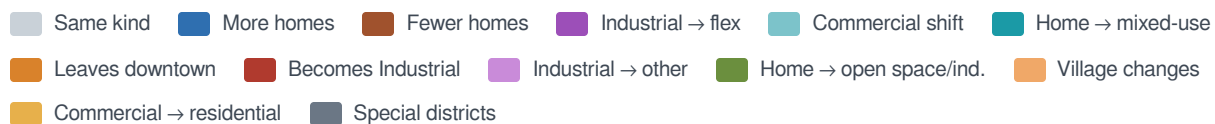
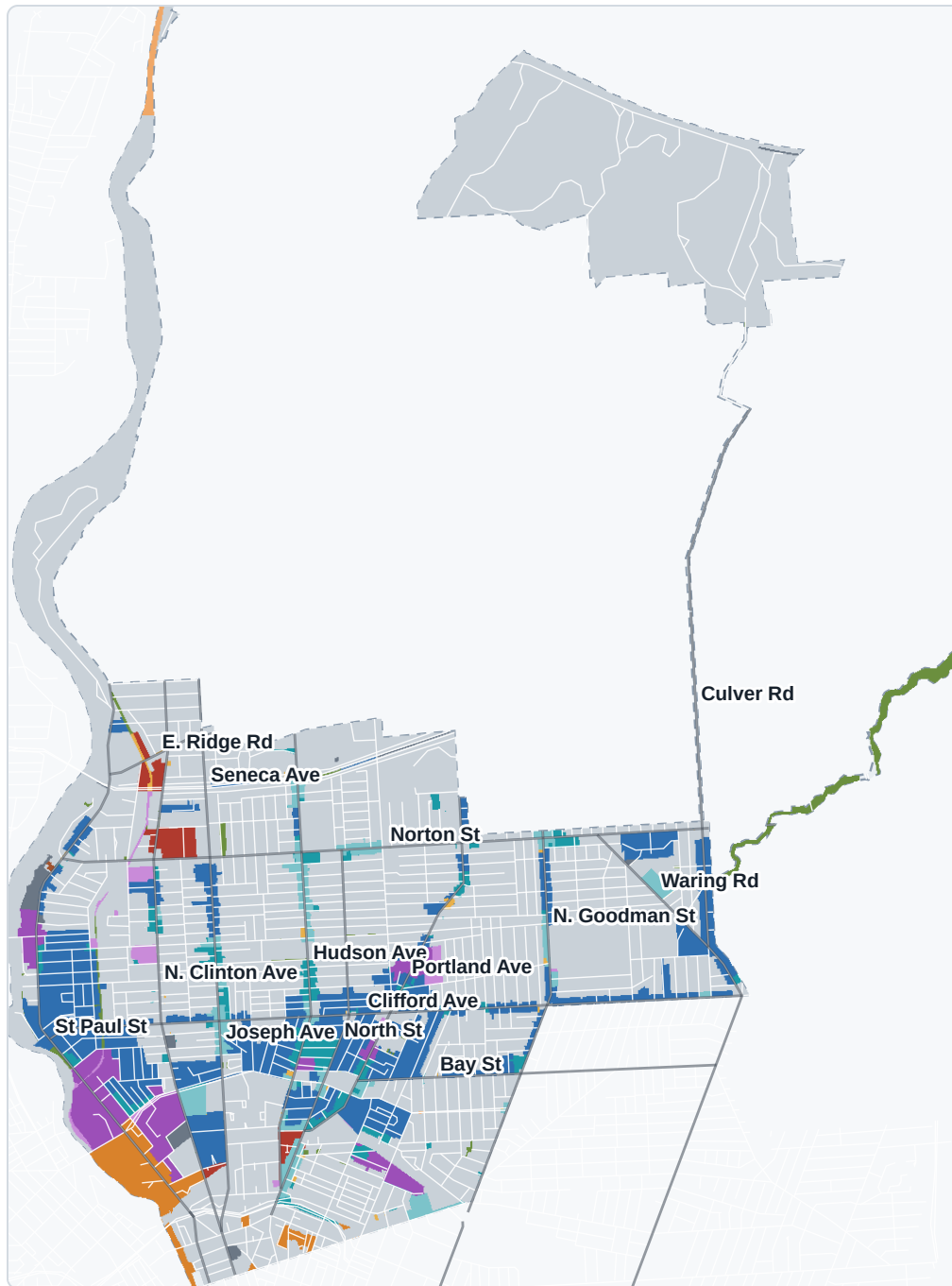




Created using Claude Opus 5.5 at the request of Michael Patterson, NE District Councilmember.

