

# ZONING

**Schedule I  
Zoning Schedule  
Town of Parma, Monroe County, New York  
[Amended 4-15-2003; 10-18-2005]**

Zone District	Permitted Uses  *Permitted Special Use Permit Only	Minimum Lot Size <sup>4</sup>			Minimum Setback Requirements (feet)					Maximum Building Height (feet) <sup>5</sup>	Maximum Building Coverage on Lot (percent)
					Principal Building			Accessory Building			
		Area (square feet)	Width (feet)	Depth (feet)	Front	Rear	Side	Rear	Side		
Waterfront Residential (WF)	Farms – all buildings <sup>1</sup>	5 acres	400	500	75 <sup>1</sup>	75	50	25	25	35	20%
	Single-family – nonfarm dwelling <sup>2</sup>	12,000	85	120	40	10	10	10	10	35	30%
	Single-family – nonfarm dwelling <sup>3</sup>	8,000	75	90	40	10	10	10	10	35	30%
	Townhouse developments	2 acres	250	300	75	50	50 <sup>6</sup>	50	50	35	25%
	*Tourist homes <sup>2</sup>	12,000	85	120	40	10	10	10	10	35	30%
	*Tourist homes <sup>3</sup>	8,000	75	90	40	10	10	10	10	35	30%
	*Essential services	—	—	—	40	20	20	20	20	35	20%

**NOTES:**

<sup>1</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>2</sup> For lots without public sewer services.

<sup>3</sup> For lots with public sewer services.

<sup>4</sup> The minimum lot size shall be increased, as required to provide sanitary disposal.

<sup>5</sup> The maximum building height restriction applies to buildings, or portions of buildings, designed for human occupancy.

<sup>6</sup> Side setback shall be zero feet wherever two townhouses are joined by a common wall.