


ZONING


140 Attachment 1

Town of Rochester


Schedule of District Regulations
[Amended 10-14-2016 by L.L. No. 3-2016]

Town of Rochester Zoning Law - Schedule of District Regulations						
District Intent	Principal Permitted Uses	Special Uses	Accessory Uses	Development Standards		
<p>AR-3 Residential Agricultural District: This district is intended to recognize and preserve the high-valued agricultural lands of the Town while allowing for low-density residential development of a compatible nature. The district is further intended to complement the New York State Ag District program and maintain full rights-to-farm within these areas.</p> 	<p>Agricultural retail sales* Agricultural tourism enterprises* Agriculture (animal) Agriculture (nonanimal) Bed-and-breakfast* Cemetery* Day-care centers* Emergency services, libraries, and public buildings* Farm operation Home occupations - Class II* Hunting and fishing clubs Nursery or greenhouse* One-family dwellings Places of worship* Public parks and playgrounds* Sawmills, temporary portable onsite less than 90 days Solar energy system, subdivision use* Stables (commercial)* Two-family dwellings (new) Veterinary office, animal hospital or kennel* Wireless telecommunications facilities - Type A Wireless telecommunications facilities - Type B*</p> <p>* Requires site plan review by Planning Board</p>	<p>Agricultural processing facilities Animal sanctuary Camping resort or RV park Commercial events facility Commercial recreation uses Conversion of a residential structure to nonresidential Golf course or driving range Helicopter pads Home occupations - Class III Inn Low-impact health care practice Manufactured housing park Multifamily dwellings Multiple permitted uses per § 140-8 Nonconforming use change, addition, or expansion Nonprofit club or recreation use Private air strips Private educational facilities Recording studios Resort Seasonal lodging units Solar energy system, large scale Two-family dwellings (conversions) Wireless telecommunications facilities - Type C Wireless telecommunications facilities - Type D</p>	<p>Agricultural labor housing* Animal husbandry Farm mining per § 140-28 Farm stands Home occupations - Class I Mining exempt from DEC jurisdiction* Other customary accessory uses Parking areas Private garages Signs Solar energy system, small scale Stables (private) Tool sheds</p> <p>* Requires site plan review by Planning Board</p>	<p>Minimums:</p>	<p>Residential</p>	<p>Nonresidential</p>
				<p>Lot area Lot width (feet) Lot depth (feet) Lot frontage (feet) Front yard (feet) Side yard (feet) Rear yard (feet)</p> <p>Maximums:</p> <p>Lot coverage Building height (feet) Building stories</p> <p>Notes: Some exceptions as detailed in the text may apply. Performance standards of § 140-20 may apply.</p>	<p>3.0 acres 160 160 50 35 40 40</p> <p>30% 35 2.5</p>	<p>3.0 acres 160 160 50 35 40 40</p> <p>35% 35 2.5</p>


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Town of Rochester Zoning Law - Schedule of District Regulations						
District Intent	Principal Permitted Uses	Special Uses	Accessory Uses	Development Standards		
<p>AB-3 Agricultural Business District: This district is intended to recognize and preserve the high-valued agricultural lands of the Town, while allowing for low-density residential development of a compatible nature. The district is further intended to complement the adjacent Business District and New York State Ag District program and maintain full rights-to-farm within these areas.</p> 	<p>Agricultural processing facilities* Agricultural retail sales* Agricultural tourism enterprises* Agriculture (animal) Agriculture (nonanimal) Bed-and-breakfast* Cemetery* Day-care centers* Emergency services, libraries, and public buildings* Farm operation Gift, antique or craft shops* Home occupations - Class II* Hunting and fishing clubs Inn* Low-impact health care practice* 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 (new) Veterinary office, animal hospital or kennel* Wireless telecommunications facilities - Type A Wireless telecommunications facilities - Type B*</p> <p>* Requires site plan review by Planning Board</p>	<p>Auction house < 4,000 square feet Camping resort or RV park Commercial events facility Commercial recreation uses Commercial sawmills Conversion of a residential structure to nonresidential Flea market < 4,000 square feet Golf course or driving range Health care institutions Helicopter pads Home occupations - Class III Low-impact retail and service establishments Mixed-use activities pursuant to § 140-10 Multifamily dwellings Multiple permitted uses per § 140-8 Museums, galleries and performance centers Nonconforming use change, addition, or expansion Nonprofit club or recreation use Offices < 4,000 square feet Private educational facilities Recording studios Resort Restaurants and taverns Retail and service establishments < 4,000 square feet (no gasoline sales) Seasonal lodging units Service establishments (vehicle and equipment) < 4,000 square feet Solar energy system, large scale Spa or health clubs Two-family dwellings (conversions) Warehouse and storage facilities Wireless telecommunications facilities - Type C Wireless telecommunications facilities - Type D</p>	<p>Agricultural labor housing* Animal husbandry Farm mining per § 140-28 Farm stands Home occupations - Class I Mining exempt from DEC jurisdiction* Other customary accessory uses Parking areas Private garages Signs Solar energy system, small scale Stables (private) Tool sheds</p> <p>* Requires site plan review by Planning Board</p>	<p>Minimums: Lot area Lot width (feet) Lot depth (feet) Lot frontage (feet) Front yard (feet) Side yard (feet) Rear yard (feet)</p> <p>Maximums: Lot coverage Building height (feet) Building stories</p> <p>Notes: Some exceptions as detailed in the text may apply. Performance standards of § 140-20 may apply.</p>	Residential	Nonresidential
					3.0 acres	3.0 acres