What changes, today → draft

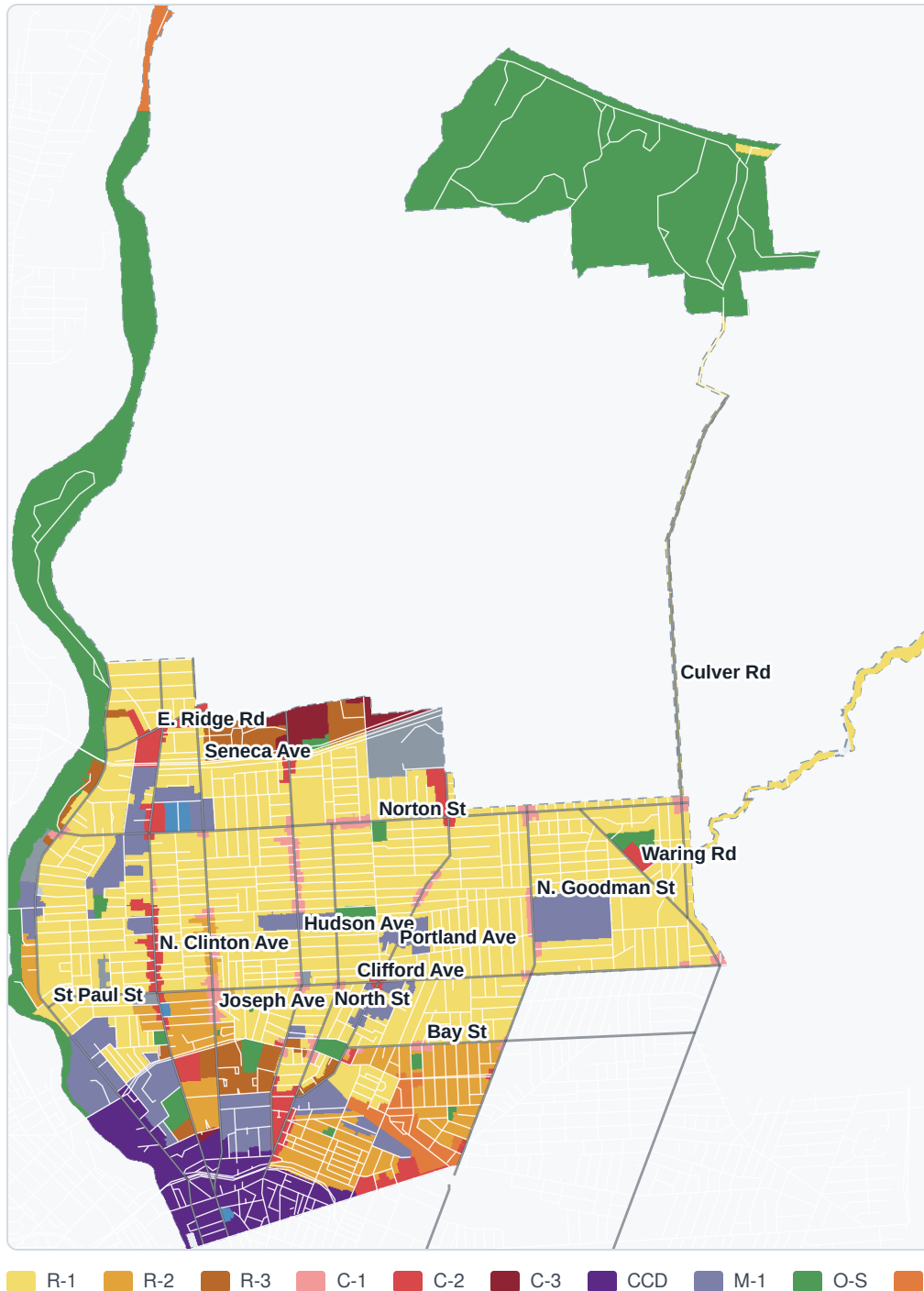


Main built-up area shown; large parks at the edges are trimmed from this view. Sources: City of Rochester GIS (current Zoning Districts and Overlays; ZAP Districts, April 2026 draft; tax parcels; street centerlines; 2023 Council districts). Planning view, not a parcel lookup. Prepared Sept. 26, 2026.



Created using Claude Opus 5.5 at the request of Michael Patterson, NE District Councilmember.

Today's zoning (Chapter 120)

