


ZONING

Town of Rochester Zoning Law - Schedule of District Regulations							
District Intent	Principal Permitted Uses	Special Uses	Accessory Uses				
<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 (nonanimal) Auction house* Bed-and-breakfast* Cemetery* Day-care centers* Emergency services, libraries and public buildings* Farm operation Gift, antique or craft shops* Home occupations - Class III* Inn* Low-impact health care practice* 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* Sawmills, temporary portable onsite less than 90 days* Spa or health club* Two-family dwellings (new) Wireless telecommunications facilities - Type A Wireless telecommunications facilities - Type B*</p> <p>*Requires site plan review by Planning Board</p>	<p>Agricultural processing facilities Bulk fuel storage Camping resort or RV park Commercial events facility Commercial recreation uses Convenience market Conversion of a residential structure to nonresidential Education and conference center Fast food restaurant Flea market Gasoline filling stations General manufacturing Golf course or driving range Health care institutions Helicopter pads Hotel and motels Light manufacturing Mixed-use activities pursuant to § 140-10 Motorized racetracks Multifamily dwellings Multiple permitted uses per § 140-8 Museums, galleries and performance centers Nonconforming use change, addition, or expansion Nonprofit club or recreation use Nursery or greenhouse Parking (commercial) Parking (municipal) Private air strips Resort Retail and service establishments (vehicle and equipment) Self-storage facilities Trucking services Two-family dwellings (conversions) Veterinary office, animal hospital or kennel Wholesale uses Wireless telecommunications facilities - Type C Wireless telecommunications facilities - Type D</p>	<p>Development Standards</p> <table border="1"> <thead> <tr> <th>Residential</th> <th>Nonresidential</th> </tr> </thead> <tbody> <tr> <td> 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 Maximums: Lot coverage 50% Building height (feet) 35 Building stories 2.5 </td> <td> 1.0 acre 0.5 acre 100 100 50 35 25 25 50% 35 2.5 </td> </tr> </tbody> </table> <p>Notes: Some exceptions as detailed in the text may apply. Performance standards of § 140-20 may apply.</p>	Residential	Nonresidential	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 Maximums: Lot coverage 50% Building height (feet) 35 Building stories 2.5	1.0 acre 0.5 acre 100 100 50 35 25 25 50% 35 2.5
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		<p>Animal husbandry Farm mining per § 140-28 Farm stands Home occupations - Class I Home occupations - Class II Mining exempt from DEC jurisdiction* Other customary accessory uses Parking areas Private garages Signs Solar energy system, small scale Stables (private) Tool sheds</p> <p>*Requires site plan review by Planning Board</p>					