

ZONING

220 Attachment 1

Zoning Schedules

[Amended 8-12-2013 by L.L. No. 8-2013; 9-22-2014 by L.L. No. 8-2014; 3-16-2015 by L.L. No. 1-2015; 12-19-2016 by L.L. No. 10-2016; 3-16-2020 by L.L. No. 1-2020]

Schedule I

Zoning Schedule – RR-3 District

[Amended 7-21-2025 by L.L. No. 4-2025]

Zone District	Permitted Uses *Permitted Special Use Permit Only	Minimum Lot Size Area (square feet/acre)	Minimum Lot Width (feet)	Minimum Setback Requirements					Maximum Principal Use Building Height (feet)	Maximum Building Coverage on Lot
				Principal Building			Accessory Building			
				Front	Rear	Side	Rear	Side		
RR-3 Rural Residential	Agricultural uses and structures	—	—	60 ^{1,2}	40 ^{1,2}	40 ^{1,2}	30 ^{1,2}	20 ^{1,2}	35	10%
	Single-family - nonfarm dwelling	3 acres	225	60	40	40	30	20	35	15%
	Single-family dwelling with accessory apartment	3 acres	225	60	40	40	30	20	35	15%
	Commercial greenhouse agricultural warehouse ^{4,5}	5 acres	250	60	40	80	20	20	35	15%
	Keeping, breeding and raising bovids, camelid, and equids ^{4,5}	5 acres	250	1	1	1	1	1	35	10%
	Keeping, breeding and raising fur-bearing animals, swine and fowl ^{4,5}	5 acres	250	2	2	2	2	2	35	—
	*Essential services	—	—	60	40	25	20	20	35	20%
	*Commercial excavations	5 acres	250	100	100	100	100	100	35	10%
	*Private or commercial airstrips	5 acres	250	75	75	80	50	25	35	10%
	*Camping grounds	25 acres	200	60	40	25	50	50	35	15%
	*Commercial horse boarding, stables or riding academies ⁴	7 acres	400	100	100	100	40	15	35	10%
	*Commercial recreational uses	3 acres	225	60	40	25	20	20	35	20%
	*Kennel ^{1,5}	5 acres	450	60	40	30	200	200	24	10%
	*Windmill or wind generator ³	3 acres	225	60	40	30	20	20	³	5%
	*Tourist home	3 acres	225	60	40	30	20	20	35	20
	*Commercial indoor storage	3 acres	225	60	40	30	20	20	35	20
	*Small commercial establishment	3 acres	225	60	40	30	20	20	35	20
*Major home occupation	3 acres	225	60	40	30	20	20	35	20	
*Construction company/contractor storage yard	3 acres	225	100	100	100	100	100	35	30	

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Zone District	Permitted Uses *Permitted Special Use Permit Only	Minimum Lot Size Area (square feet/acre)	Minimum Lot Width (feet)	Minimum Setback Requirements					Maximum Principal Use Building Height (feet)	Maximum Building Coverage on Lot
				Principal Building			Accessory Building			
				Front	Rear	Side	Rear	Side		
	*Small-acreage livestock use	3 acres	225	As established by Planning Board					35	10%
	*Personal wireless communications facilities	4 acres	—	Height of tower plus 20 feet			—	—	200	—
	*Public use	As established by Planning Board		60	40	30	20	20	35	20%
	*Temporary use	As established by Planning Board								
	Accessory dwelling unit	As established by Planning Board								

NOTES:

- ¹ There shall be a minimum distance of not less than 100 feet between any structure housing animals and any property line or street line of the subject property.
- ² There shall be a minimum distance of not less than 200 feet between any structure containing furbearing animals, swine, fowl or litter and any property line or street line of the subject property.

- ³ No windmill or wind generator shall be erected in any RR-3 District in any location where its overall height, including blades, is greater than the distance from its base to any property line.
- ⁴ These restrictions do not apply to any generally accepted agricultural operation or practice occurring within an established Ontario County Agricultural District.
- ⁵ "Principal building" refers to a dwelling unit, not the building to house animals.

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Zoning Schedule – AR-2 District [Amended 7-21-2025 by L.L. No. 4-2025]

