

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.