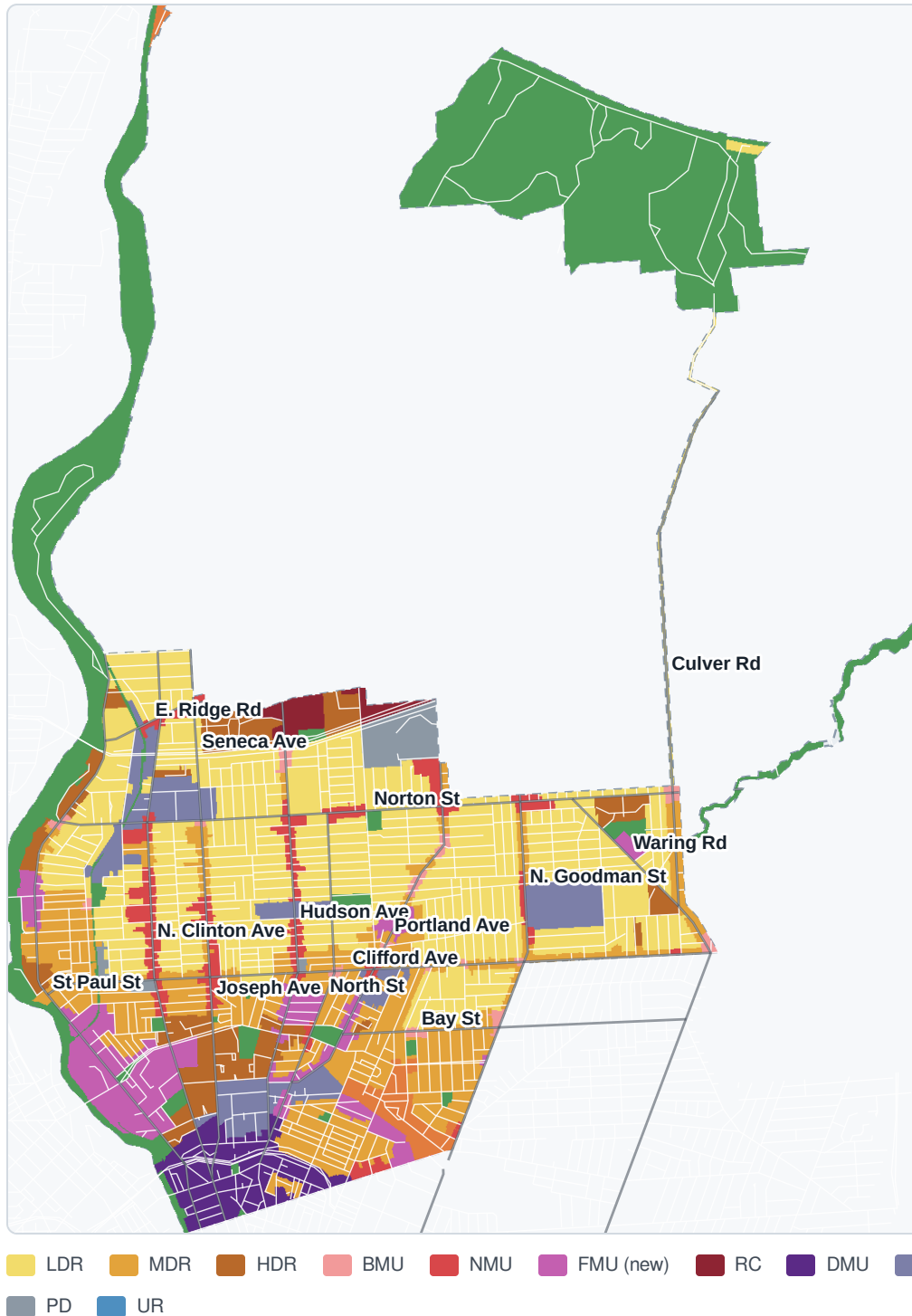


Main built-up area shown; large parks at the edges are trimmed from this view. Sources: City of Rochester GIS (current Zoning Districts and Overlays; ZAP Districts, April 2026 draft; tax parcels; street centerlines; 2023 Council districts). Planning view, not a parcel lookup. Prepared Sept. 26, 2026.



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April 2026 draft zoning (ZAP)



Main built-up area shown; large parks at the edges are trimmed from this view. Sources: City of Rochester GIS (current Zoning Districts and Overlays; ZAP Districts, April 2026 draft; tax parcels; street centerlines; 2023 Council districts). Planning view, not a parcel lookup. Prepared Sept. 26, 2026.



Created using Claude Opus 5.5 at the request of Michael Patterson, NE District Councilmember.

What changes across the Northeast District

5,278

acres in the Northeast District

1,253

acres change kind of district (24% of zoned land)

618

acres of residential land that would allow more homes

24%

of today's R-1 single-family land becomes MDR or HDR

Of about 5,268 zoned acres, 4,016 keep the same kind of district under a new name. The rest is grouped below.

Residential land that allows more homes

618 ac · 41 areas

Mostly R-1 (single-family only) becoming MDR, which allows up to four-family homes and townhouses by right; some becomes HDR, which also allows apartment buildings. Existing houses stay as they are.

Here: R-1 → MDR 496 ac; R-1 → HDR 72 ac; R-2 → HDR 50 ac.

Hollister St & Portland Ave: R-1 → MDR (116 ac)

Athens St & Harris St: R-1 → MDR (99 ac)

Fien St & Princeton St: R-1 → MDR (46 ac)

Henry St & Vose St: R-1 → MDR (45 ac)

Culver Rd & Charwood Cir: R-1 → MDR (30 ac)

Wait St & Vetter St: R-1 → MDR (30 ac)

Largest 6 shown. The full list is below.

Industrial land opening to housing

143 ac · 7 areas

M-1 becomes FMU Flexible Mixed-Use: loft apartments, townhouses, shops and light industry, up to 6 stories.

Here: M-1 → FMU 143 ac.

St Paul St & Hart St: M-1 → FMU (57 ac)

Almira St & St Bridgets Dr: M-1 → FMU (35 ac)

Avenue E & St Paul St: M-1 → FMU (16 ac)

N Union St & Augusta St: M-1 → FMU (16 ac)

Portland Ave & Ilex Pl: M-1 → FMU (11 ac)

Portland Ave & Council St: M-1 → FMU (4.3 ac)

Largest 6 shown. The full list is below.

Commercial land moving to a different mixed-use district

111 ac · 26 areas

C-1, C-2 and C-3 land moving to a mixed-use district other than its name match. NMU allows stores up to 9,000 sq ft and 2–4 stories; FMU allows up to 6 stories and light industry.

Here: C-1 → NMU 58 ac; C-2 → FMU 39 ac; C-2 → DMU 5.6 ac.

Hudson Ave & Weaver St: C-1 → NMU (16 ac)

Upper Falls Blvd & N Clinton Ave: C-2 → FMU (11 ac)

Joseph Ave & Sullivan St: C-1 → NMU (11 ac)

Norton St & Milan St: C-1 → NMU (7.5 ac)

Waring Rd & Fieldwood Dr: C-2 → FMU (7.5 ac)

Birch Cres & E Main St: C-2 → FMU (7.3 ac)

Largest 6 shown. The full list is below.