Zone District	Permitted Uses *Permitted Special Use Permit Only	Minimum Lot Size Area (square feet/acre)	Minimum Lot Width (feet)	Minimum Setback Requirements					Maximum Principal Use Building Height (feet)	Maximum Building Coverage on Lot
				Principal Building			Accessory Building			
				Front	Rear	Side	Rear	Side		
AR-2 Agricultural/ Rural Residential	Agricultural uses and structures ⁴	—	—	60 ^{1,2}	40 ^{1,2}	25 ^{1,2}	20 ^{1,2}	20 ^{1,2}	35	10%
	Single-family - nonfarm dwelling	2 acres	200	60	40	25	20	20	35	20%
	Single-family dwelling with accessory apartment	2 acres	200	60	40	25	20	20	35	20%
	Commercial greenhouse agricultural warehouse ⁴	5 acres	250	60	40	80	20	20	35	15%
	Keeping, breeding and raising bovids, camelid, and equids ^{4,5}	5 acres	250	1	1	1	1	1	35	15%
	Keeping, breeding and raising fur-bearing animals, swine and fowl ^{4,5}	5 acres	250	2	2	2	2	2	35	15%
	*Essential services and public utilities	—	—	60	40	25	20	20	35	20%
	*Commercial excavations	5 acres	250	100	100	100	100	100	35	10%
	*Construction company/contractor storage yard	3 acres	225	100	100	100	100	100	35	30%
	*Private or commercial airstrips	5 acres	250	75	75	80	50	25	35	10%
	*Camping grounds	25 acres	200	60	40	25	50	50	35	15%
	*Commercial horse boarding, stables or riding academies	7 acres	400	100	75	80	40	15	35	10%
	*Commercial recreational uses	3 acres	225	60	40	25	20	20	35	20%
	*Kennel ^{1,5}	5 acres	450	60	40	30	20	20	24	10%
	*Windmill or wind generator ³	2 acres	200	60	40	30	20	20	³	5%
	*Tourist home	2 acres	200	60	40	30	20	20	35	20%
	*Commercial indoor storage of motor vehicles, recreational vehicles, etc.	2 acres	200	60	40	30	20	20	35	20%
	*Small commercial establishments	2 acres	200	60	40	30	20	20	35	20%
	*Major home occupations	2 acres	200	60	40	30	20	20	35	20%
	*Small-acreage livestock use	2 acres	200	As established by Planning Board					35	10%
	*Personal wireless communications facilities	4 acres	—	Height of tower plus 20 feet			—	—	200	—
	*Public use	2 acres	200	60	40	25	20	20	35	10%
	*Temporary use	As established by Planning Board								
Accessory dwelling unit	As established by Planning Board									

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NOTES:

- ¹ There shall be a minimum distance of not less than 100 feet between any structure housing animals and any property line or street line of the subject property.
- ² There shall be a minimum distance of not less than 200 feet between any structure containing furbearing animals, swine, fowl or litter and any property line or street line of the subject property.

- ³ No windmill or wind generator shall be erected in any AR-2 District in any location where its overall height, including blades, is greater than the distance from its base to any property line.
- ⁴ These restrictions do not apply to any generally accepted agricultural operation or practice occurring within an established Ontario County Agricultural District.
- ⁵ "Principal building" refers to a dwelling unit, not the building to house animals.

ZONING

Zoning Schedule – AR-1 District [Amended 7-21-2025 by L.L. No. 4-2025]

Zone District	Permitted Uses *Permitted Special Use Permit Only	Minimum Lot Size Area (square feet/acre)	Minimum Lot Width (feet)	Minimum Setback Requirements					Maximum Principal Use Building Height (feet)	Maximum Building Coverage on Lot
				Principal Building			Accessory Building			
				Front	Rear	Side	Rear	Side		
AR-1 Agricultural/ Rural Residential	Agricultural uses and structures ⁴	—	—	60 ^{1,2}	40 ^{1,2}	25 ^{1,2}	20 ^{1,2}	20 ^{1,2}	35	10%
	Single-family - nonfarm dwelling	1 acre	150	60	40	25	20	20	35	20%
	Single-family dwelling with accessory apartment	1 acre	150	60	40	30	20	20	35	20%
	Commercial greenhouse agricultural warehouse ⁴	5 acres	250	60	40	80	20	20	35	15%
	Keeping, breeding and bovinds, camelid, and equids ^{4,5}	5 acres	250	1	1	1	1	1	35	15%
	Keeping, breeding and raising fur-bearing animals, swine and fowl ^{4,5}	5 acres	250	2	2	2	2	2	35	5%
	*Essential services and public utilities	—	—	60	40	25	20	20	35	20%
	*Commercial excavations	5 acres	250	100	100	100	100	100	35	10%
	*Construction company/contractor storage yard	3 acres	225	100	100	100	100	100	35	30%
	*Private or commercial airstrips	5 acres	250	75	75	80	50	25	35	10%
	*Camping grounds	25 acres	200	60	40	25	50	50	35	15%
	*Commercial horse boarding, stables or riding academies	7 acres	400	100	75	80	40	15	35	10%
	*Commercial recreational uses	3 acres	225	60	40	25	20	20	35	20%
	*Kennel ^{1,5}	5 acres	450	60	40	30	200	200	24	10%
	*Windmill or wind generator ³	1 acre	150	60	40	30	20	20	³	5%
	*Tourist home	1 acre	150	60	40	30	20	20	35	20%
	*Commercial indoor storage of motor vehicles, recreational vehicles, etc.	2 acres	175	60	50	25	20	25	35	20%
	*Small commercial establishments	1 acre	150	60	40	30	20	20	35	20%
	*Major home occupations	1 acre	150	60	40	30	20	20	35	20%
	*Small-acreage livestock use	1 acre	200	As established by Planning Board					35	10%
	*Personal wireless communications facilities	4 acres	—	Height of tower plus 20 feet			—	—	200	—
	*Public use	1 acre	150	60	40	25	20	20	35	10%
*Temporary use	As established by Planning Board									
*Large-scale solar energy systems	As established by Planning Board									

