

# ZONING

**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 <sup>3</sup>			Minimum Setback Requirements (feet)					Maximum Building Height (feet) <sup>4</sup>	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 <sup>2</sup>	5 acres	400	500	75 <sup>1</sup>	75	50	25	25	35	20%
	Single-family – nonfarm dwelling	12,000	85	120	75 <sup>1</sup>	10	10	10	10	35	30%
	Townhouse developments	2 acres	250	300	75	50	50 <sup>5</sup>	50	50	35	25%
	*Two-family dwellings <sup>5</sup>	18,000	125	160	75 <sup>1</sup>	15	15	15	15	35	30%
	*Essential services	—	—	—	75 <sup>1</sup>	30	30	15	15	35	20%
	*Tourist homes	12,000	85	120	75 <sup>1</sup>	10	10	10	10	35	30%
	*Accessory apartments	12,000	85	120	75 <sup>1</sup>	10	10	10	10	35	20%
	*Churches, parish houses and convents	3 acres	300	350	75 <sup>1</sup>	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 <sup>1</sup>	75	50	25	25	35	20%
	*Adult day-care, child care and nursery schools	1 acre	200	200	75 <sup>1</sup>	40	25	20	20	35	20%
	*Hospitals, convalescent homes	3 acres	300	350	75 <sup>1</sup>	75	50	25	25	35	20%
	*Membership/social clubs, lodges and social centers	2 acres	260	300	75 <sup>1</sup>	60	40	25	25	35	20%
	*Nonprofit social centers	2 acres	260	300	75 <sup>1</sup>	60	40	25	25	35	20%

**NOTES:**

<sup>1</sup> 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.

<sup>2</sup> 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.

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

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

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