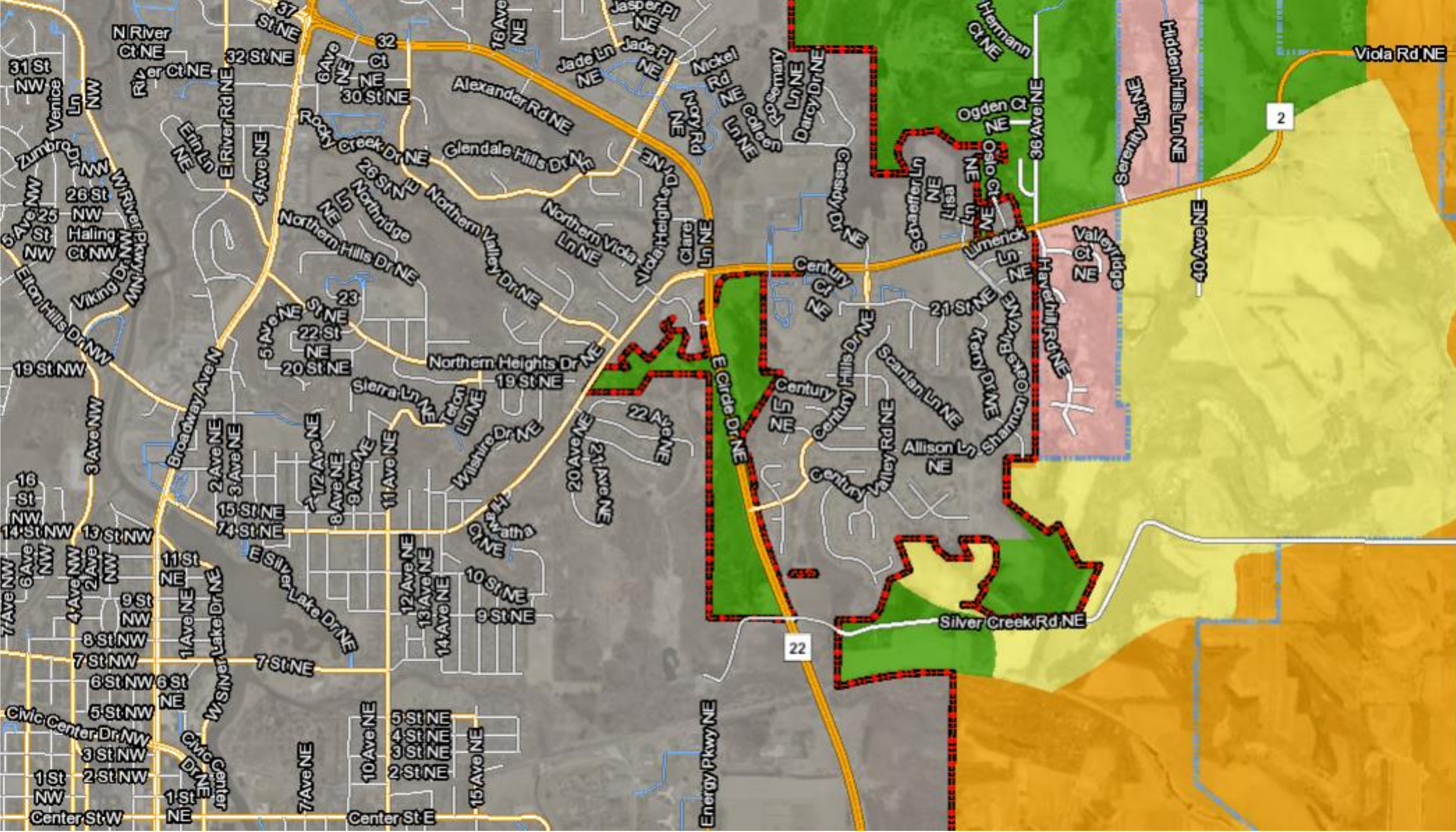
THE ANNEXATION OF
35.94 ACRES OF
COUNTY OWNED
PARCELS AND 49.91
ACRES OF CITY OWNED
PARCELS INTO THE CITY
OF ROCHESTER



