

ZONING

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

Zone District	Permitted Uses *Permitted Special Use Permit Only	Minimum Lot Size ⁷			Minimum Setback Requirements (feet)					Maximum Building Height (feet)	Maximum Building Coverage on Lot (percent)	
					Principal Building ²			Accessory Building ²				
					Area (square feet)	Width (feet)	Depth (feet)	Front	Rear			Side
Light Industrial (LI)	Farm – all buildings ¹	5 acres	300	500	100	75	50	50	50	50	35 ⁸	20%
	Light industrial uses including but not limited to fabrication and assembly, scientific and research laboratories, printing and publishing establishments, machine shops, the manufacture of precision tools, agri-business operations and warehouse facilities	40,000	150	200	75	50	35	20	20		30 ⁶	50%
	*Office buildings for executive, professional and administrative purposes	2 acres	260	300	75	50	35	20	20		30 ⁶	40%
	*Commercial storage buildings	2 acres	260	300	75	50	35	20	20		30 ⁶	50%
	*Essential services	--	--	--	75	50	35	20	20		30 ⁶	35%
	*Adult entertainment use ³	40,000	150	200	75	50	25	20	20		30 ⁶	35%
	*Communication towers ⁴	2 acres	260	300	See Note 5	See Note 5	See Note 5	See Note 5	See Note 5		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 If industrial uses in this district abut a residential district, the side and rear yard setback for all buildings shall be a minimum of 100 feet; all other buildings associated with all other uses in this district shall be set back a minimum of 50 feet from all residential districts.
- ³ See § 165-73 for additional setback requirements for adult entertainment uses.
- ⁴ Editor's Note: The former entry for commercial composting facilities, which immediately followed this entry, was deleted at time of adoption of Code (see Ch. 1, General Provisions, Art. I).
- ⁵ The minimum setbacks from any property lines shall be the height of the tower to be erected plus 20 feet.
- ⁶ Principal structures shall not exceed 30 feet in height; accessory structures shall not exceed 20 feet in height.
- ⁷ The minimum lot size shall be increased, as required to provide sanitary disposal.
- ⁸ The maximum building height restriction applies to buildings, or portions of buildings, designed for human occupancy.