

ZONING

550 Attachment 1

Village of Fairport

Schedule of Lot, Yard and Bulk Requirements

Districts and Permitted Uses	Minimum Lot Requirements				Maximum Lot Coverage of All Buildings	Minimum Yard, Depths for Principal Buildings							Minimum Yard Depths for Detached Accessory Buildings, Structures				Minimum Yard Depths for Decks				Maximum Building Height (feet)		Principal Building Minimum Building Area First Floor (square feet)		
	Minimum Lot Area (square feet)	Minimum Lot Frontage (feet)		Minimum Lot Depth (feet)		Interior Lots (feet)			Corner Lots (feet)				Front Yard	Interior Side	Street Side	Rear Side	Front Yard	Interior Side	Street Side	Rear Side	Principal Building	Accessory Building			
		Interior	Corner			Front Yard	Side Yard	Rear Yard	Front Yard	Interior Side	Street Side	Rear Side													
R-A Residential																									
1-family dwellings	15,000	100	100	150	15%	50	15	50	50	15	50	40	50	5	50	5	50	15	50	40	30	15	1-family dwellings:		
Other	40,000	200	200	200	15%	50	30	50	50	50	50	50	50	5	50	5	50	15	50	40	35	15	1-story	1,600	
																							1-story-and-a-half	1,200	
																							Split-level	1,200	
																							2-story	800	
																							2-story-and-a-half	800	
R-B Residential																									
1-family dwellings	7,500	60	60	125	25%	35	10	35	35	10	15	35	35	5	15	5	35	10	15	5	30	15	1-family dwellings:		
Other	40,000	200	200	200	15%	50	30	50	50	50	50	50	50	5	50	5	50	15	50	40	35	15	1-story	1,000	
																							1-story-and-a-half	800	
																							Split-level	800	
																							2-story	750	
																							2-story-and-a-half	750	
R-C Residential																									
1-family dwellings	6,000	50	50	120	25%	30	10	30	30	10	15	30	30	5	15	5	30	10	15	5	30	15	1-family dwellings:		
Other	40,000	200	200	200	15%	50	30	50	50	50	50	50	50	5	50	5	50	15	50	40	35	15	1-story	800	
																							1-story-and-a-half	700	
																							Split-level	700	
																							2-story	650	
																							2-story-and-a-half	650	
R-D Residential																									
1-family dwellings	6,000	50	50	120	25%	30	10	30	30	10	15	30	30	5	15	5	30	10	15	5	30	15	1-family dwellings:		
Garden apartments	3 acres	200	200	500	20%	75	30	30	75	30	75	30	75	5	20	5	75	20	20	20	30	15	1-story	800	
Townhouses													50	5	40	(See text. § 550-28F)	50	40	40	(See text. § 550-28F)	(See text. § 550-28F)			1-story-and-a-half	700
																							Split-level	700	
																							2-story	650	
																							2-story-and-a-half	650	
R-E Residential																									
1-family dwellings	6,000	50	50	120	25%	30	10	30	30	10	15	30											All permitted uses: Same as R-C and R-D Districts		
All other permitted uses	7,500	60	60	125	20%	30	10	40	30	10	15	40	30	5	15	5	30	10	15	5	30	15			
	(See text for additional requirements, § 55-29)																								
B-1 Commercial	5,000	40	50	125	50%	(1)	5	25	(1)	5	7	25	(1)	5	7	25	(1)	5	7	25	35	15	Nonspecified		
All permitted uses													(2)				(2)								
M-1 Industrial	10,000	80	90	125	30%	30	15	25	30	15	25	25	30	15	25	25	30	15	25	25	50	15	Nonspecified		
All permitted uses																									

NOTES:  
 (1) The front yard shall be no less than the smallest setback of the buildings on said side of the street within 100 feet of the property in question.

FAIRPORT CODE

(2) Not permitted in the front yard area of the principal building.