Residential land that becomes mixed-use

115 ac · 33 areas

Shops, offices and apartments become allowed. In mixed-use districts, new single-family houses and duplexes are allowed only in existing buildings.

Here: R-1 → FMU 38 ac; R-1 → NMU 33 ac; R-1 → BMU 14 ac.

Reed Park & Mark St: R-1 → FMU (22 ac)

Hudson Ave & Friederich Park: R-1 → NMU (9.3 ac)

Portland Ave & Concord St: R-3 → FMU (6.7 ac)

Dale St & Joseph Ave: R-2 → NMU (5.9 ac)

Norton St & Clark Ave: R-1 → NMU (5.4 ac)

Galusha St & Lowell St: R-1 → FMU (4.9 ac)

Largest 6 shown. The full list is below.

Downtown (Center City) land that leaves downtown zoning

83 ac · 8 areas

Center City (CCD) land that the draft maps as something other than DMU Downtown Mixed-Use.

Here: CCD → FMU 40 ac; CCD → OS 27 ac; CCD → MDR 8.4 ac.

Dowling Pl & St Paul St: CCD → FMU (40 ac)

Platt St & Cataract St: CCD → OS (16 ac)

Selden St & Gibbs St: CCD → MDR (7.9 ac)

Marietta St & Ward St: CCD → HDR (7.4 ac)

Andrews St & N Water St: CCD → OS (6.7 ac)

Upper Falls Blvd & Lowell St: CCD → OS (1.8 ac)

Largest 6 shown. The full list is below.

Land that becomes Industrial

42 ac · 7 areas

IND allows heavy industry. New apartments only by special permit in existing buildings of 2+ stories.

Here: C-2 → IND 28 ac; URD → IND 12 ac; C-3 → IND 2.6 ac.

Excel Dr & Norton St: URD → IND (12 ac)

N Clinton Ave & Arthur St: C-2 → IND (8.4 ac)

Gosnell St & Skuse St: C-2 → IND (7.0 ac)

N Clinton Ave & Reliance St: C-2 → IND (5.3 ac)

Hollenbeck St & Keeler St: C-2 → IND (4.1 ac)

Ward St & Joiner St: C-3 → IND (2.6 ac)

Largest 6 shown. The full list is below.

Industrial land becoming homes, shops or open space

33 ac · 11 areas

M-1 becoming MDR, NMU, BMU, DMU or Open Space.

Here: M-1 → NMU 14 ac; M-1 → OS 8.9 ac; M-1 → MDR 7.8 ac.

Petrossi Dr & Ilex Pl: M-1 → MDR (7.3 ac)

Avenue D & Morrill St: M-1 → NMU (6.8 ac)

Hollenbeck St & Norton St: M-1 → NMU (5.9 ac)

Darrow St & Sunshine St: M-1 → OS (2.7 ac)

Spencer St & Cliff St: M-1 → OS (2.3 ac)

Upper Falls Blvd & Lowell St: M-1 → OS (1.6 ac)

Largest 6 shown. The full list is below.

Residential land that becomes Open Space or Industrial

60 ac · 10 areas

Residential land mapped as Open Space (often parkland, creeks or river edges) or as Industrial.

Here: R-1 → OS 52 ac; R-1 → IND 5.1 ac; R-2 → OS 1.4 ac.

near Densmore Creek: R-1 → OS (23 ac)

Densmore Creek & Norton St: R-1 → OS (15 ac)

Bay Shore Blvd & Densmore Creek: R-1 → OS (5.1 ac)

Nielson St & Conkey Ave: R-1 → OS (3.6 ac)

Bremen St & Townsend St: R-1 → IND (2.8 ac)

Collingwood Dr & Rutledge Dr: R-1 → OS (1.8 ac)

Largest 6 shown. The full list is below.

Village district land mapped to another district

13 ac · 1 area

Land in today's village districts (Harbortown, Collegetown, Marina, Public Market) that the draft maps outside the Village Center districts.

Here: H-V → OS 13 ac.

Joy Ln S & Petten St Extension: H-V → OS (13 ac)

Commercial land that becomes residential or open space

8.8 ac · 4 areas

New shops can't open here; existing ones continue under nonconforming rules.

Here: C-2 → OS 2.5 ac; C-1 → MDR 2.0 ac; C-1 → LDR 1.3 ac.

E Ridge Rd & Hollenbeck St: C-2 → OS (2.5 ac)

Portland Ave & Barberry Ter: C-1 → MDR (1.3 ac)

Hudson Ave & Roycroft Dr: C-1 → LDR (0.8 ac)

Merrimac St & Hudson Ave: C-1 → HDR (0.5 ac)

Planned Development, urban renewal and other special cases

26 ac • 8 areas

Changes involving Planned Development (PD), Urban Renewal (URD) or Transitional Parking (T-P) districts.

Here: PD → HDR 9.8 ac; O-S → FMU 5.8 ac; URD → DMU 2.4 ac.

