

ZONING

275 Attachment 1

City of Rochester

Table 18-A Residential Uses
[Amended 4-4-2017; at time of adoption of Code (see Ch. 1, General Provisions, Art. II)]

LEGEND

P = Permitted Use

C = Conditional Use

E = Use Allowed by Special Exception

Residential Uses	Residential Districts				Commercial Districts			Industrial Districts		Special		Criteria/Conditions
	R1	R2	AG	NMU	DC	OC	HC	GI	RI	HS	AS	Reference
Apartment, accessory (accessory use)	E	P	P	P	P	P	P	—	—	E	—	Article 21 and 23
Apartment, in-law	P	P	P	P	P	P	P	—	—	—	—	
Apartment, security	—	P	—	P	P	P	P	P	P	P	P	Articles 2 and 23
Assisted living facility	—	C	C	C	C	C	C	—	—	C	—	Article 21
Boardinghouse	—	—	—	—	E	—	—	—	—	—	—	
Community residence-1	—	E	E	—	E	E	E	—	E	E	—	Article 22
Community residence-2	—	—	E	—	—	E	—	—	E	E	—	Article 22
Conservation subdivision	C	C	C	—	—	C	C	—	—	—	—	Articles 21 and 33
Dwelling, apartments (apartment/mixed-use building)	—	—	—	P	P	C	P	—	—	—	—	Article 21
Dwelling, multifamily development	—	P	—	—	C	—	P	—	—	—	—	Articles 20 and 22
Dwelling, multifamily	—	P	—	—	C	—	P	—	—	—	—	
Dwelling, single-family	P	P	P	P	P	P	P	—	—	P	—	
Dwelling, two-family	—	P	P	P	P	P	P	—	—	—	—	Articles 21 and 33
Flag lots	—	C	C	—	—	—	—	—	—	C	—	Article 21
Home occupation-1 (accessory use)	P	P	P	P	P	P	P	—	—	P	—	Article 24
Home occupation-2 (accessory use)	P	P	P	P	P	P	P	—	—	P	—	Articles 22 and 24

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Residential Uses	Residential Districts				Commercial Districts			Industrial Districts		Special		Criteria/Conditions
	R1	R2	AG	NMU	DC	OC	HC	GI	RI	HS	AS	Reference
Home occupation-3 (accessory use)	—	E	E	P	P	P	P	—	—	E	—	Articles 22 and 24
Manufactured housing unit on own lot	—	—	P	—	—	—	—	—	—	—	—	Articles 20 and 21
Nursing home	—	—	C	—	—	C	—	—	—	P	—	Articles 20 and 21
Outdoor wood-fired hydronic heater	—	—	P	—	—	—	—	—	—	—	—	Article 20
Porkchop subdivision	—	—	C	—	—	—	—	—	—	—	—	Article 21
Residential facility	—	—	E	—	—	E	—	—	E	E	—	Article 22
Senior housing	—	P	C	C	C	C	—	—	—	—	—	Article 21
Temporary structure	P	P	P	P	P	P	P	P	P	P	P	Article 20
Zero lot line development	C	C	C	—	—	C	C	—	—	—	—	Article 33

ZONING

275 Attachment 2

City of Rochester

**Table 18-B Sales-Service-Office-Institutional Uses
[Amended 9-4-2018]**

LEGEND

P = Permitted Use

C = Conditional Use

E = Use Allowed by Special Exception

Sales-Service-Office-Institutional Uses	Residential Districts				Commercial Districts				Industrial Districts		Special		Criteria/Conditions
	R1	R2	NMU	AG	DC	OC	GR	HC	GI	RI	HS	AS	Reference
Adult day-care center	—	—	E	E	P	P	—	P	E	—	P	—	Article 22
Adult day-care home	—	E	E	E	P	P	—	P	—	—	P	—	Article 22
Adult-oriented establishment	—	—	—	—	—	—	—	—	—	C	—	—	Article 22
Agricultural building, reuse of existing	C	C	—	C	—	P	—		—	—	—	—	Article 22
Antique shop	—	C	P		P	P	P	P	—	—	—	—	Article 21
Artist studio	—	C	P	—	P	P	—	P	—	—	—	—	Article 21
Bank	—	—	C	—	P	P	P	P	—	—	—	—	Article 21
Convenience store	—	C	P	—	P	E	P	P	—	—	—	—	Article 21
Day care-1 (day-care residence)	P	P	P	P	P	P	—	P	—	—	P	—	
Day care-2 (day care - family)	—	E	P	E	P	P	—	P	—	—	P	—	Articles 20 and 21
Day care-3 (day-care center)	—	—	E	E	P	P	—	P	E	—	E	—	Article 22
Florist	—	—	P	—	P	—	P	P		—	—	—	
Funeral home	—	—	C	—	P	P	—	P	—	—	P	—	
Gas station	—	—	—	—	—	—	P	P	—	—		—	Articles 20 and 21
Grocery store	—	—	—	—	P		P	P	—	—		—	
Hospital	—	—	—	—	P	P	—	P	—	—	P	—	
House of worship	—	C	C	C	P	C	—	P	—	—	P	—	Article 21
Housing unit sales	—	—	—	—	—	—	—	P	P	—	—	—	
Laundry establishment-1	—	C	P	—	P	—	—	P	—	—	—	—	Article 21

