

ZONING

165 Attachment 1

Schedule I Zoning Schedule Town of Parma, Monroe County, New York

Zone District	Permitted Uses *Permitted Special Use Permit Only	Minimum Lot Size ³			Minimum Setback Requirements (feet)					Maximum Building Height (feet) ⁴	Maximum Building Coverage on Lot (percent)
					Principal Building			Accessory Building			
					Area (square feet)	Width (feet)	Depth (feet)	Front	Rear		
Agricultural Conservation (AC)	Farms - all buildings ²	5 acres	300	500	75 ¹	75	50	25	25	35	20%
	Single-family - nonfarm dwelling	3 acres	300	350	75 ¹	75	50	25	25	35	20%
	*Animal boarding facilities ²	5 acres	300	500	See Note 2	See Note 2	See Note 2	See Note 2	See Note 2	35	10%
	*Cemeteries	10 acres	400	600	75 ¹	50	40	25	25	35	10%
	*Essential services	--	--	--	75 ¹	40	40	20	20	35	20%
	*Tourist homes	3 acres	300	300	75 ¹	75	50	25	25	35	20%
	*Camping grounds	15 acres	400	800	300	200	200	200	200	35	10%
	*Accessory apartments	3 acres	300	350	75 ¹	75	50	25	25	35	20%
	*Golf driving ranges	25 acres	500	1,200	75	75	50	50	50	30	10%
	*Golf courses, excluding indoor recreation facilities	100 acres ⁵	750	3,500	150	100	100	50	50	35	10%

NOTES:

¹There shall be a minimum setback of not less than 75 feet from all state or county highways. The minimum setback shall be 60 feet from all other public access roads and streets.

²There shall be a minimum distance of not less than 150 feet between any structure housing animals and any street line and 100 feet of any other property line. Further, no structure housing animals shall be located closer than 150 feet to a residential structure on an adjacent lot.

³The minimum lot size shall be increased, as required to provide sanitary disposal.

⁴The maximum building height restriction applies to buildings, or portions of buildings, designed for human occupancy.

⁵There shall be a minimum of 100 acres for an eighteen-hole course and a minimum of 50 acres for a nine-hole course or an Executive Par 3 course.

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Schedule I Zoning Schedule Town of Parma, Monroe County, New York

Zone District	Permitted Uses *Permitted Special Use Permit Only	Minimum Lot Size ⁴			Minimum Setback Requirements (feet)					Maximum Building Height (feet) ⁵	Maximum Building Coverage on Lot (percent)
					Principal Building			Accessory Building			
					Area (square feet)	Width (feet)	Depth (feet)	Front	Rear		
Rural Residential (RR)	Farms – all buildings ²	5 acres	300	500	75 ¹	75	50	25	25	35	20%
	Single-family – nonfarm dwelling	2 acres	260	300	75 ¹	60	40	20	20	35	20%
	*Animal boarding facilities ²	5 acres	300	500	See Note 2	See Note 2	See Note 2	See Note 2	See Note 2	35	10%
	*Cemeteries	10 acres	400	600	75 ¹	50	40	25	25	35	10%
	*Essential services	--	--	--	75 ¹	40	40	20	20	35	20%
	*Tourist homes	2 acres	260	300	75 ¹	60	40	20	20	35	20%
	*Camping grounds	15 acres	400	800	300	200	200	200	200	35	10%
	*Accessory apartments	2 acres	260	300	75 ¹	60	40	20	20	35	20%
	*Churches, parish houses and convents	3 acres	300	350	75 ¹	75	50	25	25	35	20%
	*Public and parochial schools	20 acres	500	1,200	100	75	50	50	50	35	10%
	*Public libraries and museums	3 acres	300	350	75 ¹	75	50	25	25	35	20%
	*Golf courses, excluding indoor recreation facilities	100 acres ³	750	3,500	150	100	100	50	50	35	10%
	*Adult day-care, child care and nursery schools	2 acres	260	300	75 ¹	60	40	25	25	35	20%
	*Funeral homes	2 acres	260	300	75 ¹	60	40	25	25	35	20%
	*Hospitals, convalescent homes	3 acres	300	350	75 ¹	75	50	25	25	35	20%

NOTES:

¹There shall be a minimum setback of not less than 75 feet from all state or county highways. The minimum setback shall be 60 feet from all other public access roads and streets.