St Paul St & Saranac St: PD → HDR (9.8 ac)

St Bridgets Dr & N Clinton Ave: O-S → FMU (5.8 ac)

N Clinton Ave & Franklin Ct: URD → DMU (2.4 ac)

N Clinton Ave & Scrantom St: URD → NMU (2.1 ac)

Route 104 & Rochester General Hospital Dr: PD → RC (1.6 ac)

The Highlands & Zoo Rd: O-S → LDR (1.1 ac)

Largest 6 shown. The full list is below.



Created using Claude Opus 5.5 at the request of Michael Patterson, NE District Councilmember.

Acres by district, today and in the draft

TODAY	ACRES		DRAFT	ACRES	
R-1 Low-Density Residential	2,335		LDR Low-Density Residential	1,626	
R-2 Medium-Density Residential	332		MDR Medium-Density Residential	777	
R-3 High-Density Residential	143		HDR High-Density Residential	276	
C-1 Neighborhood Center	85		BMU Boutique Mixed-Use	40	
C-2 Community Center	149		NMU Neighborhood Mixed-Use	183	
no equivalent	.		FMU Flexible Mixed-Use	280	
C-3 Regional Center	50		RC Regional Commercial	51	
CCD Center City District	248		DMU Downtown Mixed-Use	180	
M-1 Industrial	396		IND Industrial	268	
O-S Open Space	1,343		OS Open Space	1,440	
PMV Villages	83		VC Village Center	74	
PD Planned Development	88		PD Planned Development	76	
URD Urban Renewal District	17		UR Urban Renewal	.	

Where today’s districts go in the draft (acres)

TODAY ↓ / DRAFT →	LDR	MDR	HDR	BMU	NMU	FMU	RC	DMU	IND	VC	PD	OS	NONE	TOTAL
R-1	1,622	496	72	14	33	38	.	.	5.1	2.9	.	52	.	2,335
R-2	.	261	50	.	9.3	4.5	.	4.4	0.6	0.5	.	1.4	.	332
R-3	.	0.8	135	.	.	6.8	1.1	.	.	.	.	.	.	144
C-1	1.3	2.0	0.8	21	58	2.1	.	.	.	.	.	.	.	85
C-2	0.9	1.0	.	5.1	66	39	.	5.6	28	1.0	.	2.5	.	149
C-3	.	.	.	.	.	.	48	.	2.6	.	.	.	.	50
M-1	.	7.8	.	0.9	14	143	.	0.7	220	.	.	8.9	.	396
CCD	.	8.4	7.4	.	.	40	.	165	.	.	.	27	.	248
PMV	.	.	.	.	.	.	.	.	.	61	.	.	.	61
H-V	.	.	.	.	.	.	.	.	.	8.8	.	13	.	22
PD	.	.	9.8	.	.	.	1.6	.	.	.	76	.	.	88
URD	.	.	.	.	2.1	.	.	2.4	12	.	.	.	.	17
T-P	.	.	.	.	.	1.0	.	.	.	.	.	.	.	1.0
O-S	1.3	.	0.9	.	.	5.8	.	.	.	.	.	1,334	.	1,343
none	.	.	.	.	.	.	.	1.8	.	.	.	.	7.5	9.6

Overlays

OVERLAY	WHERE	ACRES
Draft: O-RB Residential Business overlay	all pieces	5.8
Draft: preservation district	all pieces	10

OVERLAY	WHERE	ACRES
Draft: UR Urban Renewal (over another district)	all pieces	87
Today: Boutique overlay (O-B)	all pieces	4.2
Today: Office overlay (O-O)	all pieces	1.9
Draft: O-RB Residential Business overlay	Portland Ct & Portland Ave	4.2
Draft: O-RB Residential Business overlay	E Ridge Rd & N Clinton Ave	1.6
Draft: preservation district	Selden St & Gibbs St	10
Draft: preservation district	Platt St & Cataract St	0.3
Today: Office overlay (O-O)	N Clinton Ave & E Ridge Rd	1.9
Today: Boutique overlay (O-B)	Portland Ct & Portland Ave	4.2
Draft: UR Urban Renewal (over another district)	Woodward St & Weld St	64
Draft: UR Urban Renewal (over another district)	Excel Dr & Norton St	18
Draft: UR Urban Renewal (over another district)	N Clinton Ave & Franklin Ct	2.4
Draft: UR Urban Renewal (over another district)	N Clinton Ave & Scrantom St	2.2

Today's preservation districts aren't in the City's current overlay file, so preservation districts are listed only as the draft map shows them.



Created using Claude Opus 5.5 at the request of Michael Patterson, NE District Councilmember.

Every area that changes

157 areas of half an acre or more, 1,230 acres in all, largest first.

