

ZONING

275 Attachment 2

City of Rochester

**Table 18-B Sales-Service-Office-Institutional Uses
[Amended 9-4-2018; 4-7-2020; 10-3-2023]**

LEGEND

P = Permitted Use

C = Conditional Use

E = Use Allowed by Special Exception

Sales-Service-Office-Institutional Uses	Residential Districts				Commercial Districts				Industrial Districts		Special		Criteria/Conditions
	R1	R2	NMU	AG	DC	OC	GR	HC	GI	RI	HS	AS	Reference
Adult day-care center	—	—	E	E	P	P	—	P	E	—	P	—	Article 22
Adult day-care home	—	E	E	E	P	P	—	P	—	—	P	—	Article 22
Adult-oriented establishment	—	—	—	—	—	—	—	—	—	C	—	—	Article 22
Agricultural building, reuse of existing	C	C	—	C	—	P	—		—	—	—	—	Article 22
Antique shop	—	C	P		P	P	P	P	—	—	—	—	Article 21
Artist studio	—	C	P	—	P	P	—	P	—	—	—	—	Article 21
Bank	—	—	C	—	P	P	P	P	—	—	—	—	Article 21
Commercial bingo hall	—	—	—	—	—	—	P	P	—	—	—	—	
Convenience store	—	C	P	—	P	E	P	P	—	—	—	—	Article 21
Day care-1 (day-care residence)	P	P	P	P	P	P	—	P	—	—	P	—	
Day care-2 (day care - family)	—	E	P	E	P	P	—	P	—	—	P	—	Articles 20 and 21
Day care-3 (day-care center)	—	—	E	E	P	P	—	P	E	—	E	—	Article 22
Florist	—	—	P	—	P	—	P	P		—	—	—	
Funeral home	—	—	C	—	P	P	—	P	—	—	P	—	
Gas station	—	—	—	—	—	—	P	P	—	—		—	Articles 20 and 21
Grocery store	—	—	—	—	P		P	P	—	—		—	
Hospital	—	—	—	—	P	P	—	P	—	—	P	—	
House of worship	—	C	C	C	P	C	—	P	—	—	P	—	Article 21
Housing unit sales	—	—	—	—	—	—	—	P	P	—	—	—	

ROCHESTER CODE

Sales-Service-Office- Institutional Uses	Residential Districts				Commercial Districts				Industrial Districts		Special		Criteria/Conditions
	R1	R2	NMU	AG	DC	OC	GR	HC	GI	RI	HS	AS	Reference
Laundry establishment-1	—	C	P	—	P	—	—	P	—	—	—	—	Article 21
Laundry establishment-2	—	—	P	—	P	—	—	P	—	—	—	—	
Library	—	C	P	C	P	P	—	P	—	—	—	—	Article 21
Marina	—	—	—	—	—	—	—	P	—	—	—	—	
Museum	—	C	P	C	P	P	P	P	—	—	—	—	Article 21
Office	—	—	P	—	P	P	P	P	P	P	—	—	
Office, medical	—	—	C	—	P	P	P	P	C	—	P	P	Article 21
Office, professional	—	—	P	—	P	P	P	P	P	—	—	—	
Personal service establishment	—	—	P	—	P	P	P	P	—	—	—	—	
Retail sales (under 5,000 square feet)	—	—	P	—	P	E	P	P	—	—	—	—	
Retail sales (5,000 to 30,000 square feet)	—	—	—	—	P	—	P	P	—	—	—	—	
Retail sales (over 30,000 square feet)	—	—	—	—	—	—	P	P	—	—	—	—	
Retail service	—	—	C	—	P	P	P	P	—	—	—	—	Article 21
School, K-12	C	C	C	C	C	P	—	C	—	—	—	—	Article 21
School, other	—	C	C	C	P	P	—	P	C	—	—	—	Article 21
Secondhand shop	—	C	P	—	P	P	—	P	—	—	—	—	Article 21
Service establishment	—	—	C	—	C	—	P	C	P	—	—	—	Article 21
Shelter	—	—	—	—	E	E	—	P	E	E	E	—	
Small wind energy systems	P	P	P	P	P	P	P	P	P	P	P	P	Article 20
Temporary use shelter	—	—	—	—	E	E	—	P	E	E	E	—	
Vehicle sales, new	—	—	C	—	—	—	P	P	—	—	—	—	Articles 20 and 21
Vehicles sales, used	—	—	C	—	—	—	P	P	—	—	—	—	Article 20
Vehicle service	—	—	—	—	—	—	P	P	P	—	—	—	
Yard sale, commercial	—	—	—	—	—	—	—	C	—	—	—	—	Articles 20 and 22