²There shall be a minimum distance of not less than 150 feet between any structure housing animals and any street line and 100 feet of any other property line. Further, no structure housing animals shall be located closer than 150 feet to a residential structure on an adjacent lot.

³There shall be a minimum of 100 acres for an eighteen-hole course and a minimum of 50 acres for a nine-hole course or an Executive Par 3 course.

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⁴The minimum lot size shall be increased, as required to provide sanitary disposal.

⁵The maximum building height restriction applies to buildings, or portions of buildings, designed for human occupancy.

ZONING

**Schedule I
Zoning Schedule
Town of Parma, Monroe County, New York
[Amended 10-18-2005]**

Zone District	Permitted Uses *Permitted Special Use Permit Only	Minimum Lot Size ⁴ Area (square feet) Width (feet) Depth (feet)			Minimum Setback Requirements (feet)					Maximum Building Height (feet) ⁵	Maximum Building Coverage on Lot (percent)
					Principal Building			Accessory Building			
					Front	Rear	Side	Rear	Side		
Medium Density Residential (MD)	Farms – all buildings ²	5 acres	300	500	75 ¹	75	50	25	25	35	20%
	Single-family – nonfarm dwelling	20,000	100	175	75 ¹	25	10	10	10	35	20%
	Townhouse developments	2 acres	250	300	75	50	50 ⁶	50	50	35	25%
	*Animal boarding facilities ²	5 acres	300	500	See Note 2	See Note 2	See Note 2	See Note 2	See Note 2	35	10%
	*Cemeteries	10 acres	400	600	75 ¹	50	40	25	25	35	10%
	*Essential services	—	—	—	75 ¹	40	40	20	20	35	20%
	*Tourist homes	20,000	100	175	75 ¹	25	10	10	10	35	20%
	*Accessory apartments	20,000	100	175	75 ¹	25	10	10	10	35	20%
	*Churches, parish houses and convents	3 acres	300	350	75 ¹	75	50	25	25	35	20%
	*Public and parochial schools	20 acres	500	1,200	100	75	50	50	50	35	10%
	*Public libraries and museums	3 acres	300	350	75 ¹	75	50	25	25	35	20%
	*Golf courses, excluding indoor recreation facilities	100 acres ³	750	3,500	150	100	100	50	50	35	10%
	*Adult day-care, child care and nursery schools	1 acre	200	200	75 ¹	40	25	20	20	35	20%
	*Funeral homes	1 acre	200	200	75 ¹	40	30	20	20	35	20%
	*Hospitals, convalescent homes	3 acres	300	350	75 ¹	75	50	25	25	35	20%
	*Membership/social clubs, lodges and social centers	2 acres	260	300	75 ¹	40	30	25	25	35	20%
	*Nonprofit social centers	2 acres	260	300	75 ¹	40	30	25	25	35	20%

NOTES:

¹ There shall be a minimum setback of not less than 75 feet from all state or county highways. The minimum setback shall be 60 feet from all other public access roads and streets.

² There shall be a minimum distance of not less than 150 feet between any structure housing animals and any street line and 100 feet of any other property line. Further, no structure housing animals shall be located closer than 150 feet to a residential structure on an adjacent lot.

³ There shall be a minimum of 100 acres for an eighteen-hole course and a minimum of 50 acres for a nine-hole course or an Executive Par 3 course.

⁴ The minimum lot size shall be increased, as required to provide sanitary disposal.

⁵ The maximum building height restriction applies to buildings, or portions of buildings, designed for human occupancy.

⁶ Side setback shall be zero feet wherever two townhouses are joined by a common wall.

