



DRAFT

**TOWN OF CANANDAIGUA**  
**ONTARIO COUNTY, NY**  
*Official Zoning Map*  
 Adopted: XX Month 2011 Local Law \_\_\_  
 Last Revision: XX Month 2010

- ◆ AR-1: Agriculture Residential, 1ac lot
- ◆ AR-2: Agriculture Residential, 2ac lot
- ◆ RR-3: Rural Residential, 3ac lot
- ◆ SCR-1: Southern Corridor Residential, 1 dwelling/ac
- ◆ R-1-20: Residential, 20,000sf lot
- ◆ R-1-30: Residential, 30,000sf lot
- ◆ RLD: Residential Lakefront District
- ◆ MH: Manufactured Housing
- ◆ MR: Multiple Residential
- ◆ RB-1: Restricted Business, 1ac lot
- ◆ NC: Neighborhood Commercial
- ◆ CC: Community Commercial
- ◆ I: Industrial
- ◆ PUD: Planned Unit Development
- ◆ MUO: Mixed Use Overlay
- ◆ IZ: Incentive Zoning
- ◆ 278/281 Clustered Subdivisions

Signature Block

Judith H Carson, Town Clerk Date

1" = 2,000'  
when printed at 24" x 36"

# ZONING

## 220 Attachment 1

### Schedule I Zoning Schedule – RR-3 District

[Amended 9-19-2006 by L.L. No. 7-2006; 3-20-2007 by L.L. No. 3-2007; 5-15-2007 by L.L. No. 6-2007; 6-17-2008 by L.L. No. 2-2008; 9-1-2009 by L.L. No. 2-2009; 6-28-2010 by L.L. No. 3-2010]

Zone District	Permitted Uses *Permitted Special Use Permit Only	Minimum Lot Size Area (square feet/acre)	Minimum Lot Width (feet)	Minimum Setback Requirements					Maximum Principal Use Building Height (feet)	Maximum Building Coverage On Lot
				Principal Building			Accessory Building			
				Front	Rear	Side	Rear	Side		
RR-3 Rural Residential	Agricultural Uses and Structures	7 acres	400	1,2	1,2	1,2	1,2	1,2	35	10%
	Single-family – nonfarm dwelling	3 acres	225	60	40	40	30	20	35	15%
	Single –family dwelling with accessory apartment	3 acres	225	60	40	40	30	20	35	15%
	Commercial greenhouse agricultural warehouse <sup>4,5</sup>	5 acres	250	60	40	80	20	20	35	15%
	Keeping, breeding and raising cattle, sheep, goats, and horses <sup>4,5</sup>	5 acres	250	1	1	1	1	1	35	10%
	Keeping, breeding and raising fur-bearing animals, swine and fowl <sup>4,5</sup>	5 acres	250	2	2	2	2	2	35	—
	*Essential services	—	—	60	40	25	20	20	35	20%
	*Commercial excavations	5 acres	250	100	100	100	100	100	35	10%
	*Private or commercial airstrips	5 acres	250	75	75	80	50	25	35	10%
	*Camping grounds	25 acres	200	60	40	25	50	50	35	15%
	*Stables or riding academies <sup>4</sup>	10 acres	400	100	100	100	40	15	35	10%
	*Commercial recreational uses	3 acres	225	60	40	25	20	20	35	20%
	*Kennel <sup>1,5</sup>	5 acres	450	60	40	30	200	200	24	10%
	*Windmill or wind generator <sup>3</sup>	3 acres	225	60	40	30	20	20	<sup>3</sup>	5%
	*Tourist home	3 acres	225	60	40	30	20	20	35	20
	*Commercial indoor storage	3 acres	225	60	40	30	20	20	35	20
	*Single-family dwelling with accessory apartment	3 acres	225	60	40	30	20	20	35	20
	*Small commercial establishment	3 acres	225	60	40	30	20	20	35	20
	*Major home occupation	3 acres	225	60	40	30	20	20	35	20
	*Construction company/contractor storage yard	3 acres	225	100	100	100	100	100	35	30

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Zone District	Permitted Uses *Permitted Special Use Permit Only	Minimum Lot Size Area (square feet/acre)	Minimum Lot Width (feet)	Minimum Setback Requirements					Maximum Principal Use Building Height (feet)	Maximum Building Coverage On Lot
				Principal Building			Accessory Building			
				Front	Rear	Side	Rear	Side		
	*Personal wireless communications facilities	4 acres	—	Height of tower plus 20 feet			—	—	200	—
	*Public Use	As established by Planning Board		60	40	30	20	20	35	20%
	*Temporary Use	As established by Planning Board								

**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 distance of not less than 200 feet between any structure containing fur-bearing animals, swine, fowl or litter and any property line or street line of the subject property.
- <sup>3</sup> No windmill or wind generator shall be erected in any RR-3 District in any location where its overall height, including blades, is greater than the distance from its base to any property line.
- <sup>4</sup> These restrictions do not apply to any generally accepted agricultural operation or practice occurring within an established Ontario County Agricultural District.

- <sup>5</sup> Principal building refers to a dwelling unit, not the building to house animals.
- <sup>6</sup> See Article V, § 220-16, and Article VI, § 220-64, for these regulations.
- <sup>7</sup> When a building fronts on a Town road, the minimum front setback shall be 60 feet from the street line.
- <sup>8</sup> When a building fronts on a county road, the minimum front setback shall be 75 feet from the street line.
- <sup>9</sup> When a building fronts on a state road other than State Route 332, the minimum front setback shall be 100 feet from the street line.
- <sup>10</sup> When a building fronts on State Route 332, the minimum front setback shall be 150 feet from the street line.