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Zone District	Permitted Uses *Permitted Special Use Permit Only	Minimum Lot Size Area (square feet/acre)	Minimum Lot Width (feet)	Minimum Setback Requirements					Maximum Principal Use Building Height (feet)	Maximum Building Coverage on Lot
				Principal Building			Accessory Building			
				Front	Rear	Side	Rear	Side		
	Accessory dwelling unit									

NOTES:

- ¹ There shall be a minimum distance of not less than 100 feet between any structure and any property line or street line of the subject property.
- ² There shall be a minimum distance of not less than 200 feet between any structure containing furbearing animals, swine, fowl or litter and any property line or street line of the subject property.

- ³ No windmill or wind generator shall be erected in any AR-1 District in any location where its overall height, including blades, is greater than the distance from its base to any property line.
- ⁴ These restrictions do not apply to any generally accepted agricultural or farming activities occurring within an established Ontario County Agricultural District.
- ⁵ Principal building refers to a dwelling unit, not the building to house animals.

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Zoning Schedule – R-1-30 District [Amended 7-21-2025 by L.L. No. 4-2025]

Zone District	Permitted Uses *Permitted Special Use Permit Only	Minimum Lot Size Area (square feet/acre)	Minimum Lot Width (feet)	Minimum Setback Requirements					Maximum Principal Use Building Height (feet)	Maximum Building Coverage on Lot
				Principal Building			Accessory Building			
				Front	Rear	Side	Rear	Side		
R-1-30 Residential	Single-family dwelling	30,000 ft ²	125	60	40	25	15	15	35	20%
	Single-family dwelling with accessory apartment	30,000 ft ²	125	60	40	25	15	15	35	20%
	Agricultural uses and structures ³	—	—	60 ^{1,2}	40 ^{1,2}	40 ^{1,2}	15 ^{1,2}	15 ^{1,2}	35	10%
	Keeping, breeding and raising bovinds, camelids, and equids ⁴	5 acres	250	⁴	⁴	⁴	⁴	⁴	35	15%
	Keeping, breeding and raising fur-bearing animals, swine and fowl ⁴	5 acres	250	³	³	³	³	³	35	5%
	*Essential services	—	—	60	50	50	50	25	35	20%
	*Private golf courses, country club	30 acres	500	100	75	100	50	35	35	25%
	*Camping grounds	25 acres	200	60	40	25	20	20	35	15%
	*Kennels	3 acres	225	60	40	30	20	20	24	10%
	*Tourist home	30,000 ft ²	125	60	40	25	15	15	35	20%
	*Commercial indoor storage of motor vehicles, recreational vehicles, etc.	2 acres	200	60	40	25	20	25	35	25%
	*Major home occupations	1 acre	150	60	50	50	50	25	35	20%
	*Public use	2 acres	200	60	40	25	20	20	35	20%
	*Temporary use	Requirements specified by Planning Board								
Accessory dwelling unit	Requirements specified by Planning Board									

NOTES:

¹ There shall be a minimum distance of not less than 100 feet between any new or expanded structure and any property line or street line of the subject property..

² There shall be a minimum distance of not less than 200 feet between any new or expanded structure containing furbearing animals, swine, fowl or litter and any property line or street line of the subject property.

³ These restrictions do not apply to any generally accepted agricultural or farming activities occurring within an established Ontario County Agricultural District.

⁴ There shall be a minimum distance of not less than 100 feet between structure housing animals and any property line or street line of the subject property

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Zoning Schedule – R-1-20 District
 [Amended 7-21-2025 by L.L. No. 4-2025]

Zone District	Permitted Uses *Permitted Special Use Permit Only	Minimum Lot Size Area (square feet/acre)	Minimum Lot Width (feet)	Minimum Setback Requirements					Maximum Principal Use Building Height (feet)	Maximum Building Coverage on Lot
				Principal Building			Accessory Building			
				Front	Rear	Side	Rear	Side		
R-1-20 Residential	Single-family dwelling	20,000 ft ²	100	60	40	25	15	15	35	20%
	Single-family dwelling with accessory apartment	20,000 ft ²	100	60	40	25	15	15	35	20%
	Continuation and expansion of existing agricultural uses and structures ³	—	—	1,2	1,2	1,2	1,2	1,2	35	10%
	*Essential services and public utilities	—	—	60	50	50	50	25	35	10%
	*Private/parochial nursery, elementary/secondary schools	5 acres	250	75	75	80	20	20	35	20%
	*Tourist homes	1 acre	150	60	40	30	20	20	35	20%
	*Public use	2 acres	200	60	40	25	20	20	35	20%
	*Temporary use	Requirements specified by Planning Board								
Accessory dwelling unit										

NOTES:

¹ There shall be a minimum distance of not less than 100 feet between any new or expanded structure and any property line or street line of the subject property.

