

USE TABLE WITH USE LIST FROM PROPOSED DRAFT CODE AND COMPARABLE RESIDENTIAL AND COMMERCIAL ZONING DISTRICTS FROM 2003 EXISTING CODE

Certain districts (i.e., O-S, Village Center Districts) are not substantially changing so are not included.

KEY FOR SPECIAL CONDITIONS NOTED ON USE TABLE

KEY	NOTE
1	Office, when in an existing structure built for nonresidential use, operating between 6am and 9pm
2	Parking lots for adjacent commercial uses in commercial district
3	Parking lots for residents of nearby dwellings, not operated as a commercial enterprise
4	First floor commercial uses in multifamily dwellings over 20 units
5	Hours determine whether permitted or special permit
6	Restrictions may trigger a Use Variance
7	When located in any existing multistory building or a single-story building not originally designed for industrial purposes.
8	When in an enclosed building
9	When on a vacant lot or within an existing single-story building originally designed for industrial purposes, proven not to be marketable for industrial use
10	When not in an enclosed building
11	Permitted if all standards are met/Special Permit is standards are not met
12	Hospice, only: <i>One main building, or portion thereof, in which terminally ill persons live in order to receive appropriate Medicare-certified hospice services.</i>
13	Nursing Homes, only: <i>An establishment which provides full-time convalescent or chronic care, or both, for three or more individuals who are not related by blood or marriage to the operator and who, by reason of advanced age, chronic illness or infirmity, are unable to care for themselves.</i>
14	Animal Hospitals, only
15	Animal Day Care, only: <i>A facility that cares for pet animals for less than 12 consecutive hours in the absence of the owner or a facility that cares for pet animals in training with or without the owner receiving compensation for such services.</i>
16	Only: <i>Research labs including testing facilities</i>

THE USE TABLE BELOW LISTS THE USES FROM THE PROPOSED DRAFT CODE AND IDENTIFIES WHETHER THOSE USES ARE PERMITTED, SPECIALLY PERMITTED OR PROHIBITED IN THE EQUIVALENT DISTRICTS IN THE CURRENT 2003 CODE. THE TABLE BELOW CAN BE REVIEWED NEXT TO THE PROPOSED ZAP USE TABLE TO SEE HOW THINGS HAVE CHANGED.

IN REVIEWING THIS TABLE, IT SHOULD BE UNDERSTOOD THAT MANY OF THE USES HAVE EITHER CHANGED NAMES, (e.g. ROOMING HOUSES ARE NOW CALLED BOARDING HOUSES) OR THE DEFINITIONS HAVE CHANGED (e.g., RESIDENTIAL CARE FACILITIES INCLUDES DIFFERENT FACILITIES FROM THE PRIOR DEFINITION). WHERE POSSIBLE THE CHANGED TERM IS SHOWN IN PARENTHESIS IN THE USE COLUMN.

IN ADDITION, WHILE THE LISTED CURRENT RESIDENTIAL AND COMMERCIAL DISTRICTS IN THE CHART ARE SUBSTANTIALLY SIMILAR TO THE NEW ZONING DISTRICTS, THEY ARE NOT IDENTICAL, EITHER IN PURPOSE OR IN THEIR LOCATIONS ON THE ZONING MAP. THIS TABLE IS INTENDED ONLY AS A PRELIMINARY TOOL TO ASSIST WITH UNDERSTANDING THE PROPOSED CODE CHANGES AND SHOULD NOT BE RELIED ON FOR A COMPLETE DESCRIPTION OF THE CODE CHANGES. THE PROPOSED DRAFT CODE, THE PROPOSED DRAFT MAP, AND THE DRAFT GENERIC ENVIRONMENTAL IMPACT STATEMENT ARE THE BEST SOURCES OF INFORMATION ABOUT THE CODE CHANGES.

USE	R-1	R-2	R-3	C-1	C-2	CCD*	C-3	M-1
Boarding House (Rooming House)			SP		SP	P6	SP	
Bed and Breakfast Dwelling (B and B Establishment)	SP	SP	P	P	P	P		
Community Home	NEW IN DRAFT CODE							
Day-Care Home	P	P	P	P	P	P		
Day-Care Home, Adult	P	P	P	P	P	P		
Dwelling, Four-Family		SP	P		P	P		P7
Dwelling, Multi-Family		SP	P		P	P		P7
Dwelling, Single-Family Attached	P	P	P	P	P	P		P7
Dwelling, Single-Family Detached	P	P	P			P		P7
Dwelling, Three-Family		SP	P		P	P		P7
Dwelling, Townhouse	P	P	P	P	P	P		P7
Dwelling, Two-Family		P	P			P		P7
Dwelling Unit(s) within a Mixed-Use Building				P	P	P	P	P7
Emergency Residential Facility (Homeless Residential Facility)		SP	SP	SP	SP	P6	SP	SP
Emergency Shelter (Homeless Shelter)							SP	SP
Hospice Residence	NEW IN DRAFT CODE							
Live-Work Unit (Live-Work Space)		SP	P	P	P	P	P	P7
Pocket Neighborhood Residential Development	NEW IN DRAFT CODE							
Residential Care Dwelling (new term that is limited to 16 residents)	SP	SP	SP	SP	SP	P6	SP	SP
Residential Care Facility (term changed to include only larger facilities with more than 16 residents)		SP12	SP12, 13		SP12	P		
All Commercial Uses, Indoor: Unless otherwise specified below in this section or in this Table (New term that includes all retail sales and services, bars and restaurants and other commercial uses)	P1	P1	P1/SP4	P/SP5	P	P	P	P7/SP9
Animal Care Facility (Broader definition than prior Animal Daycare)					P14/SP15	P	P	P8/SP10
Cannabis Establishment: Adult-Use On-Site Cannabis Consumption Lounge			SP 4	P/SP5	P/SP5	P6	P/SP5	P7/SP9
Car Wash						P	P	
Craft Production	NEW IN DRAFT CODE							
Day Care Center	SP	SP	P	P	P	P	P	P7
Drive-Through Restaurant					SP		P	
Drive-Through Kiosk (new use)					SP		P	
Entertainment, Indoor (Ent. Public)					P	P	P	P7/SP9

