

# ZONING

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

Zone District	Permitted Uses  *Permitted Special Use Permit Only	Minimum Lot Size <sup>6</sup>			Minimum Setback Requirements (feet)					Maximum Building Height (feet)	Maximum Building Coverage on Lot (percent)
					Principal Building <sup>3</sup>			Accessory Building <sup>3</sup>			
					Area (square feet)	Width (feet)	Depth (feet)	Front <sup>2</sup>	Rear		
General Commercial (GC)	Farm – all buildings <sup>1</sup>	5 acres	300	500	100	75	50	25	25	35 <sup>7</sup>	20%
	Retail and service uses	20,000	100	200	100	20	15	20	15	30 <sup>4</sup>	50%
	Shopping centers, plazas	80,000	200	350	100	30	20	30	20	30 <sup>4</sup>	50%
	Personal service shops	20,000	100	200	100	20	15	20	15	30 <sup>4</sup>	50%
	Commercial schools	40,000	150	200	100	20	15	20	15	30 <sup>4</sup>	50%
	Sit down and fast food restaurants	40,000	150	200	100	20	15	20	15	30 <sup>4</sup>	35%
	Motels and hotels	40,000	150	200	100	20	15	20	15	30 <sup>4</sup>	35%
	Enclosed commercial recreation uses	40,000	150	200	100	20	15	20	15	30 <sup>4</sup>	30%
	Building supply centers	40,000	150	200	100	20	15	20	15	30 <sup>4</sup>	30%
	*Hospitals and convalescent homes	3 acres	300	350	100	50	40	25	25	35	20%
	*Essential services	--	--	--	100	30	30	20	20	30	20%
	*Communication towers	2 acres	260	300	See Note 5	See Note 5	See Note 5	See Note 5	See Note 5	30	20%

**NOTES:**

- <sup>1</sup> 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.
- <sup>2</sup> 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.
- <sup>3</sup> If uses in this district abut a residential district, the side and rear setbacks for all buildings shall be a minimum of 40 feet.
- <sup>4</sup> Principal structures shall not exceed 30 feet in height; accessory structures shall not exceed 20 feet in height.
- <sup>5</sup> The minimum setback from any property line shall be the height of the tower to be erected plus 20 feet.
- <sup>6</sup> The minimum lot size shall be increased, as required to provide sanitary disposal.
- <sup>7</sup> The maximum building height restriction applies to buildings, or portions of buildings, designed for human occupancy.