² There shall be a minimum distance of not less than 200 feet between any new or expanded structure containing furbearing animals, swine, fowl or litter and any property line or street line of the subject property.

³ These restrictions do not apply to any generally accepted agricultural or farming activities occurring within an established Ontario County Agricultural District.

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Zoning Schedule – SCR-1 District [Amended 7-21-2025 by L.L. No. 4-2025]

Zone District	Permitted Uses *Permitted Special Use Permit Only	Minimum Lot Size Area (square feet/acre)	Minimum Lot Width (feet)	Minimum Setback Requirements					Maximum Principal Use Building Height (feet)	Maximum Building Coverage on Lot
				Principal Building			Accessory Building			
				Front	Rear	Side	Rear	Side		
SCR-1 Southern Corridor Residential	Single-family - nonfarm dwelling ¹	1 acre	125	60	40	25	15	15	35	20%
	Single-family dwelling with accessory apartment ¹	1 acre	125	60	40	25	15	15	35	20%
	Agricultural uses and structures ⁴	—	—	60 ^{2,3}	40 ^{2,3}	40 ^{2,3}	15 ^{2,3}	15 ^{2,3}	35	10%
	Keeping, breeding and raising bovinds, camelids, and equids ⁴	5 acres	250	²	²	²	²	²	35	15%
	Keeping, breeding and raising furbearing animals, swine and fowl ⁴	5 acres	250	³	³	³	³	³	35	5%
	*Essential services and public utilities	—	—	60	50	50	50	25	35	20%
	*Golf courses or country clubs	50 acres	450	60	40	25	20	20	35	15%
	*Kennel ⁵	5 acres	450	60	40	30	200	200	24	10%
	*Tourist home	1 acre	150	60	50	50	50	25	35	20%
	*Commercial indoor storage of motor vehicles, recreational vehicles and boats	3 acres	225	60	40	30	20	20	35	25%
	*Public use	2 acres	200	60	40	25	20	20	35	25%
	*Temporary use	Requirements specified by Planning Board								
Accessory dwelling unit	Requirements specified by Planning Board									

NOTES:

¹ Shall not exceed one dwelling unit per acre of land and subject to other provisions of this chapter.

² There shall be a minimum distance of not less than 100 feet between any new or expanded structure and any property line or street line of the subject property.

³ There shall be a minimum distance of not less than 200 feet between any new or expanded structure containing furbearing animals, swine, fowl or litter and any property line or street line of the subject property.

⁴ These restrictions do not apply to any generally accepted agricultural or farming activities occurring within an established Ontario County Agricultural District.

⁵ The setbacks apply to principal dwelling unit.

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Zoning Schedule – RLD District
 [Amended 7-21-2025 by L.L. No. 4-2025]

Zone District	Permitted Uses *Special Permitted Uses Only	Minimum Lot Size Area (square feet/acre)	Minimum Lot Width (feet)	Minimum Setback Requirements					Maximum Principal Use Building Height (feet)	Building Coverage Percentage on Lot	Lot Coverage Percentage
				Principal Building			Accessory Building				
				Front (feet)	Rear (Lake) (feet)	Side (feet)	Rear (Lake) (feet)	Side (feet)			
Residential Lake (RLD)	Single-family dwelling	20,000 ft ²	125	—	—	—	—	—	—	—	—
	**Lot size: Less than 10,000 ft ²	—	125	50	30	8	15	8	25	25%	40%
	**Lot size: Between 10,000-20,000 ft ²	—	125	55	30	10	15	10	25	20%	30%
	**Lot size: More than 20,000 ft ²	—	125	60	60	12	15	12	25	15%	25%
	Public facilities, parks and recreations	1 acre	200	60	40	35	15	10	25	20%	See lot size requirement above
	*Essential services, public utility or communications installations	1 acre	200	60	40	35	15	15	25	20%	See lot size requirement above
	*Semi-public buildings and grounds	1 acre	200	60	40	35	15	15	25	20%	See lot size requirement above
	*Temporary farm stand	Requirements specified by Planning Board									
	*Tourist home	20,000 ft ²	125	60	60	12	15	10	25	15%	See lot size requirement above
Accessory dwelling unit											

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Zoning Schedule – MR District

