

ZONING

165 Attachment 1

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

	Permitted Uses	Minimum Lot Size ³			Minimum Setback Requirements (feet)					Maximum Building Height (feet) ⁴	Maximum Building Coverage on Lot (percent)
					Principal Building			Accessory Building			
Zone District	*Permitted Special Use Permit Only	Area (square feet)	Width (feet)	Depth (feet)	Front	Rear	Side	Rear	Side		
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:

- 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 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 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.