## ZONING

### Zoning Schedule – AR-2 District

[Amended 9-19-2006 by L.L. No. 7-2006; 3-20-2007 by L.L. No. 3-2007; 6-17-2008 by L.L. No. 2-2008; 9-1-2009 by L.L. No. 2-2009; amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I)]

Zone District	Permitted Uses *Permitted Special Use Permit Only	Minimum Lot Size Area (square feet/acre)	Minimum Lot Width (feet)	Minimum Setback Requirements					Maximum Principal Use Building Height (feet)	Maximum Building Coverage On Lot
				Principal Building			Accessory Building			
				Front	Rear	Side	Rear	Side		
AR-2 Agricultural/ Rural Residential	Agricultural Uses and Structures <sup>4</sup>	7 acres	400	1,2	1,2	1,2	1,2	1,2	35	10%
	Single-family – nonfarm dwelling	2 acres	200	60	40	25	20	20	35	20%
	Single-family dwelling with accessory apartment	2 acres	200	60	40	25	20	20	35	20%
	Commercial greenhouse agricultural warehouse <sup>4</sup>	5 acres	250	60	40	80	20	20	35	15%
	Keeping, breeding and raising cattle, sheep, goats, and horses <sup>4,5</sup>	5 acres	250	1	1	1	1	1	35	15%
	Keeping, breeding and raising fur-bearing animals, swine and fowl <sup>4,5</sup>	5 acres	250	2	2	2	2	2	35	15%
	*Essential services and public utilities	—	—	60	40	25	20	20	35	20%
	*Commercial excavations	5 acres	250	100	100	100	100	100	35	10%
	*Construction company/contractor storage yard	3 acres	225	100	100	100	100	100	35	30%
	*Private or commercial airstrips	5 acres	250	75	75	80	50	25	35	10%
	*Camping grounds	25 acres	200	60	40	25	50	50	35	15%
	*Stables or riding academies	10 acres	400	100	75	80	40	15	35	10%
	*Commercial recreational uses	3 acres	225	60	40	25	20	20	35	20%
	*Kennel <sup>1,5</sup>	5 acres	450	60	40	30	20	20	24	10%
	*Windmill or wind generator <sup>3</sup>	2 acres	200	60	40	30	20	20	<sup>3</sup>	5%
	*Single-family dwelling with accessory apartment	2 acres	200	60	40	30	20	20	35	20%
	*Tourist home	2 acres	200	60	40	30	20	20	35	20%
	*Commercial indoor storage of motor vehicles, recreational vehicles, etc.	2 acres	200	60	40	30	20	20	35	20%
	*Small commercial establishments	2 acres	200	60	40	30	20	20	35	20%
	*Major home occupations	2 acres	200	60	40	30	20	20	35	20%
*Personal wireless communications facilities	4 acres	—	Height of tower plus 20 feet			—	—	200	—	
*Public Use	2 acres	200	60	40	25	20	20	35	10%	

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Zone District	Permitted Uses *Permitted Special Use Permit Only *Temporary Use	Minimum Lot Size Area (square feet/acre)	Minimum Lot Width (feet)	Minimum Setback Requirements					Maximum Principal Use Building Height (feet)	Maximum Building Coverage On Lot
				Principal Building			Accessory Building			
				Front	Rear	Side	Rear	Side		
				As established by Planning Board						

**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 distance of not less than 200 feet between any structure containing fur-bearing animals, swine, fowl or litter and any property line or street line of the subject property.
- <sup>3</sup> No windmill or wind generator shall be erected in any AR-2 District in any location where its overall height, including blades, is greater than the distance from its base to any property line.
- <sup>4</sup> These restrictions do not apply to any generally accepted agricultural operation or practice occurring within an established Ontario County Agricultural District.

- <sup>5</sup> "Principal building" refers to a dwelling unit, not the building to house animals.
- <sup>6</sup> When a building fronts on a Town road, the minimum front setback shall be 60 feet from the street line.
- <sup>7</sup> When a building fronts on a county road, the minimum front setback shall be 75 feet from the street line.
- <sup>8</sup> When a building fronts on a state road other than State Route 332, the minimum front setback shall be 100 feet from the street line.
- <sup>9</sup> When a building fronts on State Route 332, the minimum front setback shall be 150 feet from the street line.

## ZONING

### Zoning Schedule – AR-1 District

[Amended 9-19-2006 by L.L. No. 7-2006; 3-20-2007 by L.L. No. 3-2007; 6-17-2008 by L.L. No. 2-2008; 9-1-2009 by L.L. No. 2-2009; amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I)]