Zone District	Permitted Uses *Permitted Special Use Permit Only	Minimum Lot Size Area (square feet/acre)	Minimum Lot Width (feet)	Minimum Setback Requirements					Maximum Principal Use Building Height (feet)	Maximum Building Coverage on Lot
				Principal Building			Accessory Building			
				Front	Rear	Side	Rear	Side		
MR Multiple Residence	Townhouse dwelling units	3 acres	225	75	50	50	50	30	35	20%
	Apartment houses, multifamily dwellings and dwelling groups, condominiums and cooperatives	3 acres	225	75	50	50	50	30	35	20%
	Two-family dwelling units	30,000 ft ²	150	60	40	25	20	20	35	20%
	*Essential services and public utilities	1 acre	200	60	40	50	50	25	35	20%
	*Public uses	2 acres	200	60	40	25	20	20	35	20%

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Zoning Schedule – MHD District

Zone District	Permitted Uses *Permitted Special Use Permit Only	Minimum Lot Size Area (square feet/acre)	Minimum Lot Width (feet)	Minimum Setback Requirements					Maximum Principal Use Building Height (feet)	Maximum Building Coverage on Lot (%)
				Principal Building			Accessory Building			
				Front	Rear	Side	Rear	Side		
MHD Manufactured (Mobile) Home District	See Chapter 134 of the Code of the Town of Canandaigua for all development regulations pertaining to this district.									

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Zoning Schedule – NC District

Zone District	Permitted Uses *Permitted Special Use Permit Only	Minimum Lot Size Area (square feet/acre)	Minimum Lot Width (feet)	Minimum Setback Requirements					Maximum Principal Use Building Height (feet)	Maximum Building Coverage on Lot
				Principal Building			Accessory Building			
				Front	Rear	Side	Rear	Side		
NC Neighborhood Commercial	Stores selling convenience groceries meats, baked goods, etc.	1 acre	175	^{1,2,3}	25	20 ⁴	25	20	30	60%
	Antique shops	1 acre	175	^{1,2,3}	25	20 ⁴	25	20	30	60%
	Lawn and garden shops	1 acre	175	^{1,2,3}	25	20 ⁴	25	20	30	60%
	Hair styling shops	1 acre	175	^{1,2,3}	25	20 ⁴	25	20	30	60%
	Real estate branch offices	1 acre	175	^{1,2,3}	25	20 ⁴	25	20	30	60%
	Insurance branch offices	1 acre	175	^{1,2,3}	25	20 ⁴	25	20	30	60%
	Small engine repair	1 acre	175	^{1,2,3}	25	20 ⁴	25	20	30	60%
	Financial services	1 acre	175	^{1,2,3}	25	20 ⁴	25	20	30	60%
	Woodworking shops	1 acre	175	^{1,2,3}	25	20 ⁴	25	20	30	60%
	Restaurants	1 acre	175	^{1,2,3}	25	20 ⁴	25	20	30	60%
	Continuation and expansion of existing agricultural uses and structures ⁷	—	—	^{5,6}	^{5,6}	^{5,6}	^{5,6}	^{5,6}	35	10%
	Continuation and expansion of existing residential uses	1 acre	175	^{1,2,3}	25	20	25	20	30	60%
	*Public use	1 acre	175	^{1,2,3}	25	20 ⁴	25	20	30	60%
*Temporary use	Requirements specified by Planning Board									
*Essential services	1 acre	175	^{1,2,3}	25	20 ⁴	25	20	30	60%	

NOTES:

- ¹ When a building fronts on a Town road, the minimum front setback shall be 60 feet from the street line.
- ² When a building fronts on a county road, the minimum front setback shall be 75 feet from the street line.
- ³ When a building fronts on a state road other than State Route 332, the minimum front setback shall be 100 feet from the street line. If the building fronts State Route 332, the front setback shall be 150 feet from the street line.
- ⁴ Side yard setback shall be at least 100 feet when adjacent to a residential district.

- ⁵ There shall be a minimum distance of not less than 100 feet between any new or expanded structure and any property line or street line of the subject property.
- ⁶ There shall be a minimum distance of not less than 200 feet between any new or expanded structure containing furbearing animals, swine, fowl or litter and any property line or street line of the subject property.
- ⁷ These restrictions do not apply to any generally accepted agricultural or farming activities occurring within an established Ontario County Agricultural District.

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Zoning Schedule – CC District