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Town of Rochester Zoning Law - Schedule of District Regulations						
District Intent	Principal Permitted Uses	Special Uses	Accessory Uses	Development Standards		
<p>R-1 Neighborhood Residential District: This district is intended to recognize and preserve the integrity of predominately moderate-density residential areas of the Town, together with personal and residential services, and to protect them from intrusions of incompatible uses.</p> 	<p>Agriculture (animal)* Agriculture (nonanimal) Bed-and-breakfast* Cemetery* Day-care centers* Emergency services, libraries, and public buildings* Farm operation One-family dwellings Places of worship* Public parks and playgrounds* Solar energy system, subdivision use* Two-family dwellings (new) Wireless telecommunications facilities - Type A Wireless telecommunications facilities - Type B*</p> <p>* Requires site plan review by Planning Board</p>	<p>Commercial events facility Conversion of a residential structure to nonresidential Gift, antique and craft shops Home occupation - Class II Inn Low-impact health care practice Low-impact retail and service establishments Mixed-use activities pursuant to § 140-10 Multifamily dwellings Multiple permitted uses per § 140-8 Nonconforming use change, addition, or expansion Nonprofit club or recreation use Offices (< 1,500 square feet) Parking (municipal) Private educational facilities Restaurants not serving alcoholic beverages Two-family dwellings (conversions) Wireless telecommunications facilities - Type C</p>	<p>Agricultural labor housing* Animal husbandry Farm stands Home occupations - Class I Other customary accessory uses Parking areas Private garages Signs Solar energy system, small scale Tool sheds</p>	<p>Minimums:</p>	<p>Residential</p>	<p>Nonresidential</p>
				<p>Lot area (without S/W) Lot area (with S/W) Lot width (feet) Lot depth (feet) Lot frontage (feet) Front yard (feet) Side yard (feet) Rear yard (feet)</p>	<p>1.0 acre 21,500 square feet 100 100 50 10 25 25</p>	<p>1.0 acre 21,500 square feet 100 100 50 10 25 25</p>
				<p>Note: S/W = central sewer and central water</p>		
				<p>Maximums:</p>		
				<p>Lot coverage Building height (feet) Building stories Density (without S/W) Density (with S/W)</p>	<p>40% 35 2.5 1.00 2.00</p>	<p>40% 35 2.5 N/A N/A</p>
				<p>Notes:</p>	<p>Some exceptions as detailed in the text may apply. Performance standards of § 140-20 may apply.</p>	


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<p>R-2 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>Agriculture (animal)* Agriculture (nonanimal) Bed-and-breakfast* Cemetery* Day-care centers* Emergency services, libraries, and public buildings* Farm operation Home occupations - Class II* One-family dwellings Places of worship* Public parks and playgrounds* Sawmills, temporary portable onsite less than 90 days* Solar energy system, subdivision use* Two-family dwellings (new) Wireless telecommunications facilities - Type A Wireless telecommunications facilities - Type B* * Requires site plan review by Planning Board</p>	<p>Commercial events facility Conversion of a residential structure to nonresidential Golf course or driving range Inn Low-impact health care practice Manufactured housing park Multifamily dwellings Multiple permitted uses per § 140-8 Nonconforming use change, addition, or expansion Nonprofit club or recreation use Nursery or greenhouse Private educational facilities Two-family dwellings (conversions) Wireless telecommunications facilities - Type C</p>	<p>Agricultural labor housing* Animal husbandry Farm stands Home occupations - Class I Other customary accessory uses Parking areas Private garages Signs Solar energy system, small scale Stables (private) Tool sheds * Requires site plan review by Planning Board</p>			