USE	R-1	R-2	R-3	C-1	C-2	CCD*	C-3	M-1
Entertainment, Outdoor (definition changed-similar to prior "Entertainment")							P	SP
Firearms Sale, Manufacture, Storage, and Display						P		
Hotel (minor definition changes)					SP	P	P	SP9
Industrial, Light					SP16	P	P	P8/SP10
Industrial, Heavy						P		P8/SP10
Junkyard								SP
Kennel (minor definition changes)						P	P	P8
Marina								
Motor Lodge (Motel)					SP	P	P	SP9
Outdoor Market							P	
Outdoor Storage (definition changed to exclude junk, junk appliances and furniture)							SP	SP
Parking Garage						P	P	P2,3
Parking Lot	SP 2	SP 2,3	SP 2,3	SP 2,3	SP	P6	P	P2,3
Pawnbroker							P	P7
Recreation, Indoor (Entertainment)						P		
Recreation, Outdoor (Outdoor Entertainment)								SP
Recycling Center						P	SP	P8/SP10
Second Hand Dealer					SP	P	P	P7
Self-Storage, Climate Controlled	NEW IN DRAFT CODE							
Self-Storage, Outdoor Access							SP	P
Shooting Range						P		SP
Short-Term Rental	New IN DRAFT CODE							
Vehicle Body Work (new use previously included in Repair)						P	P	P8/SP10
Vehicle Fueling Station (vehicle service station)					SP		P	
Vehicle Operations Facility (new use)								SP
Vehicle Rental (new use)						P	P	P8/SP10
Vehicle Repair					SP	P	P	P8/SP10
Vehicle Sales						P	P	P8/SP10
Vehicle Storage - Impound Lot							P	SP
Waste Station						P6		SP
Boat Launch, Motorized	NEW IN DRAFT CODE							
Boat Launch, Non-Motorized	NEW IN DRAFT CODE							
Clinic, Outpatient						P		P7/SP9
College/University (new use- previously in public and semi-public uses)						P		
Community Center						P		
Community Garden	NEW IN DRAFT CODE							
Educational Facility (new definition and use use- previously in public and semi-public uses)	SP	SP	SP	P	P	P	P	P8/SP10
Hospital (new definition and use- previously in public and semi-public uses)						P	P	
Museum (new definition and use- previously in public and semi-public uses)	DRAFT CODE INCLUDES THIS USE PUBLIC/SEMIPUBLIC USES							
Personal Wireless Telecommunication Facility	P/SP11	P/SP11	P/SP	P/SP11	P/SP11	P/SP11	P/SP11	P/SP11
Place of Worship	P	P	P	P	P	P	P	P7/SP9
Private Club or Lodge					SP	P	SP	
Public and Semipublic Use (revised definition)	SP	SP	SP	P	P	P	P	P7/SP9
Public Utility (added definition)	SP	SP	SP	SP	SP	SP	SP	SP
Solar Energy System (added definition)								SP9
Urban Farm	NEW IN DRAFT CODE							
Wind Energy Conversion System	NEW IN DRAFT CODE							

*CCD uses must be indoors

The following table shows the general correlation between the labeling of Zoning Districts of the existing Code districts and the proposed Code. The new naming system was introduced in *Rochester 2034*. See the Draft Generic Environmental Impact statement for further information.

Existing Zoning Districts	Proposed Zoning Districts
R-1 Low-Density Residential	LDR Low-Density Residential
R-2 Medium-Density Residential	MDR Medium-Density Residential
R-3 High-Density Residential	HDR High-Density Residential
C-1 Neighborhood Center	BMU Boutique Mixed-Use
C-2 Community Center	NMU Neighborhood Mixed-Use
	FMU Flexible Mixed-Use
C-3 Regional Destination Center	RC Regional Commercial
CCD Center City	DMU Downtown Mixed-Use
V-C Village Center	VC Village Center
M-1 Industrial	IND Industrial

For Discussion Purposes