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**Schedule I
Zoning Schedule
Town of Parma, Monroe County, New York
[Amended 4-18-2000 by L.L. No. 1-2000; 4-15-2003; 10-18-2005]**

Zone District	Permitted Uses *Permitted Special Use Permit Only	Minimum Lot Size ³			Minimum Setback Requirements (feet)					Maximum Building Height (feet) ⁴	Maximum Building Coverage on Lot (percent)
					Principal Building			Accessory Building			
		Area (square feet)	Width (feet)	Depth (feet)	Front	Rear	Side	Rear	Side		
High Density Residential (HD)	Farms – all buildings ²	5 acres	400	500	75 ¹	75	50	25	25	35	20%
	Single-family – nonfarm dwelling	12,000	85	120	75 ¹	10	10	10	10	35	30%
	Townhouse developments	2 acres	250	300	75	50	50 ⁵	50	50	35	25%
	*Two-family dwellings ⁵	18,000	125	160	75 ¹	15	15	15	15	35	30%
	*Essential services	—	—	—	75 ¹	30	30	15	15	35	20%
	*Tourist homes	12,000	85	120	75 ¹	10	10	10	10	35	30%
	*Accessory apartments	12,000	85	120	75 ¹	10	10	10	10	35	20%
	*Churches, parish houses and convents	3 acres	300	350	75 ¹	75	50	25	25	35	20%
	*Public and parochial schools	20 acres	500	1,200	100	75	50	50	50	35	10%
	*Public libraries and museums	3 acres	300	350	75 ¹	75	50	25	25	35	20%
	*Adult day-care, child care and nursery schools	1 acre	200	200	75 ¹	40	25	20	20	35	20%
	*Hospitals, convalescent homes	3 acres	300	350	75 ¹	75	50	25	25	35	20%
	*Membership/social clubs, lodges and social centers	2 acres	260	300	75 ¹	60	40	25	25	35	20%
	*Nonprofit social centers	2 acres	260	300	75 ¹	60	40	25	25	35	20%

NOTES:

¹ There shall be a minimum setback of not less than 75 feet from all state or county highways. The minimum setback shall be 40 feet from all other public access roads and streets.

² There shall be a minimum distance of not less than 150 feet between any structure housing animals and any street line and 100 feet of any other property line. Further, no structure housing animals shall be located closer than 150 feet to a residential structure on an adjacent lot.

³ The minimum lot size shall be increased, as required to provide sanitary disposal.

⁴ The maximum building height restriction applies to buildings, or portions of buildings, designed for human occupancy.

⁵ Side setback shall be zero feet wherever two townhouses or multiple dwelling units are joined by a common wall.

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**Schedule I
Zoning Schedule
Town of Parma, Monroe County, New York
[Amended 4-15-2003; 10-18-2005]**

Zone District	Permitted Uses *Permitted Special Use Permit Only	Minimum Lot Size ⁴			Minimum Setback Requirements (feet)					Maximum Building Height (feet) ⁵	Maximum Building Coverage on Lot (percent)
					Principal Building			Accessory Building			
					Area (square feet)	Width (feet)	Depth (feet)	Front	Rear		
Waterfront Residential (WF)	Farms – all buildings ¹	5 acres	400	500	75 ¹	75	50	25	25	35	20%
	Single-family – nonfarm dwelling ²	12,000	85	120	40	10	10	10	10	35	30%
	Single-family – nonfarm dwelling ³	8,000	75	90	40	10	10	10	10	35	30%
	Townhouse developments	2 acres	250	300	75	50	50 ⁶	50	50	35	25%
	*Tourist homes ²	12,000	85	120	40	10	10	10	10	35	30%
	*Tourist homes ³	8,000	75	90	40	10	10	10	10	35	30%
	*Essential services	—	—	—	40	20	20	20	20	35	20%

NOTES:

¹ There shall be a minimum distance of not less than 150 feet between any structure housing animals and any street line and 100 feet of any other property line. Further, no structure housing animals shall be located closer than 150 feet to a residential structure on an adjacent lot.

² For lots without public sewer services.

³ For lots with public sewer services.

⁴ The minimum lot size shall be increased, as required to provide sanitary disposal.

⁵ The maximum building height restriction applies to buildings, or portions of buildings, designed for human occupancy.

⁶ Side setback shall be zero feet wherever two townhouses are joined by a common wall.

