

ZONING

850 Attachment 2

City of Canandaigua

ZONING SCHEDULE I⁸

[Amended 6-9-1988 by Ord. No. 88-4; 5-11-1989 by Ord. No. 89-9; 3-3-1994 by Ord. No. 94-001; 11-19-1998 by Ord. No. 98-012; 4-7-2005 by Ord. No. 2005-004; 4-6-2006 by Ord. No. 2006-004; 10-2-2008 by Ord. No. 2008-017; 11-5-2009 by Ord. No. 2009-010; 6-3-2010 by Ord. No. 2010-006]

Zone District and Use	Lot Area ^{1,10} (square feet)	Width (feet)	Depth (feet)	Maximum Coverage on Lot (percent)	Maximum Number of Stories	Maximum Height (feet)	Minimum Yards ¹⁶ (feet)			
							Front ^{11,12}	Side		Rear
								Minimum	Total	
R-1A SINGLE-FAMILY DISTRICT										
Single-family attached	10,000	55	175	25%	2 1/2	35	35	0	15	75
Single-family detached	17,000	85	175	20%	2 1/2	35	35	12	30	75
Public and semipublic uses*	20,000	100	200	20%	2 1/2	35	35	15	35	75
R-1B SINGLE-FAMILY DISTRICT										
Single-family attached	6,500	55	125	30%	2 1/2	35	25	0	8	30
Single-family detached and residential conversion*	10,000	75	125	25%	2 1/2	35	25	8	16	30
Hospitals, nursing homes, and charitable uses*	1 acre	150	150	30%	2 1/2	35 ²	35	15	35	50
Social halls, fraternal organizations, and public and semipublic uses*	16,000	90	150	20%	2 1/2	35	35	15	35	50
R-2 TWO-FAMILY DISTRICT										
Single-family attached	6,000	55	100	35%	2 1/2	35	20	0	8	25
Single-family detached	6,000	60	100	35%	2 1/2	35	25	8	16	25
Two-family residential	9,000	75	100	35%	2 1/2	35	25	8	20	25
Social halls, fraternal organizations, and public and semipublic uses*	12,000	90	100	25%	2 1/2	35	35	10	25	25
Rooming houses*	10,000	75	125	25%	2 1/2	35	25	10	25	50
R-3 MULTIFAMILY DISTRICT										
Single-family attached and single-family detached	6,000	55	100	35%	2 1/2	35	20	0	8	25
Multifamily residential	1 acre	125	125	25%	3	40	30	15	35	50
Residential conversions*	9,000	75	100	35%	2 1/2	35	25	8	20	25
High-rise apartments*	1 acre	150	150	40%	5	50	35	35	70	35
Dormitories and fraternity houses*	15,000	100	150	25%	2 1/2	35	35	15	35	35
Day-care center	10,000	75	125	25%	2 1/2	35	25	10	25	50
Townhouses*	1,500	18	70	50%	2 1/2	35	10	-	-	30
Senior apartments	1 acre	125	125	25%	3	40	40	15	35	75

*Indicated uses permitted only by Special Permit.

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Zone District	Lot Area ^{1,10} (square feet)	Width (feet)	Depth (feet)	Maximum Coverage on Lot (percent)	Maximum Number of Stories	Maximum Height (feet)	Minimum Yards ¹⁶ (feet)			
							Front ^{11,12}	Side		Rear
								Minimum	Total	
M-H MOBILE HOME PARK DISTRICT										
Mobile home parks	5 acres	200	200	25%	1	25	50	25	50	25
R-I RESIDENTIAL/INSTITUTIONAL										
Single-family attached	6,000	55	100	35%	2 1/2	35	20	0	8	25
Single-family detached, tourist homes,* and offices*	10,000	75	125	25%	2 1/2	35	25	8	16	50
Hospitals, nursing homes, charitable and philanthropic uses	12,000	90	100	25%	2 1/2	35	25	10	25	25
Mortuaries*	20,000	100	175	20%	2 1/2	35	35	15	35	35
Day-care centers*	12,000	90	100	25%	2 1/2	35	25	15	35	50
H-R HEALTH RELATED										
Hospitals, nursing homes and clinics	5 acres	300	500	20%	3 ²	40 ²	50	25	50	75
Medical and health-related offices and medical laboratories	18,000	90	200	20%	2 1/2	35	35	15	35	50
Enriched housing facilities and adult care homes	1 acre	125	200	20%	2 1/2	35	40	15	35	75
Ambulance service	20,000	100	200	20%	2 1/2	35	35	15	35	50
Public and semipublic uses*	20,000	100	200	20%	2 1/2	35	35	15	35	50
Senior apartments*	3 acres	200	250	25%	3	40	40	15	35	75
Business and professional offices (not health related)*	12,000	90	125	20%	2 1/2	35	35	12	30	50
Day-care facilities, adult and child (in freestanding buildings)*	1 acre	125	200	20%	2 1/2	35	40	15	35	75
C-1 RESTRICTED COMMERCIAL DISTRICT										
Local retail and service establishments	5,000	50	75	40%	2	30	20	10	20	10
Public and semipublic uses*	12,000	90	100	25%	2 1/2	35	35	10	25	25
C-2 CENTRAL BUSINESS DISTRICT										
C-2A Main Street All permitted retail and service uses and special permit uses	—	—	—	—	3	40	—	—	—	10
C-2B Side Streets All permitted retail and service uses and special permit uses	3,000	40	60	70%	3	40	3	5	15	20
C-3 HEAVY COMMERCIAL DISTRICT										
Community retail and service establishments, heavy commercial uses, light manufacturing uses, and offices	10,000	75	100	50%	4	45	30	10 ³	25	20

