

## ***Updating the town's zoning codes***

The 2009 Comprehensive Plan highlighted many important resident concerns regarding land use and zoning. Specific concerns focused on infill, re-subdivisions of lots, and major renovations to existing homes and how these issues impact the preservation of neighborhoods and the quality of life in our community.

To address these concerns, the Comprehensive Plan outlined goals and strategies for future land use. These goals and strategies focused on the concept of updating Pittsford zoning codes in these areas of concern.

In an effort to implement these strategies, I have done extensive research on land use and zoning codes in the Town of Pittsford. I found that zoning codes (first written in 1929) are, for the most part, outdated and not meeting the needs of today's residents. For example, there is currently no standard that establishes proportionality between the size of lots and the houses on those lots. Pittsford's architectural standards were set in a way that did not appropriately address additions and major alterations. While current code establishes architectural review and historic preservation, it also creates some confusion in the process. Further, zoning for in-home uses (like running a home based business) were originally established in 1959 and are no longer addressing modern needs.

I believe that we have an opportunity to develop zoning that can address **all** the issues identified in the Comprehensive Plan. After a thorough review of Pittsford neighborhoods, we have found that a vast majority of the Town has very predictable neighborhoods. Most neighborhoods are defined by approved subdivision plans which provide a very specific standard for each neighborhood. To this end, it seems that new zoning could be designed to allow each neighborhood to establish standards based on built environment. Such an ordinance could provide better standards for our boards to address the issues of infill, re-subdivision and major changes to existing homes. At the same time, we could address how to deal with architectural issues, in-home uses and supplemental codes that affect residential lots.

To accomplish this, the Town of Pittsford will be forming a committee comprised of residents, Advisory Board members and staff all with some experience with zoning issues. This committee will develop and draft recommendations for zoning changes and new zoning. I strongly believe that this committee will be able to propose changes to the zoning codes in a reasonable time frame that will help meet the needs of the residents of today and tomorrow.

Pittsford has always been a community that proactively plans for the future. In coming years, Pittsford will face new challenges with more pressure on our built environment and established neighborhoods. I believe that this new committee will help us prepare for these challenges.