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Sales-Service-Office-Institutional Uses	Residential Districts				Commercial Districts				Industrial Districts		Special		Criteria/Conditions
	R1	R2	NMU	AG	DC	OC	GR	HC	GI	RI	HS	AS	Reference
Laundry establishment-2	—	—	P	—	P	—	—	P	—	—	—	—	
Library	—	C	P	C	P	P	—	P	—	—	—	—	Article 21
Marina	—	—	—	—	—	—	—	P	—	—	—	—	
Museum	—	C	P	C	P	P	P	P	—	—	—	—	Article 21
Office	—	—	P	—	P	P	P	P	P	P	—	—	
Office, medical	—	—	C	—	P	P	P	P	C	—	P	P	Article 21
Office, professional	—	—	P	—	P	P	P	P	P	—	—	—	
Personal service establishment	—	—	P	—	P	P	P	P	—	—	—	—	
Retail sales (under 5,000 square feet)	—	—	P	—	P	E	P	P	—	—	—	—	
Retail sales (5,000 to 30,000 square feet)	—	—	—	—	P	—	P	P	—	—	—	—	
Retail sales (over 30,000 square feet)	—	—	—	—	—	—	P	P	—	—	—	—	
Retail service	—	—	C		P	P	P	P	—	—	—	—	Article 21
School, K-12	C	C	C	C	C	P	—	C	—	—	—	—	Article 21
School, other	—	C	C	C	P	P	—	P	C	—	—	—	Article 21
Secondhand shop	—	C	P	—	P	P	—	P	—	—	—	—	Article 21
Service establishment	—	—	C	—	C	—	P	C	P	—	—	—	Article 21
Shelter	—	—	—	—	E	E	—	P	E	E	E	—	
Small wind energy systems	P	P	P	P	P	P	P	P	P	P	P	P	Article 20
Vehicle sales, new	—	—	C	—	—	—	P	P	—	—	—	—	Articles 20 and 21
Vehicles sales, used	—	—	C	—	—	—	P	P	—	—	—	—	Article 20
Vehicle service	—	—	—	—	—	—	P	P	P	—	—	—	
Yard sale, commercial	—	—		—		—	—	C	—	—	—	—	Articles 20 and 22

ZONING

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City of Rochester

Table 18-C Food-Lodging-Public Recreation Uses

LEGEND

P = Permitted Use

C = Conditional Use

E = Use Allowed by Special Exception

Food-Lodging-Public Recreation Uses	Residential Districts				Commercial Districts				Industrial Districts		Special		Criteria/Conditions
	R1	R2	NMU	AG	DC	OC	GR	HC	GI	RI	HS	AS	Reference
Cafe	—	—	P	C	P	P	P	P	—	—	—	P	Article 21
Campground	—	—	—	E	—	—	—	—	—	E	—	—	Article 22
Caterer	—	—	P	—	P	P	—	P	P	P	—	—	
Club	—	—	C	—	P	P	—	P	—	—	—	—	Article 21
Community center	—	—	P	—	P	P	P	P	—	—	—	—	
Conference center	—	—	C	—	P	P	P	P	—	—	P	P	Article 21
Country club	—	—	—	C	—	—	P	E	—	C	—	—	Article 21
Food stand	—	—	E	—	E	E	P	E	E	E	E	E	Article 22
Function hall	—	—	—	—	P	P	P	P	—	—	—	—	
Golf course	—	—	—	P	—	—	P	—	—	P	—	—	Article 22
Health club	—	—	C	C	P	P	P	P	—	—	—	—	Article 21
Lodging, bed-and-breakfast	—	C	P	—	P	P	—	P	—	—	—	—	Article 21
Lodging, hotel	—	—	C	—	P	C	P	P	—	—	C	C	Article 21
Lodging, motel	—	—	—	—	—	—	P	P	—	—	—	C	Articles 20 and 21
Nightclub	—	—	—	—	E	—	P	P	—	—	—	—	
Recreation, indoor	—	—	C	—	C	C	P	P	—	C	—	—	Article 21
Recreation, outdoor	—	—	—	C	—	C	P	P	—	C	—	—	Article 21
Recreation, park	P	P	P	P	P	P	—	P		C	—	—	Article 21
Restaurant	—	—	P	—	P	C	P	P	—	—	—	P	Article 21
Restaurant, drive-through	—	—	—	—	P	—	P	P	—	—	—	—	
Tavern	—	—	C	—	P	—	P	P	—	—	—	P	Article 21
Theater/cinema (5,000 square feet or less)	—	—	P	—	P	P	P	P	—	—	—	—	Article 21
Theater/cinema (over 5,000 square feet)	—	—	—	—	C	—	P	P		—	—	—	Article 21

