

ZONING

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

Zone District	Permitted Uses *Permitted Special Use Permit Only	Minimum Lot Size			Minimum Setback Requirements (feet)					Maximum Building Height (feet)	Maximum Building Coverage on Lot (percent)
					Principal Building			Accessory Building			
		Area (square feet)	Width (feet)	Depth (feet)	Front	Rear	Side	Rear	Side		
Neighborhood Commercial (NC)	Stores selling convenience groceries, meats, baked goods, household items, etc.	1 acre ¹	See Note 2	200	See Note 3	See Note 3	See Note 3	See Note 3	See Note 3	30 ⁴	60%
	Food, coffee or ice cream shops	1 acre ¹	See Note 2	200	See Note 3	See Note 3	See Note 3	See Note 3	See Note 3	30 ⁴	60%
	Laundromats or other self-service laundry facilities	1 acre ¹	See Note 2	200	See Note 3	See Note 3	See Note 3	See Note 3	See Note 3	30 ⁴	60%

NOTES:

- ¹ The minimum lot size shall be one acre and the maximum lot size shall be three acres.
- ² The minimum lot width shall not be less than the required front yard setback.
- ³ The minimum setback shall be as provided in the abutting residential district. Under no circumstances, however, shall the front setback to any building be less than 75 feet and the side or rear yard setback to any building be less than 25 feet.
- ⁴ Principal structures shall not exceed 30 feet in height; accessory structures shall not exceed 20 feet in height.