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Zone District	Lot Area ^{1,10} (square feet)	Width (feet)	Depth (feet)	Maximum Coverage on Lot (percent)	Maximum Number of Stories	Maximum Height (feet)	Minimum Yards ¹⁶ (feet)			
							Front ^{11,12}	Side		Rear
								Minimum	Total	
Hotels and motels	20,000	125	175	20%	3	40	30	15	35	20
Motor vehicle service stations*	30,000	200	150	20%	1 1/2	18	25	25	50	35
Drive-through restaurants	25,000	125	175	20%	1 1/2	18	30	25	50	35
Major commercial developments*	2 acres	200	200	20%	2	30	75	25	50	50
Animal hospitals, kennels and pounds*	20,000	125	175	20%	1 1/2	18	30	25	50	50
Commercial storage units*	20,000	125	175	20%	1	18	50	15	35	20
Public and semipublic uses*	16,000	90	150	20%	2 1/2	35	30	10	25	30
C-L COMMERCIAL LAKEFRONT DISTRICT										
All permitted commercial lakefront retail and service uses and special permit uses	12,000	100	125	50%	3	40	⁵	⁵	20	50
P-R PARKS/RECREATION DISTRICT										
Permitted recreational complexes and facilities	10,000	75	100	25%	2	30	35	10	25	30
Hotels*	3 acres	250	250	25%	7	75	50	1x height		0.75 x height
Conference center*	2 acres	250	250	25%	3	35	50	25		25
Performing arts centers*	10 acres	450	1,000	30%	7	75	50	1x height		0.75 x height
R-L RESIDENTIAL LAKEFRONT DISTRICT										
Single-family attached	6,000	55	100	35%	2 1/2	35	20	0	8	25
Single-family detached	19,000	125	150	35%	3	35	35	20	40	25
Two-family residential	23,000	150	150	35%	2 1/2	35	35	20	40	25
Clubhouses and public and semipublic uses*	12,000	90	100	25%	2 1/2	35	35	20	40	25
Multifamily residential (7 or more units)	1 acre	125	125	25%	3 ⁹	40 ⁹	35	20	40	50
Multifamily residential (3 to 6 units)	22,000	100	100	25%	2 1/2	35	35	20	40	30
High-rise apartments*	1 acre	150	150	40%	6 ⁹	60 ⁹	35	35	70	50
Day-care centers*	10,000	75	125	25%	2 1/2	35	35	20	40	50
Townhouses*	1,500	18	70	50%	2 1/2	35	10	—	—	30
R-O RESIDENTIAL OFFICE DISTRICT										
Single-family attached	6,000	55	100	35%	2 1/2	35	20	0	8	25
Single-family detached	6,000	60	100	35%	2 1/2	35	25	8	16	25
Two-family residential	9,000	75	100	35%	2 1/2	35	25	8	20	25
Office and permitted commercial uses	10,000	75	125	25%	2 1/2	35	25	10 ⁴	20	25
Convenience stores*	15,000	125	125	20%	1 1/2	18	25	25	50	35