Zone District	Permitted Uses *Permitted Special Use Permit Only	Minimum Lot Size Area (square feet/acre)	Minimum Lot Width (feet)	Minimum Setback Requirements					Maximum Principal Use Building Height (feet)	Maximum Building Coverage on Lot
				Principal Building			Accessory Building			
				Front ²	Rear	Side ¹	Rear	Side		
CC Community Commercial	Shopping centers, plazas	10 acres	500	200	40	20	30	30	35	50%
	Vehicle sales, lease and rentals	2 acres	200	100	40	20	30	20	35	50%
	Offices of business, professional or financial organizations	1 acre	175	100	40	20	30	20	35	35%
	Theaters, concert halls, etc.	1 acre	175	100	40	20	30	20	35	35%
	Newspaper printing including job printing	1 acre	175	100	40	20	30	20	35	35%
	Stores selling convenience groceries (meats, baked goods, etc.)	1 acre	175	^{2,3,4}	40	20	30	20	35	35%
	Antique shops	1 acre	175	^{2,3,4}	25	20	25	20	30	60%
	Woodworking shops	1 acre	175	^{2,3,4}	40	20 ¹	30	20	35	35%
	Lawn and garden shops	1 acre	175	^{2,3,4}	40	20 ¹	30	20	35	35%
	Hair styling shops	1 acre	175	^{2,3,4}	40	20 ¹	30	20	35	35%
	Real estate branch offices	1 acre	175	^{2,3,4}	40	20 ¹	30	20	35	35%
	Insurance branch offices	1 acre	175	^{2,3,4}	40	20 ¹	30	20	35	35%
	Small engine repair	1 acre	175	^{2,3,4}	40	20 ¹	30	20	35	35%
	Financial services	1 acre	175	^{2,3,4}	40	20 ¹	30	20	35	35%
	Restaurants	1 acre	175	^{2,3,4}	40	20 ¹	30	20	35	35%
	Continuation and expansion of existing agricultural uses and structures ⁷	—	—	^{5,6}	^{5,6}	^{5,6}	^{5,6}	^{5,6}	35	10%
	Continuation and expansion of existing residential uses ⁷	1 acre	175	^{2,3,4}	40	20 ¹	30	20	35	35%
	Gift shops, tourist shops, clothing, furniture, sporting goods, grocery and liquor stores	1 acre	175	^{2,3,4}	40	20 ¹	30	20	35	35%
Laundromats and dry cleaners	1 acre	175	^{2,3,4}	40	20 ¹	30	20	35	35%	
Building supply, farm equipment stores, truck garden nurseries	1 acre	175	^{2,3,4}	40	20 ¹	30	20	35	35%	

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Zone District	Permitted Uses *Permitted Special Use Permit Only	Minimum Lot Size Area (square feet/acre)	Minimum Lot Width (feet)	Minimum Setback Requirements					Maximum Principal Use Building Height (feet)	Maximum Building Coverage on Lot
				Principal Building			Accessory Building			
				Front ²	Rear	Side ¹	Rear	Side		
CC Community Commercial	Electrical, heating, plumbing or woodworking shops	1 acre	175	^{2,3,4}	40	20 ¹	30	20	35	35%
	Assembling, converting, altering, finishing, cleaning or any other processing of products	2 acres	200	^{2,3,4}	40	20 ¹	30	20	35	35%
	Produce markets, farm and craft markets	1 acre	175	^{2,3,4}	40	20 ¹	30	20	35	35%
	Funeral parlors	1 acre	175	^{2,3,4}	40	20 ¹	30	20	35	35%
	Bowling alley, billiard hall or indoor skating ring, indoor commercial recreation	2 acres	175	^{2,3,4}	40	20 ¹	30	20	35	35%
	Combination of residential and business uses	2 acres	200	^{2,3,4}	40	20 ¹	30	20	35	35%
	Essential services and public utilities	1 acre	175	100	40	20	30	20	35	35%
	Car wash establishments	1 acre	175	100	40	20	30	20	35	35%
	Rental of trucks, trailers, etc.	1 acre	175	100	40	20	30	20	35	35%
	Motel or hotel	1 acre	175	100	40	20	30	20	35	35%
	*Motor vehicle service stations and auto repair shops	1 acre	175	100	40	20	30	20	35	35%
	*Fast food service restaurant	1 acre	175	100	40	20	30	20	35	35%
	*Research, engineering and light manufacturing	2 acres	200	^{2,3,4}	40	20 ¹	30	20	35	35%
	*Personal wireless communications facilities	4 acres	—	Height of tower plus 20 feet			—	—	200	—
	*Public use	1 acre	175	100			40	20	30	20
*Temporary use	Requirements specified by Planning Board									
*Large-scale solar energy systems										

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NOTES:

- ¹ Side yard shall be at least 100 feet when adjacent to a residential district.
- ² When a building fronts on a state road, the minimum front setback shall be 100 feet from the street line. If the building fronts on State Route 332, the front setback shall be 150 feet from the street line of said road.
- ³ When a building fronts on a Town road, the minimum front setback shall be 60 feet from the street line.
- ⁴ When a building fronts on a county road, the minimum front setback shall be 75 feet from the street line.

- ⁵ There shall be a minimum distance of not less than 100 feet between any new or expanded structure and any property line or street line of the subject property.
- ⁶ There shall be a minimum distance of not less than 200 feet between any new or expanded structure containing furbearing animals, swine, fowl or litter and any property line or street line of the subject property.
- ⁷ These restrictions do not apply to any generally accepted agricultural or farming activities occurring within an established Ontario County Agricultural District.

