

Town of Rochester Zoning Law - Schedule of District Regulations Draft Revised Version - March 29, 2007]

District Intent	Principal Permitted Uses	Special Uses	Accessory Uses	Development Standards	
				Residential	Nonresidential
CF Core Farm District: This district is intended to recognize and preserve the high-valued agricultural lands of the Town, securing for farmers the ability to conduct a wide variety of agricultural business activities while protecting these areas from intensive residential development of an incompatible nature. The district is further intended to complement the New York State Agriculture District program and maintain full rights-to-farm within these areas.	Accessory apartment* Agriculture (animal) Agriculture (non-animal) Bed and breakfast* Cemetery * Conservation subdivision Fire houses, libraries and other public buildings* Gift, antique or craft shops* Hunting and fishing clubs Manufactured homes 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 Veterinary office, animal hospital or kennel* * Requires site plan review by Planning Board	Agricultural processing facilities Agricultural retail sales Agricultural tourism enterprises Airports Camping resort or RV park Commercial recreation uses Commercial sawmills Gift, antique or craft shops Golf course or driving range Health care institutions Radio, television and other stations and towers Resort hotel, camp, ranch or lodge Restaurants and taverns Seasonal lodging units	Farm stands Home occupations Other customary accessory uses Parking areas Private garages Signs Stables (private) Tool sheds	Minimums: Lot area: 1.0 acre 1.0 acre Lot width (feet): 160 160 Lot depth (feet): 160 160 Lot frontage (feet): 50 50 Front yard: 60 60 Side yard: 40 40 Rear yard: 40 40 Maximums Density (dwellings/acre) 0.20* N/A Lot coverage: 30% 30% Building height (feet) 35 35 Building stories 2.5 2.5 * Does not apply to principal residence connected with any farming operation or farm labor housing.	

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LD 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.	Accessory apartment* Agriculture (animal) Agriculture (non-animal) Bed and breakfast* Cemetery * Conservation subdivision Fire houses, libraries and other public buildings* Nonprofit club or recreation use* One-family dwellings Places of worship* Public parks and playgrounds* Two-family dwellings * Requires site plan review by Planning Board	Golf course or driving range Nursery or greenhouse	Farm stands Home occupations Other customary accessory uses Parking areas Private garages Signs Stables (private) Tool sheds	Minimums: Lot area: 2.0 acre 2.0 acre Lot width (feet): 160 160 Lot depth (feet): 160 160 Lot frontage (feet): 50 50 Front yard: 60 60 Side yard: 40 40 Rear yard: 40 40 Maximums Lot coverage: 30% 30% Building height (feet) 35 35 Building stories 2.5 2.5	

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MD Moderate Density Residential District: This district is intended to recognize and preserve the integrity of predominately moderate-density residential areas of the Town and to protect them from intrusions of incompatible uses.	Accessory apartment* Agriculture (non-animal) Bed and breakfast* Cemetery * Conservation subdivision Fire houses, libraries and other public buildings* One-family dwellings Places of worship* Public parks and playgrounds* Two-family dwellings * Requires site plan review by Planning Board	Golf course Multi-family dwellings	Farm stands Home occupations Other customary accessory uses Parking areas Private garages Signs Tool sheds	Minimums: Lot area (without sewer): 1.0 acre 1.0 acre Lot area (with sewer): 0.5 acre 0.5 acre Lot width (feet): 100 100 Lot depth (feet): 100 100 Lot frontage (feet): 50 50 Front yard: 35 35 Side yard: 25 25 Rear yard: 25 25 Maximums Lot coverage: 40% 40% Building height (feet) 35 35 Building stories 2.5 2.5	

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District Intent	Principal Permitted Uses	Special Uses	Accessory Uses	Development Standards	
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RC Rural Conservation District: This district is intended to conserve large open areas of the Town that are difficult to develop while allowing for very low density residential development and compatible uses requiring large acreages.	Accessory apartment* Agriculture (animal) Agriculture (non-animal) Bed and breakfast* Cemetery* Conservation subdivision Fire houses, libraries and other public buildings* Hunting and fishing clubs One-family dwellings Places of worship* Public parks and playgrounds* Sawmills, temporary portable onsite less than 90 days Stables (commercial) Two-family dwellings	Agricultural processing facilities Agricultural retail sales Agricultural tourism enterprises Camping resort or RV park Commercial recreation uses Commercial sawmills Gift, antique or craft shops Golf course or driving range Health care institutions Nursery or greenhouse Radio, television and other stations and towers Resort hotel, camp, ranch or lodge Seasonal lodging units	Farm stands Home occupations Other customary accessory uses Parking areas Private garages Signs Stables (private) Tool sheds	Minimums: Lot area (without sewer): 3.0 acres Lot area (with sewer): 3.0 acres Lot width (feet): 200 Lot depth (feet): 200 Lot frontage (feet): 50 Front yard: 50 Side yard: 50 Rear yard: 50	5.0 acres 5.0 acres 300 300 50 100 75 75
				Maximums Lot coverage: 15% Building height (feet) 35 Building stories 2.5	20% 35 2.5

