

# 40-5-7

## Rochester Zoning Requirements Summary Table

| Zoning District               | A1                      | RS              | R1              | R2              | R2              | R2   | R2              | R4              | R4   | R4                      | R4              | R5              | R5   | R5                      | R5   | R5        |
|-------------------------------|-------------------------|-----------------|-----------------|-----------------|-----------------|--|-----------------|-----------------|--|-------------------------|-----------------|-----------------|--|-------------------------|--|-----------|
| Lot Size (sq. ft)             | Interior<br>1.0 acres   | 1 Unit<br>14500 | 1 Unit<br>10200 | 1 Unit<br>10200 | 2 Unit<br>12000 | 2 Unit -<br>Separate<br>Ownership<br>6000 each | 1 Unit<br>10200 | 2 Unit<br>12000 | 2 Unit -<br>Separate<br>Ownership<br>6000 each | 3 - 4<br>Units<br>12000 | 1 Unit<br>10200 | 2 Unit<br>12000 | 2 Unit -<br>Separate<br>Ownership<br>6000 each | 3 - 4<br>Units<br>12000 | 15000 or 3000 per<br>unit, whichever is<br>greater | > 4 Units |
| Corner                        | 1.0 acres               | 14500           | 12000           | 12000           | 14400           | 7200 each                                      | 12000           | 14400           | 7200 each                                      | 14400                   | 12000           | 14400           | 7200 each                                      | 14400                   | 18000 or 3000 per<br>unit, whichever is<br>greater |           |
| Front Yard (ft)               | All                     | 30              | 30              | 25              | 25              | 25   | 25              | 25              | 25   | 25                      | 25              | 25              | 25   | 25                      | 25   | 25        |
| Rear Yard (ft)*               | Interior                | 100             | 15              | 10              | 20              | 20   | 20              | 20              | 20   | 20                      | 20              | 20              | 20   | 20                      | 20   | 20        |
| Side Yard (ft)                | Interior                | 8               | 8               | 8               | 8               | 8  | 8               | 8               | 8  | 8                       | 8               | 8               | 8  | 8                       | 8  | 10        |
|                               | Corner Interior<br>Side | 8               | 8               | 8               | 8               | 8  | 8               | 8               | 8  | 10                      | 8               | 8               | 8  | 10                      | 10   | 10        |
|                               | Corner Street<br>Side   | 30              | 30              | 25              | 25              | 25   | 25              | 25              | 25   | 25                      | 25              | 25              | 25   | 25                      | 25   | 25        |
| Lot Line (ft)                 | Interior                | 200             | 90              | 85              | 85              | 100  | 50              | 85              | 100  | 50                      | 100             | 85              | 100  | 50                      | 100  | 100       |
|                               | Corner                  | 200             | 90              | 100             | 100             | 120  | 60              | 100             | 120  | 60                      | 120             | 100             | 120  | 60                      | 120  | 120       |
| Floor/Lot Area<br>Ratio       | All                     | 0.2             | 0.30            | 0.30            | 0.40            | 0.40   | 0.40            | 0.75            | 0.75   | 0.40                    | 0.75            | 1.00            | 1.00   | 0.40                    | 1.00   | 1.00      |
| Building Height<br>(Max. ft.) | All                     | none            | 35              | 35              | 35              | 35   | 35              | 45              | 45   | 35                      | 45              | 45              | 45   | 35                      | 45   | 45        |

\* By zoning ordinance definition, Corner lots will not be considered to have rear yards, but only front and side yards.