Zone District	Permitted Uses *Permitted Special Use Permit Only	Minimum Lot Size Area (square feet/acre)	Minimum Lot Width (feet)	Minimum Setback Requirements					Maximum Principal Use Building Height (feet)	Maximum Building Coverage On Lot
				Principal Building			Accessory Building			
				Front	Rear	Side	Rear	Side		
AR-1 Agricultural/ Rural Residential	Agricultural Uses and Structures <sup>4</sup>	7 acres	400	1,2	1,2	1, 2	1,2	1,2	35	10%
	Single-family – nonfarm dwelling	1 acre	150	60	40	25	20	20	35	20%
	Single-family dwelling with accessory apartment	1 acre	150	60	40	30	20	20	35	20%
	Commercial greenhouse agricultural warehouse <sup>4</sup>	5 acres	250	60	40	80	20	20	35	15%
	Keeping, breeding and raising cattle, sheep, goats, and horses <sup>4,5</sup>	5 acres	250	1	1	1	1	1	35	15%
	Keeping, breeding and raising fur-bearing animals, swine and fowl <sup>4,5</sup>	5 acres	250	2	2	2	2	2	35	5%
	*Essential services and public utilities	—	—	60	40	25	20	20	35	20%
	*Commercial excavations	5 acres	250	100	100	100	100	100	35	10%
	*Construction company/contractor storage yard	3 acres	225	100	100	100	100	100	35	30%
	*Private or commercial airstrips	5 acres	250	75	75	80	50	25	35	10%
	*Camping grounds	25 acres	200	60	40	25	50	50	35	15%
	*Stables or riding academies	10 acres	400	100	75	80	40	15	35	10%
	*Commercial recreational uses	3 acres	225	60	40	25	20	20	35	20%
	*Kennel <sup>1,5</sup>	5 acres	450	60	40	30	200	200	24	10%
	*Windmill or wind generator <sup>3</sup>	1 acre	150	60	40	30	20	20	<sup>3</sup>	5%
	*Tourist home	1 acre	150	60	40	30	20	20	35	20%
	*Commercial indoor storage of motor vehicles, recreational vehicles, etc.	2 acres	175	60	50	25	20	25	35	20%
	*Small commercial establishments	1 acre	150	60	40	30	20	20	35	20%
	*Major home occupations	1 acre	150	60	40	30	20	20	35	20%
	*Personal wireless communications facilities	4 acres	—	Height of tower plus 20 feet			—	—	200	—
*Public Use	1 acre	150	60	40	25	20	20	35	10%	
*Temporary Use	As established by Planning Board									

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### NOTES:

- <sup>1</sup> There shall be a minimum distance of not less than 100 feet between any structure and any property line or street line of the subject property.
- <sup>2</sup> There shall be a minimum distance of not less than 200 feet between any structure containing fur-bearing animals, swine, fowl or litter and any property line or street line of the subject property.
- <sup>3</sup> No windmill or wind generator shall be erected in any AR-1 District in any location where its overall height, including blades, is greater than the distance from its base to any property line.
- <sup>4</sup> These restrictions do not apply to any generally accepted agricultural or farming activities occurring within an established Ontario County Agricultural District.

- <sup>5</sup> Principal building refers to a dwelling unit, not the building to house animals.
- <sup>6</sup> When a building fronts on a Town road, the minimum front setback shall be 60 feet from the street line.
- <sup>7</sup> When a building fronts on a county road, the minimum front setback shall be 75 feet from the street line.
- <sup>8</sup> When a building fronts on a state road other than State Route 332, the minimum front setback shall be 100 feet from the street line.
- <sup>9</sup> When a building fronts on State Route 332, the minimum front setback shall be 150 feet from the street line.

## ZONING

### Zoning Schedule – R-1-30 District

[Amended 9-19-2006 by L.L. No. 7-2006; 11-20-2007 by L.L. No. 14-2007; 6-17-2008 by L.L. No. 2-2008; 9-1-2009 by L.L. No. 2-2009; 6-28-2010 by L.L. No. 3-2010]

Zone District	Permitted Uses *Permitted Special Use Permit Only	Minimum Lot Size Area (square feet/acre)	Minimum Lot Width (feet)	Minimum Setback Requirements					Maximum Principal Use Building Height (feet)	Maximum Building Coverage On Lot
				Principal Building			Accessory Building			
				Front	Rear	Side	Rear	Side		
<b>R-1-30 Residential</b>	Single-family dwelling	30,000 SF	125	60	40	25	15	15	35	20%
	Single-family dwelling with accessory apartment	30,000 SF	125	60	40	25	15	15	35	20%
	Continuation and expansion of existing Agricultural Uses and Structures <sup>7</sup>	-	-	5,6	5,6	5,6	5,6	5,6	35	10%
	*Essential services	—	—	60	50	50	50	25	35	20%
	*Private Golf courses, country club	30 acres	500	100	75	100	50	35	35	25%
	*Camping grounds	25 acres	200	60	40	25	20	20	35	15%
	*Kennels	3 acres	225	60	40	30	20	20	24	10%
	*Tourist home	30,000 SF	125	60	40	25	15	15	35	20%
	*Commercial indoor storage of motor vehicles, recreational vehicles, etc.	2 acres	200	60	40	25	20	25	35	25%
	*Major home occupations	1 acre	150	60	50	50	50	25	35	20%
	*Public Use	2 acres	200	60	40	25	20	20	35	20%
*Temporary Use	Requirements specified by Planning Board									

**NOTES:**

- <sup>1</sup> When a building fronts on a Town road, the minimum front setback shall be 60 feet from the street line.
- <sup>2</sup> When a building fronts on a county road, the minimum front setback shall be 75 feet from the street line.
- <sup>3</sup> When a building fronts on a state road other than State Route 332, the minimum front setback shall be 100 feet from the street line.
- <sup>4</sup> When a building fronts on State Route 332, the minimum front setback shall be 150 feet from the street line.

- <sup>5</sup> There shall be a minimum distance of not less than 100 feet between any new or expanded structure and any property line or street line of the subject property.
- <sup>6</sup> There shall be a minimum distance of not less than 200 feet between any new or expanded structure containing fur-bearing animals, swine, fowl or litter and any property line or street line of the subject property.
- <sup>7</sup> These restrictions do not apply to any generally accepted agricultural or farming activities occurring within an established Ontario County Agricultural District.