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**Schedule I
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Town of Parma, Monroe County, New York
[Amended 10-18-2005]**

					Minimum Setback Requirements (feet)									
					Minimum Lot Size ²			Principal Building				Accessory Building ⁵		
Zone District	Permitted Uses *Permitted Special Use Permit Only	Area (square feet)	Width (feet)	Depth (feet)	Front	Rear	Side	Rear	Side	Maximum Building Height (feet) ³	Maximum Building Coverage on Lot (percent)			
Townhouse Residential (TH)	Townhouse developments/multiple dwelling units	2 acres	250	300	75 ¹	50	50 ⁴	50	50	35	25%			

NOTES:

¹ The front setback shall comply with the requirements for the underlying zone.

² The minimum lot size shall be increased, as required to provide sanitary disposal.

³ The maximum building height restriction applies to buildings, or portions of buildings, designed for human occupancy.

⁴ Side setback shall be zero feet wherever two townhouses or twin home units are joined by a common wall.

⁵ Side and rear setbacks for accessory buildings to individual lot lines shall be five feet except that the setback for privacy fences along a side lot line may be zero feet.

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**Schedule I
Zoning Schedule
Town of Parma, Monroe County, New York**

Zone District	Permitted Uses *Permitted Special Use Permit Only	Minimum Lot Size ⁷ Area (square feet) Width (feet) Depth (feet)			Minimum Setback Requirements (feet)					Maximum Building Height (feet)	Maximum Building Coverage on Lot (percent)
					Principal Building ⁴			Accessory Building ⁴			
					Front ²	Rear	Side	Rear	Side		
Restricted Business (RB)	Farm - all buildings ¹	5 acres	300	500	100	75	50	25	25	35 ⁸	20%
	Business and professional offices	12,000	See Note 3	160	100	20	15	20	15	30 ⁵	60%
	Barber and beauty shops	12,000	See Note 3	160	100	20	15	20	15	30 ⁵	60%
	Art, music and dance studios for instruction	12,000	See Note 3	160	100	20	15	20	15	30 ⁵	60%
	Nursery schools or day-care centers	20,000	See Note 3	200	100	30	15	20	15	30 ⁵	50%
	Funeral homes	20,000	See Note 3	200	100	30	15	20	15	30 ⁵	50%
	Historical museums and art studios for exhibition	20,000	See Note 3	200	100	30	15	20	15	30 ⁵	50%
	*Townhouse developments	2 acres	250	300	100	50	50	50	50	35	25%
	*Nonprofit social centers	2 acres	260	300	100	40	30	25	25	35	20%
	*Membership/social clubs, lodges and social centers	2 acres	260	300	100	40	30	25	25	35	20%
	*Essential services ⁶	--	--	--	100	30	30	20	20	30	20%

NOTES:

¹There 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.

²There shall be a minimum setback of not less than 100 feet from Ridge Road. The minimum setback shall be 75 feet from all other public access roads and streets.

³The minimum lot width shall not be less than the required front setback distance.

⁴If uses in this district abut a residential district, the side and rear setbacks shall be a minimum of 35 feet.

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⁵Principal structures shall not exceed 30 feet in height; accessory structures shall not exceed 20 feet in height.

⁶Editor's Note: The former entry for communication towers, which immediately followed this entry, was deleted at time of adoption of Code (see Ch. 1, General Provisions, Art. I).

⁷The minimum lot size shall be increased, as required to provide sanitary disposal.

⁸The maximum building height restriction applies to building, or portions of buildings, designed for human occupancy.

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Zone District	Permitted Uses *Permitted Special Use Permit Only	Minimum Lot Size			Minimum Setback Requirements (feet)					Maximum Building Height (feet)	Maximum Building Coverage on Lot (percent)	
					Principal Building			Accessory Building				
					Area (square feet)	Width (feet)	Depth (feet)	Front	Rear			Side
Neighborhood Commercial (NC)	Stores selling convenience groceries, meats, baked goods, household items, etc.	1 acre ¹	See Note 2	200	See Note 3	See Note 3	See Note 3	See Note 3	See Note 3	See Note 3	30 ⁴	60%
	Food, coffee or ice cream shops	1 acre ¹	See Note 2	200	See Note 3	See Note 3	See Note 3	See Note 3	See Note 3	See Note 3	30 ⁴	60%
	Laundromats or other self-service laundry facilities	1 acre ¹	See Note 2	200	See Note 3	See Note 3	See Note 3	See Note 3	See Note 3	See Note 3	30 ⁴	60%

NOTES:

¹The minimum lot size shall be one acre and the maximum lot size shall be three acres.

