

Town of Rochester Zoning Law - Schedule of District Regulations

District Intent	Principal Permitted Uses	Special Uses	Accessory Uses	Development Standards	
AR-3 Residential Agricultural District: This district is intended to recognize and preserve the high-valued agricultural lands of the Town, while allowing for low density residential development of a compatible nature. The district is further intended to complement the New York State Ag District program and maintain full rights-to-farm within these areas.	Agricultural retail sales* Agricultural tourism enterprises* Agriculture (animal) Agriculture (non-animal) Bed and breakfast* Cemetery* Day care centers* Fire houses, libraries and other public buildings* Home occupations – Class II* Hunting and fishing clubs 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 (new) Veterinary office, animal hospital or kennel*	Camping resort or RV park Commercial recreation uses Golf course or driving range Helicopter pads Home occupations – Class III Manufactured housing park Nonprofit club or recreation use Private air strips Resort hotel, camp, ranch or lodge Seasonal lodging units Telecommunications facilities Two-family dwellings (conversions)	Agricultural labor housing* Farm mining per §140-28 Farm stands Home occupations – Class I Mining exempt from DEC jurisdiction* Other customary accessory uses Parking areas Private garages Signs Stables (private) Tool sheds	Minimums: Lot area: 3.0 acres Lot width (feet): 160 Lot depth (feet): 160 Lot frontage (feet): 50 Front yard (feet): 35 Side yard (feet): 40 Rear yard (feet): 40 Maximums Lot coverage: 30% Building height (feet): 35 Building stories: 2.5	Nonresidential 3.0 acres 160 160 50 35 40 35% 35 2.5
	* Requires site plan review by Planning Board			* Requires site plan review by Planning Board	

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AB-3 Agricultural Business District: This district is recognize and preserve the high-valued agricultural lands of the Town, while allowing for low density residential development of a compatible nature. The district is further intended to complement the adjacent Business District and New York State Ag District program and maintain full rights-to-farm within these areas.	Agricultural retail sales* Agricultural tourism enterprises* Agriculture (animal) Agriculture (non-animal) Bed and breakfast* Cemetery* Day care centers* Fire houses, libraries and other public buildings* Gift, antique or craft shops* Home occupations – Class II* Hunting and fishing clubs 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 (new) Veterinary office, animal hospital or kennel*	Camping resort or RV park Commercial recreation uses Commercial sawmills Golf course or driving range Health care institutions Helicopter pads Home occupations – Class III Mixed-use activities Museums, galleries and performance centers Nonprofit club or recreation use Private educational facilities Resort hotel, camp, ranch or lodge Restaurants and taverns Retail or office uses <4,000 sq. ft. (no gasoline sales) Seasonal lodging units Spa or health clubs Telecommunications facilities Two-family dwellings (conversions) Warehouse and storage facilities	Agricultural labor housing* Farm mining per §140-28 Farm stands Home occupations – Class I Mining exempt from DEC jurisdiction* Other customary accessory uses Parking areas Private garages Signs Stables (private) Tool sheds	Minimums: Lot area: 3.0 acres Lot width (feet): 160 Lot depth (feet): 160 Lot frontage (feet): 50 Front yard (feet): 35 Side yard (feet): 40 Rear yard (feet): 40 Maximums Lot coverage: 30% Building height (feet): 35 Building stories: 2.5	Nonresidential 3.0 acres 160 160 50 35 40 35% 35 2.5
	* Requires site plan review by Planning Board			* Requires site plan review by Planning Board	


Note: Performance standards of §140-20 may apply.