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**Zoning Schedule – R-1-20 District**

[Amended 9-19-2006 by L.L. No. 7-2006; 6-17-2008 by L.L. No. 2-2008; 9-1-2009 by L.L. No. 2-2009; 6-28-2010 by L.L. No. 3-2010]

Zone District	Permitted Uses *Permitted Special Use Permit Only	Minimum Lot Size Area (square feet/acre)	Minimum Lot Width (feet)	Minimum Setback Requirements					Maximum Principal Use Building Height (feet)	Maximum Building Coverage On Lot
				Principal Building			Accessory Building			
				Front	Rear	Side	Rear	Side		
R-1-20 Residential	Single-family dwelling	20,000 SF	100	60	40	25	15	15	35	20%
	Single-family dwelling with accessory apartment	20,000 SF	100	60	40	25	15	15	35	20%
	Continuation and expansion of existing Agricultural Uses and Structures <sup>3</sup>	-	-	1,2	1,2	1,2	1,2	1,2	35	10%
	*Essential services and public utilities	—	—	60	50	50	50	25	35	10%
	*Private/parochial nursery, elementary/secondary schools	5 acres	250	75	75	80	20	20	35	20%
	*Hospitals, nursing homes, etc.	5 acres	250	75	75	80	20	20	35	20%
	*Townhouse units	3 acres	225	75	50	50	50	30	35	20%
	*Tourist homes	1 acre	150	60	40	30	20	20	35	20%
	*Public Use	2 acres	200	60	40	25	20	20	35	20%
*Temporary Use	Requirements specified by Planning Board									

**NOTES:**

<sup>1</sup> There shall be a minimum distance of not less than 100 feet between any new or expanded structure and any property line or street line of the subject property.

<sup>2</sup> There shall be a minimum distance of not less than 200 feet between any new or expanded structure containing fur-bearing animals, swine, fowl or litter and any property line or street line of the subject property.

<sup>3</sup> These restrictions do not apply to any generally accepted agricultural or farming activities occurring within an established Ontario County Agricultural District.

## ZONING

### Zoning Schedule – SCR-1 District

[Amended 9-19-2006 by L.L. No. 7-2006; 11-20-2007 by L.L. No. 14-2007; 6-17-2008 by L.L. No. 2-2008; 6-17-2008 by L.L. No. 2-2008; 9-1-2009 by L.L. No. 2-2009; amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I)]

Zone District	Permitted Uses *Permitted Special Use Permit Only	Minimum Lot Size Area (square feet/acre)	Minimum Lot Width (feet)	Minimum Setback Requirements					Maximum Principal Use Building Height (feet)	Maximum Building Coverage On Lot
				Principal Building			Accessory Building			
				Front	Rear	Side	Rear	Side		
<b>SCR-1 Southern Corridor Residential</b>	Single-family - nonfarm dwelling	1 acre	125	60	40	25	15	15	35	20%
	Single-family dwelling with accessory apartment <sup>1</sup>	1 acre	125	60	40	25	15	15	35	20%
	Continuation and expansion of existing Agricultural Uses and Structures <sup>4</sup>	-	-	2,3	2,3	2,3	2,3	2,3	35	10%
	*Essential services and public utilities	—	—	60	50	50	50	25	35	20%
	*Golf courses or country clubs	50 acres	450	60	40	25	20	20	35	15%
	*Kennel <sup>5</sup>	5 acres	450	60	40	30	200	200	24	10%
	*Tourist home	1 acre	150	60	50	50	50	25	35	20%
	*Keeping of horses	5 acres	200	—	—	—	100	100	35	20%
	*Commercial indoor storage of motor vehicles, recreational vehicles and boats	3 acres	225	60	40	30	20	20	35	25%
	*Public Use	2 acres	200	60	40	25	20	20	35	25%
*Temporary Use	Requirements specified by Planning Board									

**NOTES:**

<sup>1</sup> Shall not exceed one dwelling unit per acre of land and subject to other provisions of § 220-32 of this chapter.

<sup>2</sup> There shall be a minimum distance of not less than 100 feet between any new or expanded structure and any property line or street line of the subject property.

<sup>3</sup> There shall be a minimum distance of not less than 200 feet between any new or expanded structure containing fur-bearing animals, swine, fowl or litter and any property line or street line of the subject property.

<sup>4</sup> These restrictions do not apply to any generally accepted agricultural or farming activities occurring within an established Ontario County Agricultural District.

<sup>5</sup> The setbacks apply to principal dwelling unit.

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**Zoning Schedule – RLD District**

[Amended 9-19-2006 by L.L. No. 7-2006; 2-8-2007 by L.L. No. 1-2007; 6-17-2008 by L.L. No. 2-2008; 9-1-2009 by L.L. No. 2-2009; 6-28-2010 by L.L. No. 3-2010; 10-25-2010 by L.L. No. 5-2010]

Zone District	Permitted Uses *Permitted Special Use Permit Only	Minimum Lot Size Area (square feet/acre)	Minimum Lot Width (feet)	Minimum Setback Requirements					Maximum Principal Use Building Height (feet)	Maximum Building Coverage On Lot
				Principal Building			Accessory Building			
				Front	Rear	Side	Rear	Side		
<b>RLD Residential Lake</b>	Single-family dwelling	20,000 SF	125	60	60	12	15	10	25	15%
	Public parks or public safety facilities	1 acre	200	60	40	35	15	10	25	20%
	*Essential services, public utility or communications installations	1 acre	200	60	40	35	15	15	25	20%
	*Tourist home	20,000 SF	125	60	60	12	15	10	25	15%

**NOTES:**

- <sup>1</sup> When a building fronts on a Town road, the minimum front setback shall be 60 feet from the street line.
- <sup>2</sup> When a building fronts on a county road, the minimum front setback shall be 75 feet from the street line.
- <sup>3</sup> When a building fronts on State Route 364, the minimum front setback shall be 100 feet from the street line.