²The minimum lot width shall not be less than the required front yard setback.

³The minimum setback shall be as provided in the abutting residential district. Under no circumstances, however, shall the front setback to any building be less than 75 feet and the side or rear yard setback to any building be less than 25 feet.

⁴Principal structures shall not exceed 30 feet in height; accessory structures shall not exceed 20 feet in height.

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Schedule I Zoning Schedule Town of Parma, Monroe County, New York

Zone District	Permitted Uses *Permitted Special Use Permit Only	Minimum Lot Size ⁶			Minimum Setback Requirements (feet)					Maximum Building Height (feet)	Maximum Building Coverage on Lot (percent)
					Principal Building ³			Accessory Building ³			
		Area (square feet)	Width (feet)	Depth (feet)	Front ²	Rear	Side	Rear	Side		
General Commercial (GC)	Farm - all buildings ¹	5 acres	300	500	100	75	50	25	25	35 ⁷	20%
	Retail and service uses	20,000	100	200	100	20	15	20	15	30 ⁴	50%
	Shopping centers, plazas	80,000	200	350	100	30	20	30	20	30 ⁴	50%
	Personal service shops	20,000	100	200	100	20	15	20	15	30 ⁴	50%
	Commercial schools	40,000	150	200	100	20	15	20	15	30 ⁴	50%
	Sit down and fast food restaurants	40,000	150	200	100	20	15	20	15	30 ⁴	35%
	Motels and hotels	40,000	150	200	100	20	15	20	15	30 ⁴	35%
	Enclosed commercial recreation uses	40,000	150	200	100	20	15	20	15	30 ⁴	30%
	Building supply centers	40,000	150	200	100	20	15	20	15	30 ⁴	30%
	*Hospitals and convalescent homes	3 acres	300	350	100	50	40	25	25	35	20%
	*Essential services	--	--	--	100	30	30	20	20	30	20%
	*Communication towers	2 acres	260	300	See Note 5	See Note 5	See Note 5	See Note 5	See Note 5	30	20%

NOTES:

¹There 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.

²There shall be a minimum setback of not less than 100 feet from Ridge Road. The minimum setback shall be 75 feet from all other public access roads and streets.

³If uses in this district abut a residential district, the side and rear setbacks for all buildings shall be a minimum of 40 feet.

⁴Principal structures shall not exceed 30 feet in height; accessory structures shall not exceed 20 feet in height.

⁵The minimum setback from any property line shall be the height of the tower to be erected plus 20 feet.

⁶The minimum lot size shall be increased, as required to provide sanitary disposal.

⁷The maximum building height restriction applies to buildings, or portions of buildings, designed for human occupancy.

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Schedule I
Zoning Schedule
Town of Parma, Monroe County, New York