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Zone District	Lot Area ^{1,10} (square feet)	Width (feet)	Depth (feet)	Maximum Coverage on Lot (percent)	Maximum Number of Stories	Maximum Height (feet)	Minimum Yards ¹⁶ (feet)			
							Front ^{11,12}	Side		Rear
								Minimum	Total	
Social halls, fraternal organizations, public and semipublic uses*	12,000	90	100	25%	2 1/2	35	35	10	25	25
Rooming houses*	10,000	75	125	25%	2 1/2	35	25	10	25	35
Dormitories and fraternity houses*	15,000	100	150	25%	2 1/2	35	35	15	35	35
Health care facilities, charitable uses*	12,000	90	100	25%	2 1/2	35	25	10	25	25
Day-care center*	10,000	75	125	25%	2 1/2	35	25	10	25	50
Mortuaries*	20,000	100	175	20%	2 1/2	35	35	15	35	35
Combined residential and nonresidential uses within same building*	10,000	75	125	25%	2 1/2	35	25	10 ⁴	20	25
M MANUFACTURING DISTRICT										
Light industrial uses and laboratories	20,000	100	175	50%	3	40 ⁶	40 ⁷	15	30	30
Wholesale, storage, and distribution facilities	1 acre	150	200	50%	3	40 ⁶	40 ⁷	15	30	30
BH BOATHOUSE										
Boathouse	NA	6 ¹³	13 ¹⁴	NA	1	15 ¹⁵	NA	NA	NA	NA

NOTES:

- * Indicates uses permitted only by special permit.
- ¹ Indicates minimum area required for dwelling units for all residential uses.
- ² Hospitals may exceed the height limit for the district up to a total of 50 feet. Front, rear, and side yard requirements shall be increased one foot for each foot by which the proposed building exceeds the height limit established for the district.
- ³ When proposed use abuts a residential zone a minimum side yard of 30 feet shall be required.
- ⁴ Minimum side yard on street: The side wall of a nonresidential primary structure in the Residential Office District shall be set back from the right-of-way line of the street as follows: Major street or arterial street — 20 feet. Minor or local street — 17 feet. Where the side yard does not abut a street, a primary structure shall be set back at least 10 feet from the side property line and at least 20 feet from any adjacent building, whichever is greater, provided that the exterior wall covering on a combustible wall is noncombustible. If the exterior wall and covering are combustible, the minimum setback shall be 15 feet from the property line, and at least 25 feet from any adjacent building.
- ⁵ No front yard shall be required for any structure in the C-L Zone District. No front yard in the C-L District shall be used as a parking area. Buildings on adjacent lots in the C-L District may have a common party wall on one side of each building, provided that a distance separation of 40 feet shall be maintained between adjacent buildings on the opposite side of each building.
- ⁶ Building height in the Manufacturing District may exceed 40 feet. In such instances minimum front, side, and rear yard requirements shall be increased by one foot for each foot the building height exceeds 40 feet.
- ⁷ Where the proposed use abuts a residential zone, minimum front, rear and side yards shall be increased by 20 feet.
- ⁸ Where any permitted uses are not listed in Schedule I under a particular zone district, the conditions of the immediate prior listing for that use shall govern. When any use variance is granted, the Zoning Board of Appeals shall, as part of its decision, determine the Schedule I requirements for the nonconforming use on a case-by-case basis.
- ⁹ The maximum height of structures in the Residential Lakefront District shall be 1/2 of the distance from the building front to Canandaigua Lake or Muar Lake breakwall or shoreline up to a maximum height of 60 feet.
- ¹⁰ Single-family attached dwellings shall only be permitted in developments with a minimum total acres of five acres.
- ¹¹ For these purposes, open porches and front steps shall not be considered part of the primary structure and may encroach into the front yard setback up to 10 feet.
- ¹² Residential garages shall be set back from the front of the primary structure a minimum of 2 feet.
- ¹³ The maximum width of a boathouse shall be 23 feet.
- ¹⁴ The maximum length of a boathouse shall be 32 feet, including all outside decks and platforms.
- ¹⁵ Boathouse height shall be measured from the surface of the adjacent boardwalk to the peak of the roof.
- ¹⁶ In circumstances where there exists commonly owned, open space between private building lots, the width of that common land may be used to satisfy the setback requirement. The width of the common land shall be measured from the subject property line to the nearest property line beyond the common land.

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ZONING

Schedule I: Mixed Use - Low Density (MU-1)

Use	Lot Area (minimum) (square feet)	Minimum Width (feet)	Minimum Depth (feet)	Maximum Coverage on Lot (percent)	Minimum Height (feet) ^B	Maximum Height (feet) ^B	Minimum Setback Requirements (feet)			
							Front	Side		Rear
								Minimum	Total	
Personal services and retail shopping uses	5,000	50	75	50%	20	45	25	10	20	35
Mixed primary uses (retail, office, residential, etc.)	10,000	75	125	50%	20	60	25	10	25	25
Tourist homes/bed-and-breakfasts	10,000	75	125	35%	35	45	25	10	25	30 (40) ^A
Day-care center**	10,000	75	125	35%	20	45	25	10	25	50
Business and professional offices	10,000	75	125	35%	20	45	25	10	25	25
Public, semipublic, uses**	16,000	90	150	35%	20	45	25	10	25	30
Single-family residential	6,500	65	90	35%	35	45	25	10	16	25
Two-family residential	9,000	75	100	35%	35	45	25	10	25	25
Multifamily residential (7 or more units)	1 acre	150	150	35%	35	60	25	20	40	50
Multifamily residential (3 to 6 units)	22,000	125	150	35%	35	45	25	15	35	30