## ZONING

### Zoning Schedule – MR District

[Amended 9-19-2006 by L.L. No. 7-2006; 6-17-2008 by L.L. No. 2-2008; 9-1-2009 by L.L. No. 2-2009; amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I)]

Zone District	Permitted Uses *Permitted Special Use Permit Only	Minimum Lot Size Area (square feet/acre)	Minimum Lot Width (feet)	Minimum Setback Requirements					Maximum Principal Use Building Height (feet)	Maximum Building Coverage On Lot
				Principal Building			Accessory Building			
				Front	Rear	Side	Rear	Side		
<b>MR Multiple Residence</b>	Townhouse dwelling units	3 acres	225	75	50	50	50	30	35	20%
	Apartment houses, multifamily dwellings and dwelling groups, condominiums and cooperatives	3 acres	225	75	50	50	50	30	35	20%
	Two-family dwelling units	30,000 SF	150	60	40	25	20	20	35	20%
	*Essential services and public utilities	1 acre	200	60	40	50	50	25	35	20%
	*Public Uses	2 acres	200	60	40	25	20	20	35	20%

**NOTES:**

<sup>1</sup> When a building fronts on a Town road, the minimum front setback shall be 60 feet from the street line.

<sup>2</sup> When a building fronts on a county road, the minimum front setback shall be 75 feet from the street line.

<sup>3</sup> When a building fronts on a state road other than State Route 332, the minimum front setback shall be 100 feet from the street line.

<sup>4</sup> When a building fronts on State Route 332, the minimum front setback shall be 150 feet from the street line.

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**Zoning Schedule – MHD District**

[Amended 9-19-2006 by L.L. No. 7-2006; 9-1-2009 by L.L. No. 2-2009; amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I)]

Zone District	Permitted Uses *Permitted Special Use Permit Only	Minimum Lot Size Area (square feet/acre)	Minimum Lot Width (feet)	Minimum Setback Requirements					Maximum Principal Use Building Height (feet)	Maximum Building Coverage On Lot (%)
				Principal Building			Accessory Building			
				Front	Rear	Side	Rear	Side		
<b>MHD Manufactured (Mobile) Home District</b>	See Chapter 134 of the Code of the Town of Canandaigua for all development regulations pertaining to this district.									

## ZONING

### Zoning Schedule – NC District

[Amended 9-19-2006 by L.L. No. 7-2006; 6-17-2008 by L.L. No. 2-2008; 9-1-2009 by L.L. No. 2-2009; amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I)]

Zone District	Permitted Uses *Permitted Special Use Permit Only	Minimum Lot Size Area (square feet/acre)	Minimum Lot Width (feet)	Minimum Setback Requirements					Maximum Principal Use Building Height (feet)	Maximum Building Coverage On Lot
				Principal Building			Accessory Building			
				Front	Rear	Side	Rear	Side		
NC Neighborhood Commercial	Stores selling convenience groceries meats, baked goods, etc.	1 acre	175	<sup>1,2,3</sup>	25	20 <sup>4</sup>	25	20	30	60%
	Antique shops	1 acre	175	<sup>1,2,3</sup>	25	20 <sup>4</sup>	25	20	30	60%
	Lawn and garden shops	1 acre	175	<sup>1,2,3</sup>	25	20 <sup>4</sup>	25	20	30	60%
	Hair styling shops	1 acre	175	<sup>1,2,3</sup>	25	20 <sup>4</sup>	25	20	30	60%
	Real estate branch offices	1 acre	175	<sup>1,2,3</sup>	25	20 <sup>4</sup>	25	20	30	60%
	Insurance branch offices	1 acre	175	<sup>1,2,3</sup>	25	20 <sup>4</sup>	25	20	30	60%
	Small engine repair	1 acre	175	<sup>1,2,3</sup>	25	20 <sup>4</sup>	25	20	30	60%
	Financial services	1 acre	175	<sup>1,2,3</sup>	25	20 <sup>4</sup>	25	20	30	60%
	Woodworking shops	1 acre	175	<sup>1,2,3</sup>	25	20 <sup>4</sup>	25	20	30	60%
	Restaurants	1 acre	175	<sup>1,2,3</sup>	25	20 <sup>4</sup>	25	20	30	60%
	Continuation and expansion of existing Agricultural Uses and Structures <sup>7</sup>	-	-	<sup>5,6</sup>	<sup>5,6</sup>	<sup>5,6</sup>	<sup>5,6</sup>	<sup>5,6</sup>	35	10%
	Continuation and expansion of existing residential uses	1 acre	175	<sup>1,2,3</sup>	25	20	25	20	30	60%
	*Public Use	1 acre	175	<sup>1,2,3</sup>	25	20 <sup>4</sup>	25	20	30	60%
	*Temporary Use	Requirements specified by Planning Board								
*Essential services	1 acre	175	<sup>1,2,3</sup>	25	20 <sup>4</sup>	25	20	30	60%	

**NOTES:**

- <sup>1</sup> When a building fronts on a Town road, the minimum front setback shall be 60 feet from the street line.
- <sup>2</sup> When a building fronts on a county road, the minimum front setback shall be 75 feet from the street line.
- <sup>3</sup> When a building fronts on a state road other than State Route 332, the minimum front setback shall be 100 feet from the street line. If the building fronts State Route 332, the front setback shall be 150 feet from the street line.
- <sup>4</sup> Side yard setback shall be at least 100 feet when adjacent to a residential district.