NEAR	ACRES	TODAY	DRAFT	CHANGE
Hollister St & Portland Ave	116	R-1	MDR	MORE HOMES
Athens St & Harris St	99	R-1	MDR	MORE HOMES
St Paul St & Hart St	57	M-1	FMU	INDUSTRIAL → FLEX
Fien St & Princeton St	46	R-1	MDR	MORE HOMES
Henry St & Vose St	45	R-1	MDR	MORE HOMES
Dowling Pl & St Paul St	40	CCD	FMU	LEAVES DOWNTOWN
Almira St & St Bridgets Dr	35	M-1	FMU	INDUSTRIAL → FLEX
Culver Rd & Charwood Cir	30	R-1	MDR	MORE HOMES
Wait St & Vetter St	30	R-1	MDR	MORE HOMES
Kelly St & N Clinton Ave	26	R-2	HDR	MORE HOMES
near Densmore Creek	23	R-1	OS	HOME → OPEN SPACE/IND.
Reed Park & Mark St	22	R-1	FMU	HOME → MIXED-USE
Village Way & Norton Village Ln	21	R-1	HDR	MORE HOMES
Morton Pl & Clifford Ave	21	R-1	MDR	MORE HOMES
William Warfield Dr & Robert Warfield Ct	18	R-2	HDR	MORE HOMES
North St & Wilson St	17	R-1	MDR	MORE HOMES
Weaver St & Joseph Ave	17	R-1	MDR	MORE HOMES
Platt St & Cataract St	16	CCD	OS	LEAVES DOWNTOWN
Avenue E & St Paul St	16	M-1	FMU	INDUSTRIAL → FLEX
N Union St & Augusta St	16	M-1	FMU	INDUSTRIAL → FLEX
Hudson Ave & Weaver St	16	C-1	NMU	COMMERCIAL SHIFT
Densmore Creek & Norton St	15	R-1	OS	HOME → OPEN SPACE/IND.
Joy Ln S & Petten St Extension	13	H-V	OS	VILLAGE CHANGES
Excel Dr & Norton St	12	URD	IND	BECOMES INDUSTRIAL
Waring Rd & Crossfield Rd	12	R-1	HDR	MORE HOMES
Portland Ave & Ilex Pl	11	M-1	FMU	INDUSTRIAL → FLEX
N Goodman St & Traver Cir	11	R-1	MDR	MORE HOMES
Upper Falls Blvd & N Clinton Ave	11	C-2	FMU	COMMERCIAL SHIFT
Joseph Ave & Sullivan St	11	C-1	NMU	COMMERCIAL SHIFT
Crombie St & Bay St	11	R-1	MDR	MORE HOMES
St Paul St & Saranac St	9.8	PD	HDR	SPECIAL DISTRICTS
Hudson Ave & Friederich Park	9.3	R-1	NMU	HOME → MIXED-USE
N Clinton Ave & Arthur St	8.4	C-2	IND	BECOMES INDUSTRIAL
Trenaman St & Borchard St	8.4	R-1	MDR	MORE HOMES
Selden St & Gibbs St	7.9	CCD	MDR	LEAVES DOWNTOWN

NEAR	ACRES	TODAY	DRAFT	CHANGE
Clifford Ave & Garnet St	7.9	 R-1	 MDR	MORE HOMES
Norton St & Milan St	7.5	 C-1	 NMU	COMMERCIAL SHIFT
Waring Rd & Fieldwood Dr	7.5	 C-2	 FMU	COMMERCIAL SHIFT
Marietta St & Ward St	7.4	 CCD	 HDR	LEAVES DOWNTOWN
St Paul St & Whittier Park	7.4	 R-1	 HDR	MORE HOMES
Birch Cres & E Main St	7.3	 C-2	 FMU	COMMERCIAL SHIFT
Petrossi Dr & Ilex Pl	7.3	 M-1	 MDR	INDUSTRIAL → OTHER
Gosnell St & Skuse St	7.0	 C-2	 IND	BECOMES INDUSTRIAL
Avenue D & Morrill St	6.8	 M-1	 NMU	INDUSTRIAL → OTHER
Andrews St & N Water St	6.7	 CCD	 OS	LEAVES DOWNTOWN
Portland Ave & Concord St	6.7	 R-3	 FMU	HOME → MIXED-USE
St Paul St & Brewer St	6.4	 R-2	 HDR	MORE HOMES
Hollenbeck St & Norton St	5.9	 M-1	 NMU	INDUSTRIAL → OTHER
Dale St & Joseph Ave	5.9	 R-2	 NMU	HOME → MIXED-USE
St Bridgets Dr & N Clinton Ave	5.8	 O-S	 FMU	SPECIAL DISTRICTS
Ontario St & North St	5.7	 C-2	 FMU	COMMERCIAL SHIFT
North St & Weld St	5.5	 C-2	 DMU	COMMERCIAL SHIFT
Saranac St & St Paul St	5.5	 R-1	 MDR	MORE HOMES
Norton St & Clark Ave	5.4	 R-1	 NMU	HOME → MIXED-USE
N Clinton Ave & Reliance St	5.3	 C-2	 IND	BECOMES INDUSTRIAL
Huntington Park & St Paul St	5.3	 R-1	 HDR	MORE HOMES
Hudson Ave & Dunn St	5.1	 C-2	 BMU	COMMERCIAL SHIFT
Bay Shore Blvd & Densmore Creek	5.1	 R-1	 OS	HOME → OPEN SPACE/IND.
Galusha St & Lowell St	4.9	 R-1	 FMU	HOME → MIXED-USE
Helena St & Hudson Ave	4.7	 R-1	 HDR	MORE HOMES
Remington St & Clifford Ave	4.6	 R-1	 MDR	MORE HOMES
N Goodman St & Norton St	4.5	 C-1	 NMU	COMMERCIAL SHIFT
N Goodman St & Arbutus St	4.5	 C-1	 NMU	COMMERCIAL SHIFT
Resolute Cir & Resolute St	4.5	 R-1	 HDR	MORE HOMES
Portland Ave & Council St	4.3	 M-1	 FMU	INDUSTRIAL → FLEX
Clifford Ave & Manitou St	4.3	 R-1	 MDR	MORE HOMES
Portland Ct & Portland Ave	4.2	 R-1	 MDR	MORE HOMES
Inner Loop & Delevan St	4.2	 R-2	 DMU	HOME → MIXED-USE
Hollenbeck St & Keeler St	4.1	 C-2	 IND	BECOMES INDUSTRIAL
Rialto St & N Clinton Ave	4.1	 R-1	 NMU	HOME → MIXED-USE
Portland Ave & Caspar St	4.0	 R-1	 FMU	HOME → MIXED-USE
Nash St & Woodbury St	3.9	 C-2	 FMU	COMMERCIAL SHIFT
Merrimac St & Edward St	3.9	 R-1	 HDR	MORE HOMES
Gilmore St & Merrimac St	3.8	 M-1	 FMU	INDUSTRIAL → FLEX
Portland Ave & Chapin St	3.8	 R-1	 BMU	HOME → MIXED-USE
N Goodman St & Rocket St	3.7	 R-1	 MDR	MORE HOMES
Portland Ave & Willite Dr	3.6	 R-1	 MDR	MORE HOMES