ZONING

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City of Rochester

Table 18-D Industrial-Storage-Transport-Utility Uses

LEGEND

P = Permitted Use

C = Conditional Use

E = Use Allowed by Special Exception

Industrial-Storage- Transport-Utility-Uses	Residential Districts				Commercial Districts				Industrial Districts		Special		Criteria/Conditions
	R1	R2	NMU	AG	DC	OC	GR	HC	GI	RI	HS	AS	Reference
Airport	—	—	—	E	—	—	—	—	—	—	—	P	Article 21
Contractor's storage yard	—	—	—	E	—	—	—	E	P	P	—	—	Articles 20 and 22
Distribution center	—	—	—	—	—	—	P	C	P	—	—	—	Article 21
Emergency services facility	—	—	—	—	C	C	—	C	C	—	P	—	Article 21
Fuel storage	—	—	—	—	—	—	P	E	E	—	—	—	Article 21
Helipad (accessory use)	—	—	—	E	—	E	P	E	P	P	P	P	Article 21
Industry, heavy	—	—	—	—	—	—	P	E	P	E	—	—	Article 21
Industry, light	—	—	—	—	—	—	P	P	P	—	—	—	Article 21
Industry, recycling	—	—	—	—	—	—	—	—	—	P	—	—	Articles 20 and 22
Junkyard	—	—	—	—	—	—	—	E	E	P	—	—	Articles 20 and 22
Laundry establishment-3	—	—	—	—	—	—	—	P	P	—	—	—	
Mini-warehouse	—	—	—	—	—	—	P	C	P	—	—	—	Articles 20 and 21
Monument production	—	—	C	—	—	C	—	P	P	P	—	—	Article 21
Parking lot	—	C	C	C	C	C	—	P	C	P	C	P	Article 21
Printing facility	—	—	C	—	—	P	P	P	P	—	—	—	
Recycling facility	—	—	—	—	—	—	—	E	E	P	—	—	Articles 20 and 22
Research and development	—	—	—	—	E	P	P	P	P	—	—	—	Article 21
Sawmill	—	—	—	—	—	—	—	—	E	—	—	—	Article 21
Sawmill, temporary (accessory use)	—	—	—	P	—	P	—	P	P	P	—	P	Article 23
Solid waste facility	—	—	—	—	—	—	—	—	—	P	—	—	Articles 20 and 22
Tank farm	—	—	—	—	—	—	P	C	P	—	—	—	

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Industrial-Storage- Transport-Utility-Uses	Residential Districts				Commercial Districts				Industrial Districts		Special		Criteria/Conditions
	R1	R2	NMU	AG	DC	OC	GR	HC	GI	RI	HS	AS	Reference
Trade shop	—	—	C	—	C	C	P	P	P	P	—	—	Article 21
Transportation service	—	—	C	—	C	—	P	P	C	C	—	—	Article 21
Truck terminal	—	—	—	—	—	—	P	—	C	C	—	—	Article 21
Utility - substation	E	E	E	E	E	C	E	P	P	P	E	E	Article 21
Utility - power generation	—	—	—	—	E	—	E	—	E	E	—	—	Article 21
Warehouse	—	—	C	—	C	C	P	P	P	C	—	C	Articles 20, 21 and 23
Wireless communications facility	—	—	—	E	E	E	P	E	P	P	E	E	Articles 20 and 22

ZONING

275 Attachment 5

City of Rochester

Table 18-E Agriculture-Animal Care-Land Oriented Uses

LEGEND

P = Permitted Use

C = Conditional Use

E = Use Allowed by Special Exception

Agriculture-Animal Care-Land Oriented Uses	Residential Districts				Commercial Districts				Industrial Districts		Special		Criteria/Conditions
	R1	R2	NMU	AG	DC	OC	GR	HC	GI	RI	HS	AS	Reference
Cemetery	—	—	—	E	—	E	—	—	—	—	P	—	Article 22
Earth, sand and gravel excavation/processing	—	—	—	E	—	E	E	C	—	E	—	—	Articles 20 and 22
Fair	—	—	—	—	—	—	—	—	—	—	—	—	Article 2
Farm	E	—	—	P	—	E	—	E	—	E	—	E	Articles 20 and 22
Farm, crops	E	E	—	P	—	P	—	P	P	P	—	P	Articles 20 and 22
Farmer's market (temporary)	—	—	P	—	P	P	P	P	P	P	P	P	Article 2
Kennel (commercial)	—	—	—	E	—	E	—	E	E	E	—	—	Article 22
Kennel (private)	—	—	—	E	—	—	—	—	—	—	—	—	Article 22
Landscaping materials	—	—	—	C	C	—	—	C	P	C	—	—	
Plant nursery	—	—	C	P	C	P	P	P	—	P	—	—	
Roadside farm stand	—	—	C	P	P	P	E	E	—	E	—	—	Article 22
Stable, commercial	—	—	—	P	—	E	—	E		P	—	—	Articles 20 and 22
Veterinary clinic	—	—	C	E	—	P	P	P	C	P	—	—	Articles 20 and 22