




Town of Rochester Zoning Law - Schedule of District Regulations Draft Revised Version - March 29, 2007]

District Intent	Principal Permitted Uses	Special Uses	Accessory Uses	Development Standards	
				Residential	Nonresidential
<p>CF Core Farm District: This district is intended to recognize and preserve the high-valued agricultural lands of the Town, securing for farmers the ability to conduct a wide variety of agricultural business activities while protecting these areas from intensive residential development of an incompatible nature. The district is further intended to complement the New York State Agriculture District program and maintain full rights-to-farm within these areas.</p> 	<p>Accessory apartment* Agriculture (animal) Agriculture (non-animal) Bed and breakfast* Cemetery * Conservation subdivision Fire houses, libraries and other public buildings* Gift, antique or craft shops* Hunting and fishing clubs Manufactured homes Nursery or greenhouse* One-family dwellings Places of worship Public parks and playgrounds* Sawmills, temporary portable onsite less than 90 days Stables (commercial) Two-family dwellings Veterinary office, animal hospital or kennel*</p> <p>* Requires site plan review by Planning Board</p>	<p>Agricultural processing facilities Agricultural retail sales Agricultural tourism enterprises Airports Camping resort or RV park Commercial recreation uses Commercial sawmills Gift, antique or craft shops Hunting and fishing clubs Health care institutions Radio, television and other stations and towers Resort hotel, camp, ranch or lodge Restaurants and taverns Seasonal lodging units</p>	<p>Farm stands Home occupations Other customary accessory uses Parking areas Private garages Signs Stables (private) Tool sheds</p>	<p>Minimums:</p>	
				<p>Lot area: 1.0 acre Lot width (feet): 160 Lot depth (feet): 160 Lot frontage (feet): 50 Front yard: 60 Side yard: 40 Rear yard: 40</p> <p>Maximums Density (dwellings/acre) 0.20* Lot coverage: 30% Building height (feet) 35 Building stories 2.5</p> <p>* Does not apply to principal residence connected with any farming operation or farm labor housing.</p>	<p>1.0 acre 160 160 50 60 40 40</p> <p>N/A 30% 35 2.5</p>

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District Intent	Principal Permitted Uses	Special Uses	Accessory Uses	Development Standards	
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<p>LD Low Density Residential District: This district is intended to recognize and preserve the integrity of predominately low-density rural residential areas of the Town and to protect them from intrusions of incompatible uses.</p> 	<p>Accessory apartment* Agriculture (animal)* Agriculture (non-animal) Bed and breakfast* Cemetery * Conservation subdivision Fire houses, libraries and other public buildings* Nonprofit club or recreation use* One-family dwellings Places of worship* Public parks and playgrounds* Two-family dwellings</p> <p>* Requires site plan review by Planning Board</p>	<p>Golf course or driving range Nursery or greenhouse</p>	<p>Farm stands Home occupations Other customary accessory uses Parking areas Private garages Signs Stables (private) Tool sheds</p>	<p>Minimums:</p>	
				<p>Lot area: 2.0 acre Lot width (feet): 160 Lot depth (feet): 160 Lot frontage (feet): 50 Front yard: 60 Side yard: 40 Rear yard: 40</p> <p>Maximums Lot coverage: 30% Building height (feet) 35 Building stories 2.5</p>	<p>2.0 acre 160 160 50 60 40 40</p> <p>30% 35 2.5</p>

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District Intent	Principal Permitted Uses	Special Uses	Accessory Uses	Development Standards	
				Residential	Nonresidential
<p>MD Moderate Density Residential District: This district is intended to recognize and preserve the integrity of predominately moderate-density residential areas of the Town and to protect them from intrusions of incompatible uses.</p> 	<p>Accessory apartment* Agriculture (non-animal) Bed and breakfast* Cemetery * Conservation subdivision Fire houses, libraries and other public buildings* One-family dwellings Places of worship* Public parks and playgrounds* Two-family dwellings</p> <p>* Requires site plan review by Planning Board</p>	<p>Golf course Multi-family dwellings</p>	<p>Farm stands Home occupations Other customary accessory uses Parking areas Private garages Signs Tool sheds</p>	<p>Minimums:</p>	
				<p>Lot area (without sewer): 1.0 acre Lot area (with sewer): 0.5 acre Lot width (feet): 100 Lot depth (feet): 100 Lot frontage (feet): 50 Front yard: 35 Side yard: 25 Rear yard: 25</p> <p>Maximums Lot coverage: 40% Building height (feet) 35 Building stories 2.5</p>	<p>1.0 acre 0.5 acre 100 100 50 35 25 25</p> <p>40% 35 2.5</p>