Zone District	Permitted Uses *Permitted Special Use Permit Only	Minimum Lot Size ⁶ Area (square feet) Width (feet) Depth (feet)			Minimum Setback Requirements (feet)					Maximum Building Height (feet)	Maximum Building Coverage on Lot (percent)
					Principal Building ³			Accessory Building ³			
					Front ²	Rear	Side	Rear	Side		
Highway Commercial (HC)	Farm - all buildings ¹	5 acres	300	500	100	75	50	50	50	35 ⁷	20%
	Motor vehicles service and repair	40,000	150	200	100	30	20	30	20	30 ⁴	35%
	Gasoline dispensing stations	40,000	150	200	100	30	20	30	20	30 ⁴	35%
	*New or used car sales and service	80,000	200	350	100	30	20	30	20	30 ⁴	50%
	Building supply centers and garden and nursery sales	40,000	150	200	100	30	20	30	20	30 ⁴	50%
	Enclosed storage facilities	40,000	150	200	100	30	20	30	20	30 ⁴	60%
	Commercial recreation use	40,000	150	200	100	30	20	30	20	30 ⁴	30%
	Retail and service uses	40,000	150	200	100	30	20	30	20	30 ⁴	50%
	Shopping centers, plazas	80,000	200	350	100	30	20	30	20	30 ⁴	50%
	Personal service shops	40,000	150	200	100	20	15	20	15	30 ⁴	50%
	Commercial schools	40,000	150	200	100	20	15	20	15	30 ⁴	50%
	Sit-down and fast-food restaurants	40,000	150	200	100	20	15	20	15	30 ⁴	35%
	Motels and hotels	40,000	150	200	100	20	15	20	15	30 ⁴	35%
	Enclosed commercial recreation uses	40,000	150	200	100	20	15	20	15	30 ⁴	30%
	*Hospitals and convalescent homes	3 acres	300	350	100	50	40	25	25	35	20%
	*Essential services	--	--	--	100	30	30	20	20	30	20%
	*Communication towers	2 acres	260	300	See Note 5	See Note 5	See Note 5	See Note 5	See Note 5	30	20%
	*Car wash establishments	40,000	150	200	100	30	20	30	20	30 ⁴	35%

NOTES:

¹There 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.

²There shall be a minimum setback of not less than 100 feet from Ridge Road. The minimum setback shall be 75 feet from all other public access roads and streets.

³If uses in this district abut a residential district, the side and rear setbacks for all buildings shall be a minimum of 50 feet.

⁴Principal structures shall not exceed 30 feet in height; accessory structures shall not exceed 20 feet in height.

⁵The minimum setback from any property line shall be the height of the tower to be erected plus 20 feet.

⁶The minimum lot size shall be increased, as required to provide sanitary disposal.

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⁷The maximum building height restriction applies to buildings, or portions of buildings, designed for human occupancy.

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Schedule I
Zoning Schedule
Town of Parma, Monroe County, New York

Zone District	Permitted Uses *Permitted Special Use Permit Only	Minimum Lot Size ⁷			Minimum Setback Requirements (feet)					Maximum Building Height (feet)	Maximum Building Coverage on Lot (percent)
					Principal Building ²			Accessory Building ²			
		Area (square feet)	Width (feet)	Depth (feet)	Front	Rear	Side	Rear	Side		
Light Industrial (LI)	Farm - all buildings ¹	5 acres	300	500	100	75	50	50	50	35 ⁸	20%
	Light industrial uses including but not limited to fabrication and assembly, scientific and research laboratories, printing and publishing establishments, machine shops, the manufacture of precision tools, agri-business operations and warehouse facilities	40,000	150	200	75	50	35	20	20	30 ⁶	50%
	*Office buildings for executive, professional and administrative purposes	2 acres	260	300	75	50	35	20	20	30 ⁶	40%
	*Commercial storage buildings	2 acres	260	300	75	50	35	20	20	30 ⁶	50%
	*Essential services	--	--	--	75	50	35	20	20	30 ⁶	35%
	*Adult entertainment use ³	40,000	150	200	75	50	25	20	20	30 ⁶	35%
	*Communication towers ⁴	2 acres	260	300	See Note 5	See Note 5	See Note 5	See Note 5	See Note 5	30	20%

NOTES:

¹There 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.

²If industrial uses in this district abut a residential district, the side and rear yard setback for all buildings shall be a minimum of 100 feet; all other buildings associated with all other uses in this district shall be set back a minimum of 50 feet from all residential districts.

³See § 165-73 for additional setback requirements for adult entertainment uses.

⁴Editor's Note: The former entry for commercial composting facilities, which immediately followed this entry, was deleted at time of adoption of Code (see Ch. 1, General Provisions, Art. I).

⁵The minimum setbacks from any property lines shall be the height of the tower to be erected plus 20 feet.

⁶Principal structures shall not exceed 30 feet in height; accessory structures shall not exceed 20 feet in height.

⁷The minimum lot size shall be increased, as required to provide sanitary disposal.

⁸The maximum building height restriction applies to buildings, or portions of buildings, designed for human occupancy.