NEAR	ACRES	TODAY	DRAFT	CHANGE
Nielson St & Conkey Ave	3.6	 R-1	 OS	HOME → OPEN SPACE/IND.
Cleveland St & Draper St	3.5	 C-1	 NMU	COMMERCIAL SHIFT
Barberry Ter & Portland Ave	3.4	 R-1	 MDR	MORE HOMES
St Stanislaus St & Norton St	3.3	 R-1	 NMU	HOME → MIXED-USE
Versailles Rd & St Paul St	3.2	 R-1	 HDR	MORE HOMES
Davis St & Augusta St	3.2	 R-2	 FMU	HOME → MIXED-USE
Turpin St & Portland Ave	3.1	 R-1	 MDR	MORE HOMES
Hudson Ave & Clifford Ave	3.0	 C-1	 NMU	COMMERCIAL SHIFT
Kenton St & Revella St	3.0	 R-1	 HDR	MORE HOMES
St Paul St & Avenue D	3.0	 R-1	 FMU	HOME → MIXED-USE
Ritz St & Hebard St	2.9	 R-1	 VC	HOME → MIXED-USE
N Goodman St & Frances St	2.8	 R-1	 BMU	HOME → MIXED-USE
Caspar St & Bay St	2.8	 R-1	 HDR	MORE HOMES
Bremen St & Townsend St	2.8	 R-1	 IND	HOME → OPEN SPACE/IND.
Darrow St & Sunshine St	2.7	 M-1	 OS	INDUSTRIAL → OTHER
Wilkins St & Joseph Ave	2.6	 C-1	 NMU	COMMERCIAL SHIFT
Ward St & Joiner St	2.6	 C-3	 IND	BECOMES INDUSTRIAL
Nester St & Hudson Ave	2.6	 R-1	 MDR	MORE HOMES
Avenue D & Joseph Ave	2.5	 C-1	 NMU	COMMERCIAL SHIFT
E Ridge Rd & Hollenbeck St	2.5	 C-2	 OS	COMMERCIAL → RESIDENTIAL
Rutledge Dr & Alcazar St	2.4	 C-2	 IND	BECOMES INDUSTRIAL
St Paul St & Durgin St	2.4	 R-1	 FMU	HOME → MIXED-USE
N Clinton Ave & Franklin Ct	2.4	 URD	 DMU	SPECIAL DISTRICTS
Spencer St & Cliff St	2.3	 M-1	 OS	INDUSTRIAL → OTHER
Loomis St & De Jonge St	2.1	 R-1	 NMU	HOME → MIXED-USE
N Clinton Ave & Scrantom St	2.1	 URD	 NMU	SPECIAL DISTRICTS
Route 104 & Dunn St	2.0	 R-1	 HDR	MORE HOMES
Sigel St & Portland Ave	1.9	 C-2	 FMU	COMMERCIAL SHIFT
Clifford Ave & Roseview Ave	1.9	 R-1	 MDR	MORE HOMES
Upper Falls Blvd & Lowell St	1.8	 CCD	 OS	LEAVES DOWNTOWN
Fernwood Ave & Portland Ave	1.8	 R-1	 BMU	HOME → MIXED-USE
Cynthia Ln & Rochester General Hospital Dr	1.8	 R-1	 NMU	HOME → MIXED-USE
Collingwood Dr & Rutledge Dr	1.8	 R-1	 OS	HOME → OPEN SPACE/IND.
Willmont St & N Goodman St	1.6	 C-1	 NMU	COMMERCIAL SHIFT
Upper Falls Blvd & Lowell St	1.6	 M-1	 OS	INDUSTRIAL → OTHER
Route 104 & Rochester General Hospital Dr	1.6	 PD	 RC	SPECIAL DISTRICTS
St Paul St & Evergreen St	1.5	 R-1	 OS	HOME → OPEN SPACE/IND.
Franklin Sq & Andrews St	1.4	 CCD	 OS	LEAVES DOWNTOWN
Portland Ave & Barberry Ter	1.3	 C-1	 MDR	COMMERCIAL → RESIDENTIAL
Martin St & St Paul St	1.3	 M-1	 OS	INDUSTRIAL → OTHER
Merrimac St & Frederick St	1.3	 R-1	 HDR	MORE HOMES
Burbank St & N Clinton Ave	1.2	 C-1	 NMU	COMMERCIAL SHIFT