CANANDAIGUA CODE

ZONING

Zoning Schedule – RB-1 District

Zone District	Permitted Uses *Permitted Special Use Permit Only	Minimum Lot Size Area (square feet/acre)	Minimum Lot Width (feet)	Minimum Setback Requirements					Maximum Principal Use Building Height (feet)	Maximum Building Coverage on Lot
				Principal Building			Accessory Building			
				Front	Rear	Side	Rear	Side		
RB-1 Restricted Business	Offices of business, professional or financial organizations, of individuals, civic, social, fraternal and other nonprofit organizations	40,000 ft ²	150	1,2,3,4	40	15	25	15	35	50%
	Laboratories and research facilities	40,000 ft ²	150	1,2,3,4	40	15	25	15	35	50%
	Medical and dental facilities	40,000 ft ²	150	1,2,3,4	40	15	25	15	35	50%
	Essential services ⁵	40,000 ft ²	150	1,2,3,4	40	15	25	15	35	50%
	Commercial art galleries	40,000 ft ²	150	1,2,3,4	40	15	25	15	35	50%
	*Additional commercial uses	40,000 ft ²	150	1,2,3,4	40	15	25	15	35	50%
	*Day-care centers and nursery schools	40,000 ft ²	150	1,2,3,4	40	15	25	15	35	50%
	*Funeral homes and mortuaries	40,000 ft ²	150	1,2,3,4	40	15	25	15	35	50%
	*Public use	1 acre	175	100	40	20	30	30	35	35%
*Temporary use	Requirements specified by Planning Board									

NOTES:

- ¹ When a building fronts on a Town road, the minimum front setback shall be 60 feet from the street line.
- ² When a building fronts on a county road, the minimum front setback shall be 75 feet from the street line.
- ³ When a building fronts on State Route 332, the minimum front setback shall be 150 feet from the street line.
- ⁴ When a building fronts on a state route other than State Route 332, the minimum front setback shall be 100 feet from the street line.

- ⁵ Essential services, including exchanges and public utility offices, but not including power (substation) plants, maintenance buildings, storage yards, transformer stations, substations or gas regulator stations, are permitted in this district. Essential services, excluding power plants and maintenance buildings, are permitted by special use permit only.

CANANDAIGUA CODE

Zoning Schedule – LI District

Zone District	Permitted Uses *Permitted Special Use Permit Only	Minimum Lot Size Area (square feet/acre)	Minimum Lot Width (feet)	Minimum Setback Requirements					Maximum Principal Use Building Height (feet)	Maximum Building Coverage on Lot
				Principal Building			Accessory Building			
				Front	Rear	Side	Rear	Side		
LI Limited Industrial	Scientific/engineering	1 acre	175	^{1,2,3}	50	40	40	25	48	40%
	Engineering design	1 acre	175	^{1,2,3}	50	40	40	25	48	40%
	Manufacturing/assembly	5 acres	250	^{1,2,3}	60	50	40	25	48	40%
	Light manufacturing and assembly	1 acre	175	^{1,2,3}	60	30	30	20	35	35%
	Testing/repairing	1 acre	175	^{1,2,3}	50	40	40	20	35	40%
	Support services	1 acre	175	^{1,2,3}	50	40	50	20	35	35%
	Offices associated with permitted activities	1 acre	175	^{1,2,3}	60	30	30	20	35	35%
	Administrative, educational facilities	1 acre	175	^{1,2,3}	—	—	—	—	35	—
	Warehouse facilities	1 acre	175	^{1,2,3}	60	30	30	20	35	35%
	Agricultural or farming activities, and agricultural processing facilities limited to the processing of crops and/or dairy products ⁶	—	—	^{4,5}	^{4,5}	^{4,5}	^{4,5}	^{4,5}	35	10%
	Continuation and expansion of existing residential uses	1 acre	175	60	40	25	20	20	35	20%
	Continued use of existing commercial space, except restaurants.	See Chapter 220-25B(12)								
	Temporary accessory structures utilized for sale of agricultural products	See Chapter 220-25B(13)								
	*Office buildings for executive, engineering and administrative purposes	1 acre	175	^{1,2,3}	60	30	30	20	35	35%
	*Commercial storage buildings	1 acre	175	^{1,2,3}	60	30	30	20	35	35%
	*Wholesale operations of building materials	1 acre	175	^{1,2,3}	60	30	30	20	35	35%
	*Essential services	1 acre	175	^{1,2,3}	60	30	30	20	35	35%
*Produce markets	1 acre	175	^{1,2,3}	60	30	30	20	35	35%	
*Farm and craft markets	1 acre	175	^{1,2,3}	60	30	30	20	35	35%	
*Antique shops	1 acre	175	^{1,2,3}	60	30	30	20	35	35%	
*Private or commercial airstrips	5 acres	250	^{1,2,3}	75	80	50	25	48	10%	