NOTES:

Multistory structures in the Mixed Use — Low Density (MU-1) are limited to a footprint of 10,000 square feet with the footprint of all other structures limited to 5,000 square feet.

^A If located adjacent to a designated historic structure or single-family home.

^B Minimum and maximum height restrictions apply to new commercial construction only.

* Special use permit

** Special use permit - renewable

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Schedule I: Mixed Use - Medium Density (MU-2)

Use	Lot Area (minimum) (square feet)	Minimum Width (feet)	Minimum Depth (feet)	Maximum Coverage on Lot (percent)	Minimum Height (feet) ^B	Maximum Height (feet) ^B	Minimum Setback Requirements (feet)			
							Front	Side		Rear
								Minimum	Total	
Personal services and retail shopping uses	5,000	50	75	85%	20	45	25	10	20	35
Mixed primary uses (retail, office, residential, etc.)	10,000	75	125	85%	20	60	25	10	25	25
Tourist homes/bed-and-breakfasts	10,000	75	125	35%	30	45	25	10	25	30 (40) ^A
Day-care center**	10,000	75	125	35%	20	45	25	10	25	50
Business and professional offices	10,000	75	125	85%	20	45	25	10	25	25
Public and semipublic uses**	16,000	90	150	35%	20	45	25	10	25	30
Major commercial development*	1 acre	150	150	50%	20	60	25	15	35	35
Drive-through banks and pharmacies*	25,000	125	150	35%	20	45	25	10	25	25
Single-family residential	6,500	65	90	35%	30	45	25	10	16	25
Two-family residential	9,000	75	100	35%	30	45	25	10	25	25
Multifamily residential (7 or more units)	1 acre	150	150	35%	30	60	25	20	40	50
Multifamily residential (3 to 6 units)	22,000	125	150	35%	30	45	25	15	35	30

NOTES:

Multi-story structures in the Mixed Use — Medium Density (MU-2) are limited to a footprint of 15,000 square feet with the footprint of all other structures limited to 5,000 square feet.

^A If located adjacent to a designated historic structure or single-family home.

^B Minimum and maximum height restrictions apply to new commercial construction only.

* Special use permit

** Special use permit - renewable

ZONING

Schedule I: Mixed Use - High Density (MU-3)

Use	Lot Area (minimum) (square feet)	Minimum Width (feet)	Minimum Depth (feet)	Maximum Coverage on Lot (percent)	Minimum Height (feet) ^B	Maximum Height (feet) ^B	Minimum Setback Requirements (feet)			
							Front	Side		Rear
								Minimum	Total	
Personal services and retail shopping uses	5,000	50	75	85%	20	45	25	10	20	35
Mixed primary uses (retail, office, residential, etc.)	10,000	75	125	85%	20	60	25	10	25	25
Tourist homes/bed-and-breakfasts	10,000	75	125	35%	30	45	25	10	25	30 (40) ^A
Hotels and motels	20,000	125	150	35%	45	60	25	15	35	35
Day-care center**	10,000	75	125	35%	20	45	25	10	25	50
Business and professional offices	10,000	75	125	85%	20	45	25	10	25	25
Major commercial development*	1 acre	150	150	50%	20	60	25	15	35	35
Public and semipublic uses**	16,000	90	150	35%	20	45	25	10	25	30
Drive-through banks and pharmacies*	25,000	125	150	35%	20	45	25	10	25	25
Single-family residential	6,500	65	90	35%	30	45	25	10	16	25
Two-family residential	9,000	75	100	35%	30	45	25	10	25	25
Multifamily residential (7 or more units)	1 acre	150	150	35%	30	60	25	20	40	50
Multifamily residential (3 to 6 units)	22,000	125	150	35%	30	45	25	15	35	30

NOTES:

Structures in the Mixed Use — High Density (MU-3) are limited to a footprint of 30,000 square feet.

^A If located adjacent to a designated historic structure or single-family home.

^B Minimum and maximum height restrictions apply to new commercial construction only.

* Special use permit

** Special use permit - renewable