NEAR	ACRES	TODAY	DRAFT	CHANGE
Clifford Ave & Woodman Park	1.1	 C-1	 NMU	COMMERCIAL SHIFT
The Highlands & Zoo Rd	1.1	 O-S	 LDR	SPECIAL DISTRICTS
St Stanislaus St & North St	1.1	 R-1	 NMU	HOME → MIXED-USE
Seneca Manor Dr & Hudson Ave	1.1	 R-3	 RC	HOME → MIXED-USE
Hudson Ave & Cleveland St	1.0	 C-1	 FMU	COMMERCIAL SHIFT
E Main St & Circle St	1.0	 C-2	 VC	COMMERCIAL SHIFT
Clifford Ave & Renwood St	1.0	 R-1	 BMU	HOME → MIXED-USE
Geneva St & N Clinton Ave	1.0	 R-1	 NMU	HOME → MIXED-USE
St Paul St & Malling Dr	1.0	 T-P	 FMU	SPECIAL DISTRICTS
Central Park & N Goodman St	0.9	 C-2	 FMU	COMMERCIAL SHIFT
Conkey Ave & Avenue D	0.9	 M-1	 BMU	INDUSTRIAL → OTHER
Culver Rd & Meredith St	0.9	 R-1	 BMU	HOME → MIXED-USE
Clifford Ave & Ferncliffe Dr	0.9	 R-1	 BMU	HOME → MIXED-USE
N Clinton Ave & Rauber St	0.9	 R-2	 NMU	HOME → MIXED-USE
Hudson Ave & Roycroft Dr	0.8	 C-1	 LDR	COMMERCIAL → RESIDENTIAL
Norton St & Sylvester St	0.8	 R-1	 NMU	HOME → MIXED-USE
Joseph Ave & Boston St	0.8	 R-2	 NMU	HOME → MIXED-USE
St Paul St & Beach St	0.8	 R-3	 MDR	FEWER HOMES
Upper Falls Blvd & Cleveland St	0.7	 C-2	 FMU	COMMERCIAL SHIFT
Lochner Pl & Portland Ave	0.7	 M-1	 NMU	INDUSTRIAL → OTHER
Conkey Ave & Saranac St	0.7	 M-1	 OS	INDUSTRIAL → OTHER
Hudson Ave & North St	0.7	 M-1	 DMU	INDUSTRIAL → OTHER
Veteran St & Waring Rd	0.7	 O-S	 HDR	SPECIAL DISTRICTS
Delamaine Dr & Portland Ave	0.7	 R-1	 MDR	MORE HOMES
Avenue D & Conkey Ave	0.7	 R-1	 BMU	HOME → MIXED-USE
N Clinton Ave & E Ridge Rd	0.7	 R-1	 NMU	HOME → MIXED-USE
Fair Pl & Pennsylvania Ave	0.7	 R-2	 OS	HOME → OPEN SPACE/IND.
Portland Ave & Bay St	0.6	 C-1	 FMU	COMMERCIAL SHIFT
Avenue A & Roth St	0.6	 R-1	 MDR	MORE HOMES
Route 104 & Malone St	0.6	 R-1	 HDR	MORE HOMES
Route 104 & Kilmar St	0.6	 R-1	 OS	HOME → OPEN SPACE/IND.
Clifford Ave & Sullivan St	0.6	 R-2	 NMU	HOME → MIXED-USE
Merrimac St & Hudson Ave	0.5	 C-1	 HDR	COMMERCIAL → RESIDENTIAL
Sigel St & Bay St	0.5	 C-1	 FMU	COMMERCIAL SHIFT
Andrew Langston Way & Franklin St	0.5	 CCD	 OS	LEAVES DOWNTOWN
Ernst St & Cleon St	0.5	 R-1	 NMU	HOME → MIXED-USE
Berlin St & Wilkins St	0.5	 R-1	 IND	HOME → OPEN SPACE/IND.
Portland Ave & Central Park	0.5	 R-2	 FMU	HOME → MIXED-USE

How this was made, and its limits

- The Northeast District was divided into a grid of 25 × 25 ft squares (about 368,000 of them). Each square was checked against today's zoning map and the draft map. Acres are counted from those squares, so figures are close estimates, not surveyed areas.
- "Areas that change" are connected groups of squares where both today's district and the draft district are the same. Areas under half an acre are left out of the list but included in the totals. Each area is named by the two nearest streets.
- Council district lines come from the City's 2023 Council district map. Streets, the river and other land that neither map zones are left out of the totals.
- C-1 is paired with BMU and C-2 with NMU by name only. In the Northeast District, about 68% of today's C-1 land becomes NMU and 24% becomes BMU. NMU allows bigger stores (up to 9,000 sq ft) and buildings up to 4 stories.
- Today's "URD" labels are urban renewal districts. Where the City's label names an underlying district (for example "Marketview Heights URD/C-2"), that district is used.
- This is a planning view, not a parcel lookup. District lines can split a lot. Confirm individual properties on the City's parcel map or Swipe Map at rochesterzap.com.
- The draft is still a draft. The Planning Commission and City Council can change the map before it is adopted.