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R-1 Neighborhood Residential District: This district is intended to recognize and preserve the integrity of predominately moderate-density residential areas of the Town, together with personal and residential services, and to protect them from intrusions of incompatible uses.	Agriculture (animal)* Agriculture (non-animal) Bed and breakfast* Cemetery* Day care centers* Fire houses, libraries and other public buildings* One-family dwellings Places of worship* Public parks and playgrounds* Two-family dwellings (new) * Requires site plan review by Planning Board	Gift, antique and craft shops Home occupation - Class II Low-impact retail and service establishments Mixed-use activities Multi-family dwellings Offices (<1,500 square feet) Restaurants not serving alcoholic beverages Two-family dwellings (conversions)	Farm stands Home occupations – Class I Other customary accessory uses Parking areas Private garages Signs Tool sheds	Residential	Nonresidential
				Minimums: Lot area (without S/W): 1.0 acre Lot area (with S/W): 21,500 sq. ft. Lot width (feet): 100 Lot depth (feet): 100 Lot frontage (feet): 50 Front yard (feet): 10 Side yard (feet): 25 Rear yard (feet): 25 Maximums Lot coverage: 40% Building height (feet) 35 Building stories 2.5 Density(without S/W): 1.00 Density(with S/W): 2.00 Note: S/W =central sewer and central water	1.0 acre 21,500 sq. ft. 100 100 50 10 25 25 40% 35 2.5 1.00 N/A
Town of Rochester Zoning Law - Schedule of District Regulations					
District Intent	Principal Permitted Uses	Special Uses	Accessory Uses	Development Standards	
R-2 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.	Agriculture (animal)* Agriculture (non-animal) Bed and breakfast* Cemetery* Day care centers* Fire houses, libraries and other public buildings* Home occupations – Class II* One-family dwellings Places of worship* Public parks and playgrounds* Sawmills, temporary portable onsite less than 90 days* Two-family dwellings (new) * Requires site plan review by Planning Board	Golf course or driving range Nonprofit club or recreation use Manufactured housing park Nursery or greenhouse Telecommunications facilities Two-family dwellings (conversions)	Agricultural labor housing* Farm stands Home occupations – Class I Other customary accessory uses Parking areas Private garages Signs Stables (private) Tool sheds * Requires site plan review by Planning Board	Residential	Nonresidential
				Minimums: Lot area: 2.0 acres Lot width (feet): 160 Lot depth (feet): 160 Lot frontage (feet): 50 Front yard (feet): 35 Side yard (feet): 40 Rear yard (feet): 40 Maximums Lot coverage: 30% Building height (feet) 35 Building stories 2.5	2.0 acres 160 160 50 35 40 40 30% 35 2.5

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R-5 Rural Conservation District: This district is intended to conserve large open areas of the Town that are difficult to develop while allowing for both very low density residential development and those compatible uses that, while they may require large acreages, also typically also involve large open spaces.	Agriculture (animal) Agriculture (non-animal) Bed and breakfast* Cemetery* Day care centers* Fire houses, libraries and other public buildings* Home occupations – Class II* 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 (new)	Agricultural processing facilities Agricultural retail sales Agricultural tourism enterprises Camping resort or RV park Commercial recreation uses Commercial sawmills Education & conference center Gift, antique or craft shops Golf course or driving range Health care institutions Home occupations – Class III Museums, galleries and performance centers Nonprofit club or recreation use Nursery or greenhouse Private educational facilities Resort hotel, camp, ranch or lodge Seasonal lodging units Telecommunications facilities Two-family dwellings (conversions) Warehouse and storage facilities	Farm stands Home occupations – Class I Mining exempt from DEC jurisdiction* Other customary accessory uses Parking areas Private garages Signs Stables (private) Tool sheds	Minimums: Lot area: 5.0 acres Lot width (feet): 200 Lot depth (feet): 200 Lot frontage (feet): 50 Front yard (feet): 50 Side yard (feet): 50 Rear yard (feet): 50 Maximums Lot coverage: 15% Building height (feet) 35 Building stories 2.5
	* Requires site plan review by Planning Board			Note: Performance standards of \$140-20 may apply.
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District Intent	Principal Permitted Uses	Special Uses	Accessory Uses	Development Standards
H 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.	Agriculture (animal)* Agriculture (non-animal) Bed and breakfast* Cemetery* Day care centers* Fire houses, libraries and other public buildings* Gift, antique or craft shops* Home occupations – Class II* Low-impact retail and service establishments* Offices* One-family dwellings Places of worship* Public parks and playgrounds* Restaurants and taverns* Two-family dwellings (new)	Agricultural retail sales Agricultural tourism enterprises Convenience market (with or without gas) Health care institutions Home occupations – Class III Light manufacturing Mixed-use activities Multi-family dwellings Museums, galleries and performance centers Nonprofit club or recreation use Nursery or greenhouse Parking (commercial) Retail and service establishments (non-auto) Telecommunications facilities Two-family dwellings (conversions)	Farm stands Home occupations – Class I Other customary accessory uses Parking areas Private garages Signs Tool sheds	Minimums: Lot area (without S/W): 1.0 acre Lot area (with S/W): 13,000 sq. ft. Lot width (feet): 75 Lot depth (feet): 75 Lot frontage (feet): 50 Front yard (feet): 10 Side yard (feet): 10 Rear yard (feet): 15 Maximums Lot coverage: 50% Building height (feet) 35 Building stories 2.5 Note: S/W =central sewer and central water Note: Performance standards of \$140-20 may apply.
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I Industrial District: This district is intended to recognize existing areas of industrial activity, allow for expansion of these uses and to protect these uses from intrusions of incompatible uses.	Agricultural processing facilities* Agricultural retail sales* Agriculture (animal) Agriculture (non-animal) Home occupations – Class III* Light manufacturing* Nursery or greenhouse* Sawmills, temporary portable onsite less than 90 days*	Bulk fuel storage Commercial sawmills Distribution facilities General manufacturing Mixed use Nonprofit club or recreation use One-family dwelling Resource recovery, vehicle junkyard & wrecking Self-storage facilities Telecommunications facilities Trucking services Warehouse and storage facilities Wholesale uses	Farm stands Home occupations – Class I Home occupations – Class II Mining exempt from DEC jurisdiction* Other customary accessory uses Parking areas Private garages Signs Tool sheds	Minimums: Lot area (without sewer): 1.5 acre Lot area (with sewer): 1.5 acre Lot width (feet): 160 Lot depth (feet): 160 Lot frontage (feet): 50 Front yard (feet): 35 Side yard (feet): 35 Rear yard (feet): 35 Maximums Lot coverage: 30% Building height (feet): 35 Building stories: 2.5 Note: Front yards may be reduced to 20 feet where front yard faces another I District parcel. Note: Performance standards of \$140-20 may apply.	Residential 1.5 acre 1.5 acre 225 225 50 100 75 75 50% 45 N/A
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* Requires site plan review by Planning Board					
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District Intent	Principal Permitted Uses	Special Uses	Accessory Uses	Development Standards	
NR Natural Resource District: This district is intended to recognize existing areas of mining activity, allow for expansion of such uses and to protect these uses from intrusions of incompatible uses.	Agriculture (animal) Agriculture (non-animal) Agricultural processing facilities* Agricultural retail sales* Home occupations – Class III* Mining (under DEC jurisdiction)* Nursery or greenhouse* Sawmills, temporary portable onsite less than 90 days*	Bulk fuel storage Commercial sawmills Distribution facilities General manufacturing Light manufacturing Mixed use Nonprofit club or recreation use One-family dwelling Resource recovery, vehicle junkyard & wrecking Self-storage facilities Telecommunications facilities Trucking services Warehouse and storage facilities Wholesale uses	Farm stands Home occupations – Class I Home occupations – Class II Mining exempt from DEC jurisdiction* Other customary accessory uses Parking areas Private garages Signs Tool sheds	Minimums: Lot area (without sewer): 1.5 acre Lot area (with sewer): 1.5 acre Lot width (feet): 160 Lot depth (feet): 160 Lot frontage (feet): 50 Front yard (feet): 35 Side yard (feet): 35 Rear yard (feet): 35 Maximums Lot coverage: 30% Building height (feet): 35 Building stories: 2.5 Note: Performance standards of \$140-20 may apply.	Residential 1.5 acre 1.5 acre 225 225 50 100 75 75 50% 45 N/A
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* Requires site plan review by Planning Board					

