

ZONING

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

Zone District	Permitted Uses	Minimum Lot Size ⁷			Minimum Setback Requirements (feet)					Maximum Building Height (feet)	Maximum Building Coverage on Lot (percent)
					Principal Building ⁴			Accessory Building ⁴			
	*Permitted Special Use Permit Only	Area (square feet)	Width (feet)	Depth (feet)	Front ²	Rear	Side	Rear	Side		
Restricted Business (RB)	Farm – all buildings ¹	5 acres	300	500	100	75	50	25	25	35 ⁸	20%
	Business and professional offices	12,000	See Note 3	160	100	20	15	20	15	30 ⁵	60%
	Barber and beauty shops	12,000	See Note 3	160	100	20	15	20	15	30 ⁵	60%
	Art, music and dance studios for instruction	12,000	See Note 3	160	100	20	15	20	15	30 ⁵	60%
	Nursery schools or day-care centers	20,000	See Note 3	200	100	30	15	20	15	30 ⁵	50%
	Funeral homes	20,000	See Note 3	200	100	30	15	20	15	30 ⁵	50%
	Historical museums and art studios for exhibition	20,000	See Note 3	200	100	30	15	20	15	30 ⁵	50%
	*Townhouse developments	2 acres	250	300	100	50	50	50	50	35	25%
	*Nonprofit social centers	2 acres	260	300	100	40	30	25	25	35	20%
	*Membership/social clubs, lodges and social centers	2 acres	260	300	100	40	30	25	25	35	20%
	*Essential services ⁶	--	--	--	100	30	30	20	20	30	20%

NOTES:

- ¹ There shall be a minimum distance of not less than 100 feet between any structure housing animals and any property line or street line of the subject property.
- ² There shall be a minimum setback of not less than 100 feet from Ridge Road. The minimum setback shall be 75 feet from all other public access roads and streets.
- ³ The minimum lot width shall not be less than the required front setback distance.
- ⁴ If uses in this district abut a residential district, the side and rear setbacks shall be a minimum of 35 feet.
- ⁵ Principal structures shall not exceed 30 feet in height; accessory structures shall not exceed 20 feet in height.
- ⁶ Editor's Note: The former entry for communication towers, which immediately followed this entry, was deleted at time of adoption of Code (see Ch. 1, General Provisions, Art. I).
- ⁷ The minimum lot size shall be increased, as required to provide sanitary disposal.
- ⁸ The maximum building height restriction applies to building, or portions of buildings, designed for human occupancy.