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District Intent	Principal Permitted Uses	Special Uses	Accessory Uses	Development Standards		
<p>R-5 Rural Conservation District: This district is intended to conserve large open areas of the Town that are difficult to develop while allowing for both very-low-density residential development and those compatible uses that, while they may require large acreages, also typically involve large open spaces.</p> 	<p>Agricultural tourism enterprises* Agriculture (animal) Agriculture (nonanimal) Bed-and-breakfast* Cemetery* Day-care centers* Emergency services, libraries, and public buildings* Farm operation Home occupations - Class II* Hunting and fishing clubs One-family dwellings Places of worship* Public parks and playgrounds* Sawmills, temporary portable onsite less than 90 days Solar energy system, subdivision use* Stables (commercial)* Two-family dwellings (new) Wireless telecommunications facilities - Type A Wireless telecommunications facilities - Type B*</p> <p>* Requires site plan review by Planning Board</p>	<p>Agricultural processing facilities Agricultural retail sales Animal sanctuary Camping resort or RV park Commercial events facility Commercial recreation uses Commercial sawmills Conversion of a residential structure to nonresidential Education and conference center Gift, antique or craft shops Golf course or driving range Health care institutions Home occupations - Class III Inn Low-impact health care practice Multiple permitted uses per § 140-8 Museums, galleries and performance centers Nonconforming use change, addition, or expansion Nonprofit club or recreation use Nursery or greenhouse Private educational facilities Resort Seasonal lodging units Solar energy system, large scale Two-family dwellings (conversions) Veterinary office, animal hospital or kennel Warehouse and storage facilities Wireless telecommunications facilities - Type C Wireless telecommunications facilities - Type D</p>	<p>Agricultural labor housing* Animal husbandry Farm mining per § 140-28 Farm stands Home occupations - Class I Mining exempt from DEC jurisdiction* Other customary accessory uses Parking areas Private garages Signs Solar energy system, small scale Stables (private) Tool sheds</p> <p>* Requires site plan review by Planning Board</p>	<p>Minimums: Lot area Lot width (feet) Lot depth (feet) Lot frontage (feet) Front yard (feet) Side yard (feet) Rear yard (feet)</p> <p>Maximums: Lot coverage Building height (feet) Building stories</p>	<p>Residential 5.0 acres 200 200 50 50 50 50</p> <p>15% 35 2.5</p>	<p>Nonresidential 5.0 acres 300 300 50 75 75 75</p> <p>20% 35 2.5</p> <p>Notes: Some exceptions as detailed in the text may apply. Performance standards of § 140-20 may apply.</p>


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<p>H 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> 	<p>Agriculture (animal)* Agriculture (nonanimal) Bed-and-breakfast* Cemetery* Day-care centers* Emergency services, libraries, and public buildings* Farm operation Gift, antique or craft shops* Home occupations - Class II* Inn* Low-impact health care practice* Low-impact retail and service establishments* Offices* One-family dwellings Places of worship* Public parks and playgrounds* Restaurants and taverns* Solar energy system, subdivision use* Two-family dwellings (new) Wireless telecommunications facilities - Type A Wireless telecommunications facilities - Type B*</p> <p>* Requires site plan review by Planning Board</p>	<p>Agricultural retail sales Agricultural tourism enterprises Auction house Commercial events facility Convenience market Conversion of a residential structure to nonresidential Education and conference center Fast food restaurant Flea market Gasoline filling stations Health care institutions Home occupations - Class III Light manufacturing Mixed-use activities pursuant to § 140-10 Multifamily dwellings Multiple permitted uses per § 140-8 Museums, galleries and performance centers Nonconforming use change, addition, or expansion Nonprofit club or recreation use Nursery or greenhouse Parking (commercial) Parking (municipal) Private educational facilities Retail and service establishments Service establishments (vehicle and equipment) Solar energy system, large scale Spa or health club Two-family dwellings (conversions) Wireless telecommunications facilities - Type C</p>	<p>Agricultural labor housing* Animal husbandry Farm stands Home occupations - Class I Other customary accessory uses Parking areas Private garages Signs Solar energy system, small scale Tool sheds</p>	<p>Minimums:</p>	<p>Residential</p>	<p>Nonresidential</p>
				<p>Lot area (without S/W) Lot area (with S/W) Lot width (feet) Lot depth (feet) Lot frontage (feet) Front yard (feet) Side yard (feet) Rear yard (feet)</p> <p>Maximums:</p> <p>Lot coverage Building height (feet) Building stories</p> <p>Notes: Some exceptions as detailed in the text may apply. Performance standards of § 140-20 may apply. S/W = central sewer and central water</p>	<p>1.0 acre 13,000 square feet 75 75 50 10 10 15</p> <p>50% 35 2.5</p>	<p>1.0 acre 13,000 square feet 75 75 50 10 10 15</p>