- <sup>5</sup> There shall be a minimum distance of not less than 100 feet between any new or expanded structure and any property line or street line of the subject property.
- <sup>6</sup> There shall be a minimum distance of not less than 200 feet between any new or expanded structure containing fur-bearing animals, swine, fowl or litter and any property line or street line of the subject property.
- <sup>7</sup> These restrictions do not apply to any generally accepted agricultural or farming activities occurring within an established Ontario County Agricultural District.

CANANDAIGUA CODE

Zoning Schedule – CC District

[Amended 9-19-2006 by L.L. No. 7-2006; 6-17-2008 by L.L. No. 2-2008; 9-1-2009 by L.L. No. 2-2009; amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I)]

Zone District	Permitted Uses *Permitted Special Use Permit Only	Minimum Lot Size Area (square feet/acre)	Minimum Lot Width (feet)	Minimum Setback Requirements					Maximum Principal Use Building Height (feet)	Maximum Building Coverage On Lot
				Principal Building			Accessory Building			
				Front <sup>2</sup>	Rear	Side <sup>1</sup>	Rear	Side		
CC Community Commercial	Shopping centers, plazas	10 acres	500	200	40	20	30	30	35	50%
	Vehicle sales, lease and rentals	2 acres	200	100	40	20	30	20	35	50%
	Offices of business, professional or financial organizations	1 acre	175	100	40	20	30	20	35	35%
	Theaters, concert halls, etc.	1 acre	175	100	40	20	30	20	35	35%
	Newspaper printing including job printing	1 acre	175	100	40	20	30	20	35	35%
	Stores selling convenience groceries (meats, baked goods, etc.)	1 acre	175	1,2,3	40	20 <sup>1</sup>	30	20	35	35%
	Antique shops	1 acre	175	1,2,3	25	20	25	20	30	60%
	Woodworking shops	1 acre	175	1,2,3	40	20 <sup>1</sup>	30	20	35	35%
	Lawn and garden shops	1 acre	175	1,2,3	40	20 <sup>1</sup>	30	20	35	35%
	Hair styling shops	1 acre	175	1,2,3	40	20 <sup>1</sup>	30	20	35	35%
	Real estate branch offices	1 acre	175	1,2,3	40	20 <sup>1</sup>	30	20	35	35%
	Insurance branch offices	1 acre	175	1,2,3	40	20 <sup>1</sup>	30	20	35	35%
	Small engine repair	1 acre	175	1,2,3	40	20 <sup>1</sup>	30	20	35	35%
	Financial services	1 acre	175	1,2,3	40	20 <sup>1</sup>	30	20	35	35%
	Restaurants	1 acre	175	1,2,3	40	20 <sup>1</sup>	30	20	35	35%
	Continuation and expansion of existing Agricultural Uses and Structures <sup>7</sup>	-	-	5,6	5,6	5,6	5,6	5,6	35	10%
	Continuation and expansion of existing residential uses <sup>7</sup>	1 acre	175	1,2,3	40	20 <sup>1</sup>	30	20	35	35%
	Gift shops, tourist shops, clothing, furniture, sporting goods, grocery and liquor stores	1 acre	175	1,2,3	40	20 <sup>1</sup>	30	20	35	35%
Laundromats and dry cleaners	1 acre	175	1,2,3	40	20 <sup>1</sup>	30	20	35	35%	
Building supply, farm equipment stores, truck garden nurseries	1 acre	175	1,2,3	40	20 <sup>1</sup>	30	20	35	35%	

ZONING

Zone District	Permitted Uses *Permitted Special Use Permit Only	Minimum Lot Size (square feet/acre)	Minimum Lot Width (feet)	Minimum Setback Requirements					Maximum Principal Use Building Height (feet)	Maximum Building Coverage On Lot	
				Principal Building			Accessory Building				
				Front <sup>2</sup>	Rear	Side <sup>1</sup>	Rear	Side			
CC Community Commercial (cont)	Electrical, heating, plumbing or woodworking shops	1 acre	175	1,2,3	40	20 <sup>1</sup>	30	20	35	35%	
	Assembling, converting, altering, finishing, cleaning or any other processing of products	2 acres	200	1,2,3	40	20 <sup>1</sup>	30	20	35	35%	
	Produce markets	1 acre	175	1,2,3	40	20 <sup>1</sup>	30	20	35	35%	
	Funeral parlors	1 acre	175	1,2,3	40	20 <sup>1</sup>	30	20	35	35%	
	Bowling alley, billiard hall or indoor skating ring, indoor commercial recreation	2 acres	175	1,2,3	40	20 <sup>1</sup>	30	20	35	35%	
	Combination of residential and business uses	2 acres	200	1,2,3	40	20 <sup>1</sup>	30	20	35	35%	
	Essential services and public utilities	1 acre	175	100	40	20	30	20	35	35%	
	Car wash establishments	1 acre	175	100	40	20	30	20	35	35%	
	Rental of trucks, trailers, etc.	1 acre	175	100	40	20	30	20	35	35%	
	Motel or hotel	1 acre	175	100	40	20	30	20	35	35%	
	Farm and craft markets	2 acres	200	1,2,3	40	20 <sup>1</sup>	30	20	35	35%	
	*Motor vehicle service stations and auto repair shops	1 acre	175	100	40	20	30	20	35	35%	
	*Fast food service restaurant	1 acre	175	100	40	20	30	20	35	35%	
	*Research, engineering and light manufacturing	2 acres	200	1,2,3	40	20 <sup>1</sup>	30	20	35	35%	
	*Personal wireless communications facilities	4 acres	—	—	Height of tower plus 20 feet			—	—	200	—
	*Public Use	1 acre	175	100	40	20	30	20	35	35%	
	*Temporary Use	Requirements specified by Planning Board									

**NOTES:**

<sup>1</sup> Side yard shall be at least 100 feet when adjacent to a residential district.