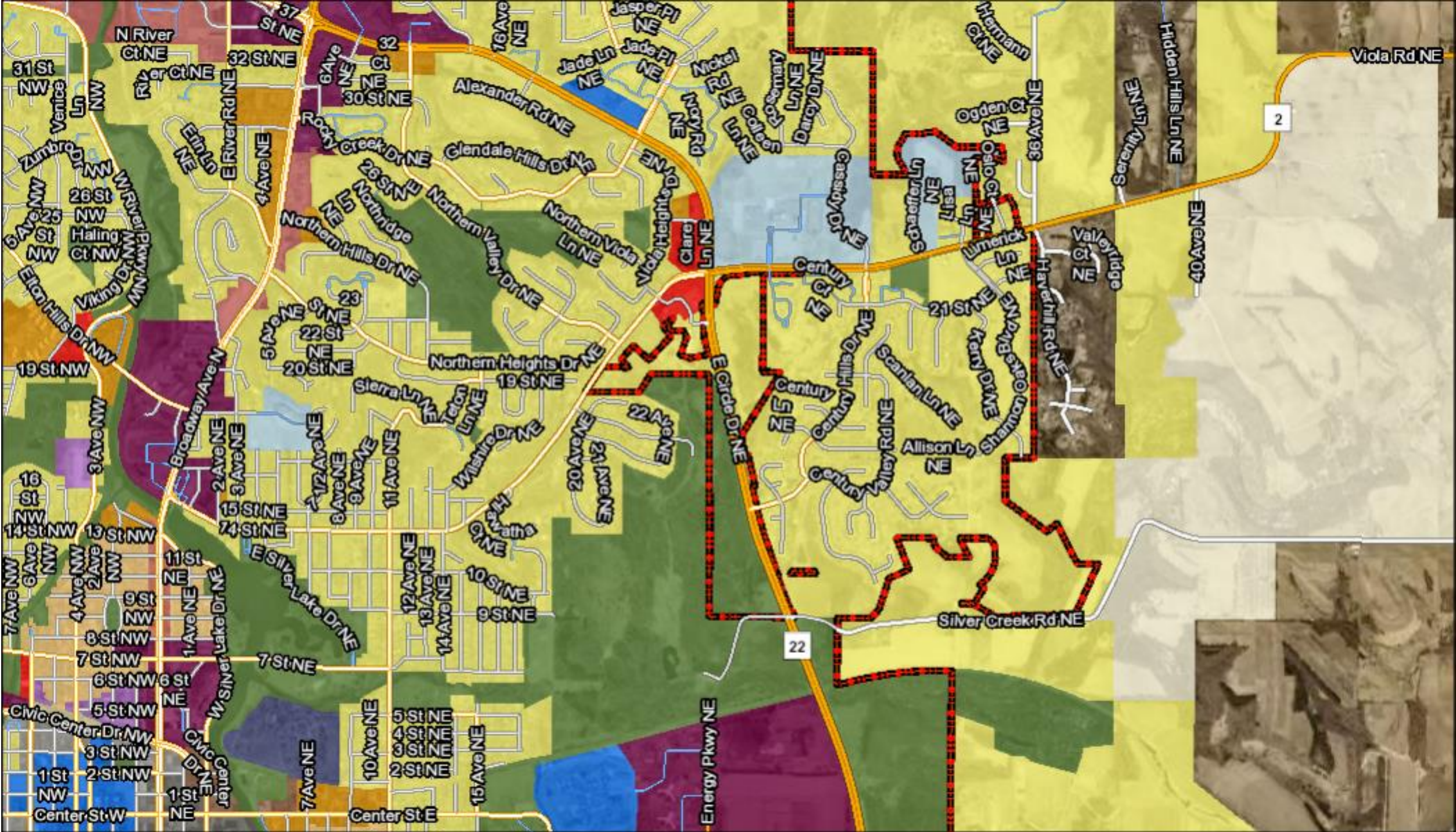
The Application Process



Growth Management Map



Future Land Use



Zoning

Township Zoning Designation:

