

ZONING

275 Attachment 7

City of Rochester

Table 19-B Dimensional Standards - Commercial Districts
[Amended 3-5-2019; 5-7-2019]

Commercial Zoning Districts	Lots				Setbacks				Standards		Standards, Notes and References	
	Minimum Lot Area (square feet)	Minimum Frontage (feet)	Minimum Lot Area/Dwelling Unit (square feet)	Maximum Lot Coverage	Minimum Front (feet)	Maximum Front (feet)	Minimum Side (feet)	Minimum Rear (feet)	Maximum Number of Stories	Minimum Number of Stories		
Office Commercial (OC)												
All uses	10,000	80	5,000 ²	75%	10	—	10 ¹	25	3	—	See Article 19, Dimensional Standards	
Highway Commercial (HC)												
All uses	20,000	100	5,000/7,500 ²	85%	20	—	10 ¹	25	3	—	See Article 19, Dimensional Standards, and § 275-19.2E, Density rings	
Granite Ridge (GR)												
All uses	—	50	—	—	—	—	—	—	—	—		
Commercial Zoning Districts	Lots			Setbacks				Standards				Standards, Notes and References
	Minimum Lot Area (square feet)	Minimum Frontage (feet)	Maximum Lot Coverage	Minimum Front (feet)	Maximum Front (feet)	Minimum Side (feet)	Minimum Rear (feet)	Maximum Height Building Part 1 (feet)	Minimum Roof Break Stepback (feet)	Maximum Height Building Part 2 (feet)	Minimum Height (Feet)	
Downtown Commercial (DC)												
All uses	4,000	40	—	5	10	— ¹	15	55	15	75	30	See § 275-19.2E, Density rings

NOTES:

Note 1: For lots that adjoin a residential district, the side setback on the side adjoining the residential district shall be the larger of the required side setback in the subject commercial zone or the adjoining residential zone.

Note 2: For lots without both water and sewer, 10,000 square feet of lot area is required per additional dwelling unit beyond one.

Note 3: For multifamily dwellings/developments within the DC Zone, the minimum lot area per dwelling unit shall be 500 square feet.