

City of Rochester, NY
Wednesday, December 27, 2023

Chapter 120. Zoning

Article VII. C-2 Community Center District

§ 120-41. Purpose.

The C-2 Community Center District provides diverse commercial development along gateway transportation corridors and neighborhood or village centers with a dense mixture of uses such as housing, retail and other complementary uses that serve the adjacent neighborhood and the community at large. The C-2 District is preserved through appropriate design elements, amenities or treatments that create, enhance and reinforce the design relationships between the buildings, sites and streets and still establish an ambience that is uniquely urban and pedestrian-oriented.

§ 120-42. Permitted uses and structures.

[Amended 6-17-2003 by Ord. No. 2003-183; 12-20-2005 by Ord. No. 2005-394; 7-19-2011 by Ord. No. 2011-247^[1]; 9-19-2012 by Ord. No. 2012-363; 2-18-2015 by Ord. No. 2015-39; 8-9-2016 by Ord. No. 2016-263; 9-19-2017 by Ord. No. 2017-299]

The following uses are permitted in the C-2 District, when conducted entirely within an enclosed building with hours of operation limited to 6:00 a.m. to 2:00 a.m. Hours of operation limitations do not apply to residential uses.

- A. Single-family attached dwellings.
- B. Multifamily dwellings.
- C. Live-work space, subject to the additional requirements for specified uses in § **120-142.1**.
- D. Bed-and-breakfast establishments, subject to the additional requirements for specified uses in § **120-132**.
- E. Family and group family day-care homes.
- F. Adult family day-care homes.
- G. Day-care centers, subject to the additional requirements for specified uses in § **120-135**.
- H. Animal hospitals when conducted entirely within an enclosed building.
- I. Places of worship.
- J. Convents and rectories.
- K. Public and semipublic uses.
- L. Funeral homes and mortuaries.
- M. Retail sales and service; provided, however, that retail sales and service establishments licensed by New York State as adult-use cannabis retail dispensaries shall be restricted to liquor store hours.
[Amended 11-3-2022 by Ord. No. 2022-322]

- N. Mixed uses, as listed in this section, not including industrial uses.
- O. Public entertainment, not including sexually oriented uses, subject to the additional requirements for public entertainment in § **120-137**.
[Added 11-12-2019 by Ord. No. 2019-325]
- P. Limited entertainment, not including sexually oriented uses.
[Added 11-12-2019 by Ord. No. 2019-325^[2]
^[2] *Editor's Note: This ordinance also redesignated former Subsections P and Q as Subsections Q and R, respectively.*
- Q. Limited adult retail store when conducted entirely within an enclosed building.
- R. Health clubs and similar facilities.
- S. Office.
- T. Bars, restaurants and banquet facilities, including accessory outdoor seating/assembly areas, provided that the outdoor areas only operate between the hours of 6:00 a.m. and 11:00 p.m., excluding drive-through facilities.
- U. On-site cannabis consumption lounges operating during bar hours, but no later than 11:00 p.m.
[Added 11-3-2022 by Ord. No. 2022-322]
^[1] *Editor's Note: This ordinance provided an effective date of 9-1-2011.*

§ 120-43. Special permit uses.

The following uses are allowed as special permit uses in the C-2 District:

- A. Any permitted or specially permitted uses open to the public or requiring loading/unloading between the hours of 2:00 a.m. and 6:00 a.m.
- B. Accessory outdoor seating/assembly areas for bars, cocktail lounges, taverns, restaurants and banquet facilities with outdoor areas operating between the hours of 11:00 p.m. and 2:00 a.m.
- C. Amusement center.
- D. Ancillary parking lots , subject to the additional requirements for specified uses in § **120-131**.
[Amended 6-17-2003 by Ord. No. 2003-183]
- E. Animal day care.
- F. Community garages and parking lots.
- G. Drive-throughs, subject to the additional requirements for specified uses in § **120-136**.
[Amended 6-17-2003 by Ord. No. 2003-183]
- H. Motels and hotels.
- I. Private clubs.
- J. Parking lots as a principal use.
- K. (Reserved)^[1]
^[1] *Editor's Note: Former Subsection K, regarding entertainment, not including sexually oriented uses, was repealed 11-12-2019 by Ord. No. 2019-325.*
- L. Public utilities, subject to the additional requirements for specified uses in § **120-144**.
- M. Research laboratories including testing facilities.
- N. Residential care facilities, subject to the additional requirements for specified uses in § **120-146**.

- O. Homeless residential facilities, subject to the additional requirements for specified uses in § **120-140**.
- P. Hospice.
- Q. Rooming houses, subject to the additional requirements for specified uses in § **120-147**.
- R. Vehicle service stations, subject to the additional requirements for specified uses in § **120-154**, that can dispense fuel to no more than eight vehicles at one time.
[Amended 9-19-2017 by Ord. No. 2017-299]
- S. Vehicle repair of noncommercial vehicles, excluding bodywork, with two bays or fewer, subject to the additional requirements for specified uses in § **120-152**, providing no storage of unlicensed, partially dismantled or wrecked vehicles and no accessory sales of vehicles occur on site.
- T. Secondhand dealers.
[Added 9-19-2012 by Ord. No. 2012-363; amended 2-18-2015 by Ord. No. 2015-39; 8-9-2016 by Ord. No. 2016-263]
- U. On-site cannabis consumption lounges operating entirely within an enclosed building and during bar hours, including bar hours extending after 11:00 p.m.
[Added 11-3-2022 by Ord. No. 2022-322]