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District Intent	Principal Permitted Uses	Special Uses	Accessory Uses	Development Standards		
<p>I Industrial District: This district is intended to recognize existing areas of industrial activity, allow for expansion of these uses and to protect these uses from intrusions of incompatible uses.</p> 	<p>Agricultural processing facilities* Agricultural retail sales* Agricultural tourism enterprises* Agriculture (animal) Agriculture (nonanimal) Farm operation Home occupations - Class III* Light manufacturing* Nursery or greenhouse* Sawmills, temporary portable onsite less than 90 days* Wireless telecommunications facilities - Type A Wireless telecommunications facilities - Type B*</p> <p>* Requires site plan review by Planning Board</p>	<p>Bulk fuel storage Commercial sawmills Conversion of a residential structure to nonresidential Distribution facilities Flea market Gasoline filling stations General manufacturing Mixed-use activities pursuant to § 140-10 Multiple permitted uses per § 140-8 Nonconforming use change, addition, or expansion Nonprofit club or recreation use One-family dwelling Parking (commercial) Parking (municipal) Recording studios Resource recovery, vehicle junkyard and wrecking Retail establishments (vehicle and equipment) Self-storage facilities Service establishments (vehicle and equipment) Solar energy system, large scale Trucking services Warehouse and storage facilities Wholesale uses Wireless telecommunications facilities - Type C Wireless telecommunications facilities - Type D</p>	<p>Animal husbandry Farm mining per § 140-28 Farm stands Home occupations - Class I Home occupations - Class II Mining exempt from DEC jurisdiction* Other customary accessory uses Parking areas Private garages Signs Solar energy system, small scale Stables (private) Tool sheds</p> <p>* Requires site plan review by Planning Board</p>	<p>Minimums:</p>	<p>Residential</p>	<p>Nonresidential</p>
				<p>Lot area (without sewer) Lot area (with sewer) Lot width (feet) Lot depth (feet) Lot frontage (feet) Front yard (feet) Side yard (feet) Rear yard (feet)</p> <p>Maximums:</p> <p>Lot coverage Building height (feet) Building stories</p>	<p>1.5 acre 1.5 acre 160 160 50 35 35 35</p> <p>30% 35 2.5</p>	<p>1.5 acre 1.5 acre 225 225 50 100 75 75</p> <p>50% 45 N/A</p>
				<p>Notes: Some exceptions as detailed in the text may apply. Performance standards of § 140-20 may apply.</p>		