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				Residential	Nonresidential
<p>B Business District: This district is intended to provide areas for highway-related commercial uses requiring large land areas and high visibility.</p> 	<p>Agricultural retail sales* Agricultural tourism enterprises* Agriculture (animal) Agriculture (non-animal) Bed and breakfast* Cemetery * Day care centers* Fire houses, libraries and other public buildings* Gift, antique or craft shops* Home occupations – Class III* Low-impact retail and service establishments* Offices* One-family dwellings Places of worship* Public parks and playgrounds* Recording studios* Restaurants and taverns* Retail and service establishments (non-auto)* Sawmills, temporary portable onsite less than 90 days* Spa or health club* Two-family dwellings (new)</p> <p>* Requires site plan review by Planning Board</p>	<p>Bulk fuel storage Camping resort or RV park Commercial recreation uses Convenience market (with or without gas) Golf course or driving range Hotel and motels Light manufacturing Mixed-use Motorized racetracks Multi-family dwellings Museums, galleries and performance centers Nonprofit club or recreation use Nursery or greenhouse Parking (commercial) Private air strips Retail and service establishments (auto) Self-storage facilities Telecommunications facilities Trucking services Two-family dwellings (conversions) Veterinary office, animal hospital or kennel Wholesale uses</p>	<p>Farm stands Home occupations – Class I Home occupations – Class II Mining exempt from DEC jurisdiction* Other customary accessory uses Parking areas Private garages Signs Stables (private) Tool sheds</p>	<p>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 (feet): 35 Side yard (feet): 25 Rear yard (feet): 25</p> <p>Maximums Lot coverage: 50% Building height (feet) 35 Building stories 2.5</p>	<p>Note: Front yards may be reduced to 20 feet where front yard faces another B District parcel. Also, where parking is provided in the rear, a B District front yard may be reduced to 10 feet.</p> <p>Note: Performance standards of \$140-20 may apply.</p>