

ZONING

193 Attachment 1

Town/Village of East Rochester, Monroe County, New York

Schedule I¹
Part A

[Amended 10-9-2007 by L.L. No. 3-2007; at time of adoption of Code (see Ch. 1, General Provisions, Art. I)]

District	Permitted Uses	Minimum Lot Size		Minimum Yard Requirements						Maximum Building Height Principal Building (feet)	Maximum Building Coverage Lot	Minimum Green Space**
		Area (square feet)	Width (feet)	Principal Building Front (feet)	Principal Building Rear (feet)	Side One (feet)	Side Both (feet)	Accessory Building ^{5,6} Rear (feet)	Accessory Building ^{5,6} Side (feet)			
Residential R-1-70	Single-family dwellings	7,000	50	25	20	5	10	5	5	35	35%	30%
	*Public and semipublic uses *Public utility, home occupation and offices and funeral homes	20,000	100	50	30	15	30	10	10	35	25%	30%
R-1-48	Single-family dwellings	4,800	40	20	15	2-story: 5	1-story: 4	3	3	35	40%	30%
	*Public and semipublic uses *Public utility, home occupation and offices and funeral homes	20,000	100	50	30	15	30	10	10	35	25%	30%
Townhouse Residential TR	Single- and two-family dwellings	4,800	40	20	15	2-story: 5	1-story: 4 ²	3	3	35	45%	20%
	Townhouse dwellings	2,500 per dwelling	80	30 or building height ⁴	15	15 or ½ building height ^{2,4}		5	5	50	50%	20%
	*Multifamily dwellings	2,500 per dwelling	80	30 or building height ⁴	15	15 or ½ building height ^{2,4}		5	5	50	50%	20%
	*Public and semipublic uses *Public utility uses, home occupation and offices	20,000 4,800	100 40	50 20	30 15	15 3	30 3	10 3	10 3	35 35	25% 45%	20% 20%
PDD Planned Development	See text											

NOTES:

* Special use permit required unless the use is otherwise specifically permitted.

** At least 50% of the required green space shall be located in the front yard.

¹ All measurements are to be made from the street or right-of-way line.

² Applies to both side yards.

³ All doghouses or dog runs or enclosures shall be set back no less than 15 feet from any property line.

⁴ Whichever is greater.

⁵ No commercial or industrial structure shall be permitted within 25 feet of any residential district.

⁶ Accessory buildings 64 square feet or less shall be located a minimum of 10 feet from any other principal building, accessory building or other structure; accessory buildings greater than 64 square feet but less than 121 square feet shall be located a minimum of 12 feet from any other principal building, accessory building or other structure; accessory buildings greater than 121 square feet shall be located a minimum of 15 feet from any other principal building, accessory building or other structure.

EAST ROCHESTER CODE

Town/Village of East Rochester, Monroe County, New York

Schedule I¹
Part B

District	Permitted Uses	Minimum Lot Size Area		Minimum Yard Requirements						Maximum Building Height Principal Building (feet)	Maximum Building Coverage Lot	Minimum Green Space**
		(square feet)	Width (feet)	Principal Building Front ⁵ (feet)	Principal Building Rear ⁵ (feet)	Side One ⁵ (feet)	Side Both (feet)	Accessory Building Rear ⁵ (feet)	Accessory Building Side ⁵ (feet)			
Limited Commercial LC-1	Retail and service uses, school, day-care center	1,500	20	0	20	0	0	10	0	30	80%	20%
	Retail and service uses on state and county highways	10,000	60	50	20	15	25	10	10	30	40%	20%
	*Gasoline service stations	10,000	75	40	20	15	25	10	10	18	20%	20%
	*Public utility uses, funeral home, light assembly and fabrication	10,000	60	50	20	15	25	10	10	30	40%	20%
	*Public and semipublic uses	1,500	20	0	20	0	0	10	0	30	80%	20%
Mixed Commercial/ Industrial C/I	Retail and service uses	2,400	40	20	20	10	25	10	10	40	50%	25%
	Retail and service uses on state and county highways	10,000	60	50	20	10	25	10	10	40	50%	25%
	*Gasoline service stations, motor vehicle sales and repair	10,000	75	40	20	10	25	10	10	18	50%	25%
	*Public utility uses, funeral home, light assembly and fabrication, light industrial uses, motor vehicle sales and repair, warehouse and distribution	10,000	60	50	20	10	25	10	10	40	50%	25%
	*Public and semipublic uses	2,400	40	20	20	10	25	10	10	40	50%	20%
General Commercial GC	Retail and service uses, hotels, storage, motor vehicle sales, animal hospital, printing and publishing	10,000	60	50	20	15	25	10	10	30	40%	25%
	*Gas stations, motor vehicle repair, car wash	10,000	75	40	20	15	25	10	10	30	20%	25%
	*Public utility uses, outdoor commercial recreation, public and semipublic uses, funeral home	10,000	60	50	20	15	25	10	10	30	40%	25%
	*Light industrial uses	20,000	100	35	20	10	25	10	10	40	50%	25%
Industrial I	Industrial uses, offices, printing, animal hospital	20,000	100	35	20	10	25	10	10	40	50%	25%
	Motor vehicle repair shop, warehouse, distribution, self- service storage	20,000	100	35	20	10	25	10	10	40	50%	25%
	*Public utility uses, government administration and public safety	20,000	100	35	20	10	25	10	10	40	50%	25%
	*Telecommunications tower											See text

NOTES:

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- ¹ All measurements are to be made from the street or right-of-way line.
- ² Applies to both side yards.
- ³ All doghouses or dog kennels shall be set back no less than 15 feet from any property line.
- ⁴ Whichever is greater.
- ⁵ No commercial or industrial structure shall be permitted within 25 feet of any residential district.