ZONING

Zone District	Permitted Uses *Permitted Special Use Permit Only	Minimum Lot Size Area (square feet/acre)	Minimum Lot Width (feet)	Minimum Setback Requirements					Maximum Principal Use Building Height (feet)	Maximum Building Coverage on Lot
				Principal Building			Accessory Building			
				Front	Rear	Side	Rear	Side		
	*Personal wireless communication facilities	4 acres	—	Height of tower plus 20 feet			—	—	200	—
	*Public use	1 acre	175	100	40	20	30	20	35	35%
	*Temporary use	Requirements specified by Planning Board								
	*Accessory commercial use	Same as accessory building for principal permitted use								

NOTES:

- ¹ When a building fronts on a Town road, the minimum front setback shall be 60 feet from the street line.
- ² When a building fronts on a county road, the minimum front setback shall be 75 feet from the street line.
- ³ When a building fronts on a state road, the minimum setback shall be the average of the corresponding setbacks for the three adjacent developed sites on each side of the subject lot as measured from the edge of the right-of-way.

- ⁴ There shall be a minimum distance of not less than 100 feet between any new or expanded structure and any property line or street line of the subject property.
- ⁵ There shall be a minimum distance of not less than 200 feet between any new or expanded structure containing furbearing animals, swine, fowl or litter and any property line or street line of the subject property.
- ⁶ These restrictions do not apply to any generally accepted agricultural or farming activities occurring within an established Ontario County Agricultural District.

CANANDAIGUA CODE

Zoning Schedule – I District

Zone District	Permitted Uses *Permitted Special Use Permit Only	Minimum Lot Size Area (square feet/acre)	Minimum Lot Width (feet)	Minimum Setback Requirements					Maximum Principal Use Building Height (feet)	Maximum Building Coverage on Lot
				Principal Building			Accessory Building			
				Front	Rear	Side	Rear	Side		
I Industrial	Uses permitted in the LI District	Refer to Zoning Schedule for LI District								
	Warehouse/storage facilities	1 acre	175	1,2,3,4	50	25	40	25	48	30%
	Manufacturing assembly	5 acres	250	1,2,3,4	50	80	50	80	48	40%
	Lumberyards	2 acres	200	1,2,3,4	50	40	50	25	48	30%
	Motor vehicle service and repair stations	2 acres	200	1,2,3,4	50	40	25	25	35	30%
	Machine and sheet metal shops; press operations	1 acre	175	1,2,3,4	50	25	40	25	48	30%
	Building materials yards, excluding concrete plants	2 acres	200	1,2,3,4	50	40	50	25	48	40%
	Printing, publishing and bookbinding	1 acre	175	1,2,3,4	50	25	40	25	35	30%
	Construction company/contractor storage yard	3 acres	225	1,2,3,4	40	25	20	20	35	30%
	Public utilities	2 acres	200	1,2,3,4	50	40	50	25	35	30%
	Bottling plants, dairies, carpet cleaning and other cleaning and dyeing plants, laundries photocopying and blueprinting	1 acre	175	1,2,3,4	50	25	40	25	48	30%
	Automobile and/or recreational vehicle sales and service	2 acres	200	1,2,3,4	50	40	25	25	35	30%
	Manufactured and or modular home sales	2 acres	200	1,2,3,4	50	40	25	25	35	40%
	Upholstering, welding and monument works	1 acre	175	1,2,3,4	25	40	25	35	30	30%
	*All uses permitted by special use permit in the LI District	Refer to Zoning Schedule for LI District								
	*Junkyards	10 acres	400	1,2,3,4	75	80	50	25	25	30%
	*Concrete plants	3 acres	225	1,2,3,4	40	25	20	20	35	30%
*Truck and freight terminals	3 acres	225	1,2,3,4	40	25	20	20	35	30%	
Large-scale solar energy systems										

ZONING

NOTES:

- ¹ When a building fronts on a Town road, the minimum front setback shall be 60 feet from the street line.
- ² When a building fronts on a county road, the minimum front setback shall be 75 feet from the street line.

- ³ When a building fronts on State Route 332, the minimum front setback shall be 150 feet from the street line.
- ⁴ When a building fronts on a state road other than State Route 332, the minimum front setback shall be 100 feet from the street line.

CANANDAIGUA CODE

Zoning Schedule – PUD District

Zone District	Permitted Uses *Permitted Special Use Permit Only	Minimum Lot Size Area (square feet/acre)	Minimum Lot Width (feet)	Minimum Setback Requirements					Maximum Principal Use Building Height (feet)	Maximum Building Coverage on Lot (%)
				Principal Building			Accessory Building			
				Front	Rear	Side	Rear	Side		
PUD Planned Unit Development	See Town Code § 220-28 for all development regulations pertaining to this district. ¹									

NOTE:

¹ All units must be connected to both public sewer and water at time of occupancy.