

ZONING

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

Zone District	Permitted Uses *Permitted Special Use Permit Only	Minimum Lot Size ⁶			Minimum Setback Requirements (feet)					Maximum Building Height (feet)	Maximum Building Coverage on Lot (percent)
					Principal Building ³			Accessory Building ³			
					Area (square feet)	Width (feet)	Depth (feet)	Front ²	Rear		
Highway Commercial (HC)	Farm – all buildings ¹	5 acres	300	500	100	75	50	50	50	35 ⁷	20%
	Motor vehicles service and repair	40,000	150	200	100	30	20	30	20	30 ⁴	35%
	Gasoline dispensing stations	40,000	150	200	100	30	20	30	20	30 ⁴	35%
	*New or used car sales and service	80,000	200	350	100	30	20	30	20	30 ⁴	50%
	Building supply centers and garden and nursery sales	40,000	150	200	100	30	20	30	20	30 ⁴	50%
	Enclosed storage facilities	40,000	150	200	100	30	20	30	20	30 ⁴	60%
	Commercial recreation use	40,000	150	200	100	30	20	30	20	30 ⁴	30%
	Retail and service uses	40,000	150	200	100	30	20	30	20	30 ⁴	50%
	Shopping centers, plazas	80,000	200	350	100	30	20	30	20	30 ⁴	50%
	Personal service shops	40,000	150	200	100	20	15	20	15	30 ⁴	50%
	Commercial schools	40,000	150	200	100	20	15	20	15	30 ⁴	50%
	Sit-down and fast-food restaurants	40,000	150	200	100	20	15	20	15	30 ⁴	35%
	Motels and hotels	40,000	150	200	100	20	15	20	15	30 ⁴	35%
	Enclosed commercial recreation uses	40,000	150	200	100	20	15	20	15	30 ⁴	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%
	*Car wash establishments	40,000	150	200	100	30	20	30	20	30 ⁴	35%

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 If uses in this district abut a residential district, the side and rear setbacks for all buildings shall be a minimum of 50 feet.
- ⁴ Principal structures shall not exceed 30 feet in height; accessory structures shall not exceed 20 feet in height.
- ⁵ The minimum setback from any property line shall be the height of the tower to be erected plus 20 feet.
- ⁶ The minimum lot size shall be increased, as required to provide sanitary disposal.
- ⁷ The maximum building height restriction applies to buildings, or portions of buildings, designed for human occupancy.