<sup>2</sup> When a building fronts on a state road, the minimum front setback shall be 100 feet from the street line. If the building fronts on State Route 332, the front setback shall be 150 feet from the street line of said road.

<sup>3</sup> When a building fronts on a Town road, the minimum front setback shall be 60 feet from the street line.

<sup>4</sup> When a building fronts on a county road, the minimum front setback shall be 75 feet from the street line.

<sup>5</sup> There shall be a minimum distance of not less than 100 feet between any new or expanded structure and any property line or street line of the subject property.

<sup>6</sup> There shall be a minimum distance of not less than 200 feet between any new or expanded structure containing fur-bearing animals, swine, fowl or litter and any property line or street line of the subject property.

## CANANDAIGUA CODE

<sup>7</sup>These restrictions do not apply to any generally accepted agricultural or farming activities occurring within an established Ontario County Agricultural District

## ZONING

### Zoning Schedule – RB-1 District

[Amended 9-19-2006 by L.L. No. 7-2006; 6-17-2008 by L.L. No. 2-2008; 9-1-2009 by L.L. No. 2-2009; amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I)]

Zone District	Permitted Uses *Permitted Special Use Permit Only	Minimum Lot Size Area (square feet/acre)	Minimum Lot Width (feet)	Minimum Setback Requirements					Maximum Principal Use Building Height (feet)	Maximum Building Coverage On Lot
				Principal Building			Accessory Building			
				Front	Rear	Side	Rear	Side		
<b>RB-1 Restricted Business</b>	Offices of business, professional or financial organizations, of individuals, civic, social, fraternal and other nonprofit organizations	40,000 SF	150	1,2,3,4	40	15	25	15	35	50%
	Laboratories and research facilities	40,000 SF	150	1,2,3,4	40	15	25	15	35	50%
	Medical and dental facilities	40,000 SF	150	1,2,3,4	40	15	25	15	35	50%
	Essential services <sup>5</sup>	40,000 SF	150	1,2,3,4	40	15	25	15	35	50%
	Commercial art galleries	40,000 SF	150	1,2,3,4	40	15	25	15	35	50%
	*Additional commercial uses	40,000 SF	150	1,2,3,4	40	15	25	15	35	50%
	*Day-care centers and nursery schools	40,000 SF	150	1,2,3,4	40	15	25	15	35	50%
	*Funeral homes and mortuaries	40,000 SF	150	1,2,3,4	40	15	25	15	35	50%
	*Public Use	1 acre	175	100	40	20	30	30	35	35%
*Temporary Use	Requirements specified by Planning Board									

**NOTES:**

- <sup>1</sup> When building fronts on a Town road, the minimum front setback shall be 60 feet from the street line.
- <sup>2</sup> When building fronts on a county road, the minimum front setback shall be 75 feet from the street line.
- <sup>3</sup> When a building fronts on State Route 332, the minimum front setback shall be 150 feet from the street line.
- <sup>4</sup> When a building fronts on a state route other than State Route 332, the minimum front setback shall be 100 feet from the street line.

- <sup>5</sup> Essential services, including exchanges and public utility offices, but not including power (substation) plants, maintenance buildings, storage yards, transformer stations, substations or gas regulator stations, are permitted in this district. Essential services, excluding power plants and maintenance buildings, are permitted by special use permit only.

CANANDAIGUA CODE

Zoning Schedule – LI District

[Amended 9-19-2006 by L.L. No. 7-2006; 6-17-2008 by L.L. No. 2-2008; 9-1-2009 by L.L. No. 2-2009; amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I)]

Zone District	Permitted Uses *Permitted Special Use Permit Only	Minimum Lot Size Area (square feet/acre)	Minimum Lot Width (feet)	Minimum Setback Requirements					Maximum Principal Use Building Height (feet)	Maximum Building Coverage On Lot
				Principal Building			Accessory Building			
				Front	Rear	Side	Rear	Side		
LI Limited Industrial	Scientific/engineering	1 acre	175	1,2,3	50	40	40	25	48	40%
	Engineering design	1 acre	175	1,2,3	50	40	40	25	48	40%
	Manufacturing/assembly	5 acres	250	1,2,3	60	50	40	25	48	40%
	Light manufacturing and assembly	1 acre	175	1,2,3	60	30	30	20	35	35%
	Testing/repairing	1 acre	175	1,2,3	50	40	40	20	35	40%
	Support services	1 acre	175	1,2,3	50	40	50	20	35	35%
	Offices associated with permitted activities	1 acre	175	1,2,3	60	30	30	20	35	35%
	Administrative, educational facilities	1 acre	175	1,2,3	—	—	—	—	35	—
	Warehouse facilities	1 acre	175	1,2,3	60	30	30	20	35	35%
	Continuation and expansion of existing Agricultural Uses and Structures	-	-	4,5	4,5	4,5	4,5	4,5	35	10%
	Continuation and expansion of existing residential uses	1 acre	175	60	40	25	20	20	35	20%
	*Office buildings for executive, engineering and administrative purposes	1 acre	175	1,2,3	60	30	30	20	35	35%
	*Commercial storage buildings	1 acre	175	1,2,3	60	30	30	20	35	35%
	*Wholesale operations of building materials	1 acre	175	1,2,3	60	30	30	20	35	35%
	*Essential services	1 acre	175	1,2,3	60	30	30	20	35	35%
	*Produce markets	1 acre	175	1,2,3	60	30	30	20	35	35%
	*Farm and craft markets	1 acre	175	1,2,3	60	30	30	20	35	35%
	*Antique shops	1 acre	175	1,2,3	60	30	30	20	35	35%
	*Private or commercial airstrips	5 acres	250	1,2,3	75	80	50	25	48	10%
	*Personal wireless communication facilities	4 acres	—	Height of tower plus 20 feet			—	—	200	—
*Public Use	1 acre	175	100	40	20	30	20	35	35%	