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<p>RC Rural Conservation District: This district is intended to conserve large open areas of the Town that are difficult to develop while allowing for very low density residential development and compatible uses requiring large acreages.</p> <div style="border: 1px solid black; width: 50px; height: 40px; margin: 10px auto;"></div>	<p>Accessory apartment* Agriculture (animal) Agriculture (non-animal) Bed and breakfast* Cemetery * Conservation subdivision Fire houses, libraries and other public buildings* Hunting and fishing clubs One-family dwellings Places of worship* Public parks and playgrounds* Sawmills, temporary portable onsite less than 90 days Stables (commercial) Two-family dwellings</p> <p style="text-align: center;">* Requires site plan review by Planning Board</p>	<p>Agricultural processing facilities Agricultural retail sales Agricultural tourism enterprises Camping resort or RV park Commercial recreation uses Commercial sawmills Gift, antique or craft shops Golf course or driving range Health care institutions Nursery or greenhouse Radio, television and other stations and towers Resort hotel, camp, ranch or lodge Seasonal lodging units</p>	<p>Farm stands Home occupations Other customary accessory uses Parking areas Private garages Signs Stables (private) Tool sheds</p>	<p>Minimums:</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Lot area (without sewer):</td> <td style="width: 20%;">3.0 acres</td> <td style="width: 20%;">5.0 acres</td> </tr> <tr> <td>Lot area (with sewer):</td> <td>3.0 acres</td> <td>5.0 acres</td> </tr> <tr> <td>Lot width (feet):</td> <td>200</td> <td>300</td> </tr> <tr> <td>Lot depth (feet):</td> <td>200</td> <td>300</td> </tr> <tr> <td>Lot frontage (feet):</td> <td>50</td> <td>50</td> </tr> <tr> <td>Front yard:</td> <td>50</td> <td>100</td> </tr> <tr> <td>Side yard:</td> <td>50</td> <td>75</td> </tr> <tr> <td>Rear yard:</td> <td>50</td> <td>75</td> </tr> </table> <p>Maximums</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Lot coverage:</td> <td style="width: 20%;">15%</td> <td style="width: 20%;">20%</td> </tr> <tr> <td>Building height (feet)</td> <td>35</td> <td>35</td> </tr> <tr> <td>Building stories</td> <td>2.5</td> <td>2.5</td> </tr> </table>		Lot area (without sewer):	3.0 acres	5.0 acres	Lot area (with sewer):	3.0 acres	5.0 acres	Lot width (feet):	200	300	Lot depth (feet):	200	300	Lot frontage (feet):	50	50	Front yard:	50	100	Side yard:	50	75	Rear yard:	50	75	Lot coverage:	15%	20%	Building height (feet)	35	35	Building stories	2.5	2.5
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<p>HD Hamlet District: This district is intended to create designated neighborhood shopping centers complemented by higher density residential development that can access those shopping areas as pedestrians or with very short drives.</p> <div style="background-color: #FF00FF; width: 50px; height: 40px; margin: 10px auto;"></div>	<p>Accessory apartment* Agriculture (non-animal) Bed and breakfast* Cemetery * Conservation subdivision Fire houses, libraries and other public buildings* Gift, antique or craft shops Low-impact retail and service establishments* Offices* One-family dwellings Places of worship* Public parks and playgrounds* Restaurants and taverns* Two-family dwellings</p> <p style="text-align: center;">* Requires site plan review by Planning Board</p>	<p>Agricultural retail sales Agricultural tourism enterprises Health care institutions Multi-family dwellings Nursery or greenhouse Parking (commercial) Radio, television and other stations and towers Retail and service establishments (non-auto)</p>	<p>Farm stands Home occupations Other customary accessory uses Parking areas Private garages Signs Tool sheds</p>	<p>Minimums:</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Lot area (without sewer):</td> <td style="width: 20%;">1.0 acre</td> <td style="width: 20%;">1.0 acre</td> </tr> <tr> <td>Lot area (with sewer):</td> <td>0.5 acre</td> <td>0.5 acre</td> </tr> <tr> <td>Lot width (feet):</td> <td>100</td> <td>100</td> </tr> <tr> <td>Lot depth (feet):</td> <td>100</td> <td>100</td> </tr> <tr> <td>Lot frontage (feet):</td> <td>50</td> <td>50</td> </tr> <tr> <td>Front yard:</td> <td>35</td> <td>35</td> </tr> <tr> <td>Side yard:</td> <td>25</td> <td>25</td> </tr> <tr> <td>Rear yard:</td> <td>25</td> <td>25</td> </tr> </table> <p>Maximums</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Lot coverage:</td> <td style="width: 20%;">40%</td> <td style="width: 20%;">40%</td> </tr> <tr> <td>Building height (feet)</td> <td>35</td> <td>35</td> </tr> <tr> <td>Building stories</td> <td>2.5</td> <td>2.5</td> </tr> </table>		Lot area (without sewer):	1.0 acre	1.0 acre	Lot area (with sewer):	0.5 acre	0.5 acre	Lot width (feet):	100	100	Lot depth (feet):	100	100	Lot frontage (feet):	50	50	Front yard:	35	35	Side yard:	25	25	Rear yard:	25	25	Lot coverage:	40%	40%	Building height (feet)	35	35	Building stories	2.5	2.5
