

40-5-7

Rochester Zoning Requirements Summary Table

Zoning District	A1	RS	R1	R2	R2	R2	R4	R4	R4	R4	R5	R5	R5	R5	R5	
Lot Size (sq. ft)	Interior	1.0 acres	14500	10200	10200	12000	6000 each	10200	12000	6000 each	12000	10200	12000	6000 each	12000	15000 or 3000 per unit, whichever is greater
	Corner	1.0 acres	14500	12000	12000	14400	7200 each	12000	14400	7200 each	14400	7200 each	14400	7200 each	14400	18000 or 3000 per unit, whichever is greater
Front Yard (ft)	All	30	30	25	25	25	25	25	25	25	25	25	25	25	25	25
	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 Side	8	8	8	8	8	8	8	8	8	8	8	8	8	8	10
	Corner Street 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 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 (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.