## ZONING

Zone District	Permitted Uses *Permitted Special Use Permit Only *Temporary Use	Minimum Lot Size Area (square feet/acre)	Minimum Lot Width (feet)	Minimum Setback Requirements					Maximum Principal Use Building Height (feet)	Maximum Building Coverage On Lot
				Principal Building			Accessory Building			
				Front	Rear	Side	Rear	Side		
Requirements specified by Planning Board										

**NOTES:**

- <sup>1</sup> When building fronts on a Town road, the minimum front setback shall be 60 feet from the street line.
- <sup>2</sup> When building fronts on a county road, the minimum front setback shall be 75 feet from the street line.
- <sup>3</sup> When building fronts on a state road, the minimum setback shall be the average of the corresponding setbacks for the three adjacent developed sites on each side of the subject lot as measured from the edge of the right-of-way.

- <sup>4</sup> There shall be a minimum distance of not less than 100 feet between any new or expanded structure and any property line or street line of the subject property.
- <sup>5</sup> There shall be a minimum distance of not less than 200 feet between any new or expanded structure containing fur-bearing animals, swine, fowl or litter and any property line or street line of the subject property.
- <sup>6</sup> These restrictions do not apply to any generally accepted agricultural or farming activities occurring within an established Ontario County Agricultural District.

CANANDAIGUA CODE

Zoning Schedule – I District

[Amended 9-19-2006 by L.L. No. 7-2006; 3-20-2007 by L.L. No. 3-2007; 6-17-2008 by L.L. No. 2-2008; 9-1-2009 by L.L. No. 2-2009; 6-28-2010 by L.L. No. 3-2010; 4-18-2011 by L.L. No. 4-2011]

Zone District	Permitted Uses *Permitted Special Use Permit Only	Minimum Lot Size Area (square feet/acre)	Minimum Lot Width (feet)	Minimum Setback Requirements					Maximum Principal Use Building Height (feet)	Maximum Building Coverage On Lot
				Principal Building			Accessory Building			
				Front	Rear	Side	Rear	Side		
<b>I Industrial</b>	Uses permitted in the LI District	Refer to Zoning Schedule for LI District								
	Warehouse/storage facilities	1 acre	175	1,2,3	50	25	40	25	48	30%
	Manufacturing assembly	5 acres	250	1,2,3	50	80	50	80	48	40%
	Lumberyards	2 acres	200	1,2,3	50	40	50	25	48	30%
	Motor vehicle service and repair stations	2 acres	200	1,2,3	50	40	25	25	35	30%
	Machine and sheet metal shops; press operations	1 acre	175	1,2,3	50	25	40	25	48	30%
	Building materials yards, excluding concrete plants	2 acres	200	1,2,3	50	40	50	25	48	40%
	Printing, publishing and bookbinding	1 acre	175	1,2,3	50	25	40	25	35	30%
	Construction company/contractor storage yard	3 acres	225	1,2,3	40	25	20	20	35	30%
	Public utilities	2 acres	200	1,2,3	50	40	50	25	35	30%
	Bottling plants, dairies, carpet cleaning and other cleaning and dyeing plants, laundries photocopying and blueprinting	1 acre	175	1,2,3	50	25	40	25	48	30%
	Automobile or manufactured home sales	2 acres	200	1,2,3	50	40	25	25	35	30%
	Sales of modular homes and recreational vehicles	2 acres	200	1,2,3	50	40	25	25	35	40%
	Upholstering, welding and monument works	1 acre	175	1,2,3	25	40	25	35	30	30%
	*All uses permitted by special use permit in the LI District	Refer to Zoning Schedule for LI District								
	*Junkyards	10 acres	400	1,2,3	75	80	50	25	25	30%
*Concrete plants	3 acres	225	1,2,3	40	25	20	20	35	30%	
*Truck and freight terminals	3 acres	225	1,2,3	40	25	20	20	35	30%	

## ZONING

### NOTES:

- <sup>1</sup> When building fronts on a Town road, the minimum front setback shall be 60 feet from the street line.
- <sup>2</sup> When building fronts on a county road, the minimum front setback shall be 75 feet from the street line.
- <sup>3</sup> When building fronts on a state road, the minimum front setback shall be 150 feet measured from the street line.

- <sup>3</sup> When a building fronts on State Route 332, the minimum front setback shall be 150 feet from the street line.
- <sup>4</sup> When a building fronts on a state road other than State Route 332, the minimum front setback shall be 100 feet from the street line.

CANANDAIGUA CODE

**Zoning Schedule – PUD District**

[Amended 9-19-2006 by L.L. No. 7-2006; 9-1-2009 by L.L. No. 2-2009; amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I)]

Zone District	Permitted Uses *Permitted Special Use Permit Only	Minimum Lot Size Area (square feet/acre)	Minimum Lot Width (feet)	Minimum Setback Requirements					Maximum Principal Use Building Height (feet)	Maximum Building Coverage On Lot (%)
				Principal Building			Accessory Building			
				Front	Rear	Side	Rear	Side		
<b>PUD Planned Unit Development</b>	See Chapter 157 of the Code of the Town of Canandaigua for all development regulations pertaining to this district. <sup>1</sup>									

**NOTE:**

<sup>1</sup> All units must be connected to both public sewer and water at time of occupancy.