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<p>ID Industrial District: This district is intended to recognize existing areas of industrial and mining activity and to protect these uses from intrusions of incompatible uses.</p> <div style="background-color: #0000FF; width: 50px; height: 40px; margin: 10px auto;"></div>	<p>Agriculture (animal) Agriculture (non-animal) Agricultural processing facilities* Agricultural retail sales* Nursery or greenhouse*</p> <p style="text-align: center;">* Requires site plan review by Planning Board</p>	<p>Automobile junkyards and dismantling operations Commercial and industrial sawmills Light manufacturing Mining Radio, television and other stations and towers Trucking services Wholesale uses</p>	<p>Farm stands Home occupations Other customary accessory uses Parking areas Private garages Signs Tool sheds</p>	<p>Minimums:</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Lot area (without sewer):</td> <td style="width: 20%;">N/A</td> <td style="width: 20%;">5.0 acres</td> </tr> <tr> <td>Lot area (with sewer):</td> <td>N/A</td> <td>5.0 acres</td> </tr> <tr> <td>Lot width (feet):</td> <td>N/A</td> <td>300</td> </tr> <tr> <td>Lot depth (feet):</td> <td>N/A</td> <td>300</td> </tr> <tr> <td>Lot frontage (feet):</td> <td>50</td> <td>50</td> </tr> <tr> <td>Front yard:</td> <td>N/A</td> <td>100</td> </tr> <tr> <td>Side yard:</td> <td>N/A</td> <td>75</td> </tr> <tr> <td>Rear yard:</td> <td>N/A</td> <td>75</td> </tr> </table> <p>Maximums</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Lot coverage:</td> <td style="width: 20%;">N/A</td> <td style="width: 20%;">50%</td> </tr> <tr> <td>Building height (feet)</td> <td>N/A</td> <td>45</td> </tr> <tr> <td>Building stories</td> <td>N/A</td> <td>N/A</td> </tr> </table> <p style="font-size: small;">Note: Performance standards for noise, light, traffic management, dust, odors and buffering also apply.</p>		Lot area (without sewer):	N/A	5.0 acres	Lot area (with sewer):	N/A	5.0 acres	Lot width (feet):	N/A	300	Lot depth (feet):	N/A	300	Lot frontage (feet):	50	50	Front yard:	N/A	100	Side yard:	N/A	75	Rear yard:	N/A	75	Lot coverage:	N/A	50%	Building height (feet)	N/A	45	Building stories	N/A	N/A
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				Residential	Nonresidential
<p>BD Business Development District: This district is intended to provide areas for highway-related commercial uses requiring large land areas and high visibility.</p> 	<p>Accessory apartment* Agricultural retail sales* Agricultural tourism enterprises* Agriculture (animal) Agriculture (non-animal) Bed and breakfast* Cemetery * Conservation subdivision Fire houses, libraries and other public buildings* Gift, antique or craft shops Low-impact retail and service establishments* Offices* One-family dwellings Places of worship* Public parks and playgrounds* Retail and service establishments (non-auto)* Two-family dwellings Restaurants and taverns*</p> <p>* Requires site plan review by Planning Board</p>	<p>Agriculture (animal) Airports Camping resort or RV park Commercial recreation uses Golf course or driving range Multi-family dwellings Nursery or greenhouse Parking (commercial) Radio, television and other stations and towers Retail and service establishments (auto) Trucking services Veterinary office, animal hospital or kennel Wholesale uses</p>	<p>Farm stands Home occupations Other customary accessory uses Parking areas Private garages Signs Stables (private) Tool sheds</p>	<p>Minimums: Lot area (without sewer): 2.0 acres Lot area (with sewer): 1.0 acre Lot width (feet): 200 Lot depth (feet): 200 Lot frontage (feet): 50 Front yard: 75 Side yard: 50 Rear yard: 50</p> <p>Maximums Lot coverage: 40% Building height (feet) 35 Building stories 2.5</p>	<p>1.0 acre 0.5 acre 100 100 50 35 25 25 40% 35 2.5</p>