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District Intent	Principal Permitted Uses	Special Uses	Accessory Uses	Development Standards	
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HD 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.	Accessory apartment* Agriculture (non-animal) Bed and breakfast* Cemetery* Conservation subdivision Fire houses, libraries and other public buildings* Gift, antique or craft shops Low-impact retail and service establishments* Offices* One-family dwellings Places of worship* Public parks and playgrounds* Restaurants and taverns* Two-family dwellings	Agricultural retail sales Agricultural tourism enterprises Health care institutions Multi-family dwellings Nursery or greenhouse Parking (commercial) Radio, television and other stations and towers Retail and service establishments (non-auto)	Farm stands Home occupations Other customary accessory uses Parking areas Private garages Signs Tool sheds	Minimums: Lot area (without sewer): 1.0 acre Lot area (with sewer): 0.5 acre Lot width (feet): 100 Lot depth (feet): 100 Lot frontage (feet): 50 Front yard: 35 Side yard: 25 Rear yard: 25	1.0 acre 0.5 acre 100 100 50 35 25 25
				Maximums Lot coverage: 40% Building height (feet) 35 Building stories 2.5	40% 35 2.5

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ID Industrial District: This district is intended to recognize existing areas of industrial and mining activity and to protect these uses from intrusions of incompatible uses.	Agriculture (animal) Agriculture (non-animal) Agricultural processing facilities* Agricultural retail sales* Nursery or greenhouse*	Automobile junkyards and dismantling operations Commercial and industrial sawmills Light manufacturing Mining Radio, television and other stations and towers Trucking services Wholesale uses	Farm stands Home occupations Other customary accessory uses Parking areas Private garages Signs Tool sheds	Minimums: Lot area (without sewer): N/A Lot area (with sewer): N/A Lot width (feet): N/A Lot depth (feet): N/A Lot frontage (feet): 50 Front yard: N/A Side yard: N/A Rear yard: N/A	5.0 acres 5.0 acres 300 300 50 100 75 75
				Maximums Lot coverage: N/A Building height (feet) N/A Building stories N/A	50% 45 N/A

Note: Performance standards for noise, light, traffic management, dust, odors and buffering also apply.

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BD Business Development District: This district is intended to provide areas for highway-related commercial uses requiring large land areas and high visibility.	Accessory apartment*	Agriculture (animal)	Farm stands	Minimums:	
	Agricultural retail sales*	Airports	Home occupations	Lot area (without sewer):	2.0 acres1.0 acre
	Agricultural tourism enterprises*	Camping resort or RV park	Other customary accessory uses	Lot area (with sewer):	1.0 acre0.5 acre
	Agriculture (animal)	Commercial recreation uses	Parking areas	Lot width (feet):	200100
	Agriculture (non-animal)	Golf course or driving range	Private garages	Lot depth (feet):	200100
	Bed and breakfast*	Multi-family dwellings	Signs	Lot frontage (feet):	5050
	Cemetery *	Nursery or greenhouse	Stables (private)	Front yard:	7535
	Conservation subdivision	Parking (commercial)	Tool sheds	Side yard:	5025
	Fire houses, libraries and other public buildings*	Radio, television and other stations and towers		Rear yard:	5025
	Gift, antique or craft shops	Retail and service establishments (auto)			
Low-impact retail and service establishments*	Trucking services		Maximums		
Offices*	Veterinary office, animal hospital or kennel		Lot coverage:	40%40%	
One-family dwellings	Wholesale uses		Building height (feet)	3535	
Places of worship*			Building stories	2.52.5	
Public parks and playgrounds*					
Retail and service establishments (non-auto)*					
Two-family dwellings					
Restaurants and taverns*					
	* Requires site plan review by Planning Board				