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District Intent	Principal Permitted Uses	Special Uses	Accessory Uses	Development Standards		
<p>NR Natural Resource District: This district is intended to recognize existing areas of mining activity, allow for expansion of such uses and to protect these uses from intrusions of incompatible uses.</p> 	<p>Agricultural processing facilities* Agricultural retail sales* Agricultural tourism enterprises* Agriculture (animal) Agriculture (nonanimal) Farm operation Home occupations - Class III* Mining (under DEC jurisdiction)* Nursery or greenhouse* Sawmills, temporary portable onsite less than 90 days* Wireless telecommunications facilities - Type A Wireless telecommunications facilities - Type B*</p> <p>*Requires site plan review by Planning Board</p>	<p>Bulk fuel storage Commercial sawmills Conversion of a residential structure to nonresidential Distribution facilities General manufacturing Light manufacturing Mixed-use activities pursuant to § 140-10 Multiple permitted uses per § 140-8 Nonconforming use change, addition, or expansion Nonprofit club or recreation use One-family dwelling Resource recovery, vehicle junkyard and wrecking Self-storage facilities Solar energy system, large scale Trucking services Warehouse and storage facilities Wholesale uses Wireless telecommunications facilities - Type C Wireless telecommunications facilities - Type D</p>	<p>Animal husbandry Farm mining per § 140-28 Farm stands Home occupations - Class I Home occupations - Class II Mining exempt from DEC jurisdiction* Other customary accessory uses Parking areas Private garages Signs Solar energy system, small scale Stables (private) Tool sheds</p> <p>*Requires site plan review by Planning Board</p>	<p>Minimums:</p>	<p>Residential</p>	<p>Nonresidential</p>
				<p>Lot area (without sewer) Lot area (with sewer) Lot width (feet) Lot depth (feet) Lot frontage (feet) Front yard (feet) Side yard (feet) Rear yard (feet)</p> <p>Maximums: Lot coverage Building height (feet) Building stories</p> <p>Notes: Some exceptions as detailed in the text may apply. Performance standards of § 140-20 may apply.</p>	<p>1.5 acre 1.5 acre 160 160 50 35 35 35</p> <p>30% 35 2.5</p>	<p>1.5 acre 1.5 acre 225 225 50 100 75 75</p> <p>50% 45 N/A</p>

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District Intent	Principal Permitted Uses	Special Uses	Accessory Uses	Development Standards		
<p>B Business District: This district is intended to provide areas for highway-related commercial uses requiring large land areas and high visibility.</p> 	<p>Agricultural retail sales* Agricultural tourism enterprises* Agriculture (animal) Agriculture (nonanimal) Auction house* Bed-and-breakfast* Cemetery* Day-care centers* Emergency services, libraries and public buildings* Farm operation Gift, antique or craft shops* Home occupations - Class III* Inn* Low-impact health care practice* Low-impact retail and service establishments* Offices* One-family dwellings Places of worship* Public parks and playgrounds* Recording studios* Restaurants and taverns* Retail and service establishments* Sawmills, temporary portable onsite less than 90 days* Spa or health club* Two-family dwellings (new) Wireless telecommunications facilities - Type A Wireless telecommunications facilities - Type B*</p> <p>*Requires site plan review by Planning Board</p>	<p>Agricultural processing facilities Bulk fuel storage Camping resort or RV park Commercial events facility Commercial recreation uses Convenience market Conversion of a residential structure to nonresidential Education and conference center Fast food restaurant Flea market Gasoline filling stations General manufacturing Golf course or driving range Health care institutions Helicopter pads Hotel and motels Light manufacturing Mixed-use activities pursuant to § 140-10 Motorized racetracks Multifamily dwellings Multiple permitted uses per § 140-8 Museums, galleries and performance centers Nonconforming use change, addition, or expansion Nonprofit club or recreation use Nursery or greenhouse Parking (commercial) Parking (municipal) Private air strips Resort Retail and service establishments (vehicle and equipment) Self-storage facilities Trucking services Two-family dwellings (conversions) Veterinary office, animal hospital or kennel Wholesale uses Wireless telecommunications facilities - Type C Wireless telecommunications facilities - Type D</p>	<p>Animal husbandry Farm mining per § 140-28 Farm stands Home occupations - Class I Home occupations - Class II Mining exempt from DEC jurisdiction* Other customary accessory uses Parking areas Private garages Signs Solar energy system, small scale Stables (private) Tool sheds</p> <p>*Requires site plan review by Planning Board</p>	<p>Minimums:</p>	<p>Residential</p>	<p>Nonresidential</p>
				<p>Lot area (without sewer) Lot area (with sewer) Lot width (feet) Lot depth (feet) Lot frontage (feet) Front yard (feet) Side yard (feet) Rear yard (feet)</p> <p>Maximums:</p> <p>Lot coverage Building height (feet) Building stories</p> <p>Notes: Some exceptions as detailed in the text may apply. Performance standards of § 140-20 may apply.</p>	<p>1.0 acre 0.5 acre 100 100 50 35 25 25</p> <p>50% 35 2.5</p>	<p>1.0 acre 0.5 acre 100 100 50 35 25 25</p> <p>50% 35 2.5</p>