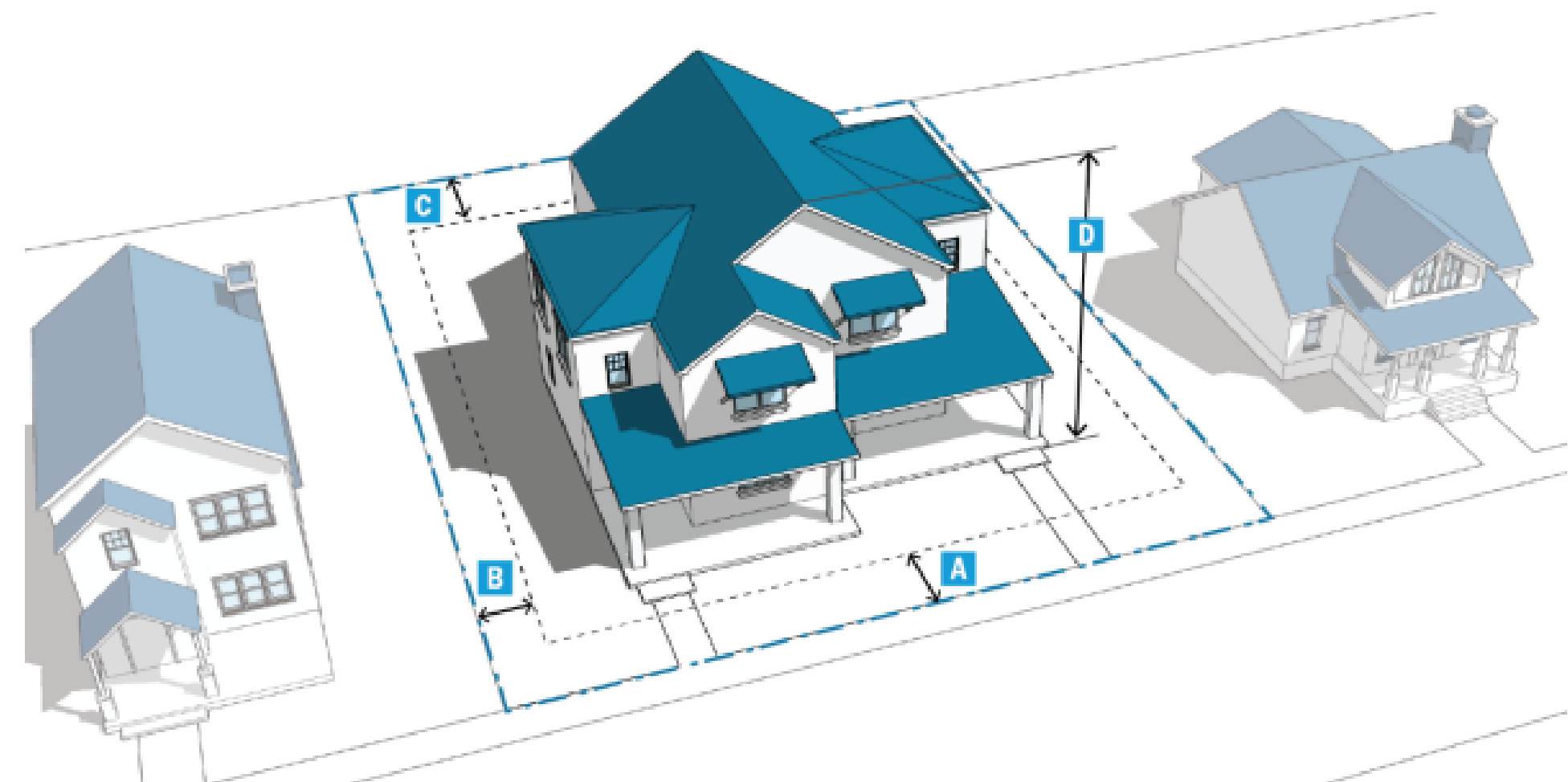
A-4

Proposed City of Rochester Zoning District:

R-2

2. Dimensional Standards

Table 200.03-3 R-2 Lot and Building Standards		
Lot Dimensions (Minimum)		
Lot Area		3,000 sq. ft.
Lot Width		30 feet
Building Setbacks (Minimum in feet)		
A	Front	15
B	Interior Side	0
	Street Side	11
	Minimum Sum of Interior Side Yards	10
C	Rear	10
Building/Structure Height (Maximum in feet)		
D	Primary Structure	35
	Accessory Structure	15 [1]
NOTES		
[1] 24 feet for Accessory Dwelling Units.		



Traffic Generation

- No expected increased traffic generation from this proposal.
- No development proposed at this time.

Q/A