

Master Land Use Table

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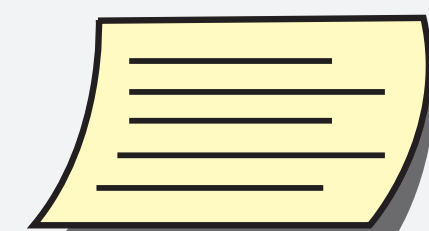
RESIDENTIAL	AR	RR	NR	MR	WR	N-MU	C-MU	LI	SUPPLEMENTAL REGULATIONS
Single-Unit Home	P	P	P	P	P	P	-	-	
Two-Unit Home	-	-	-	P	-	P	-	-	
Multi-Unit Home	-	-	-	SP	-	-	-	-	X
Home Occupation	SP	SP	SP	SP	SP	SP	-	-	X
Townhome	-	-	-	SP	-	-	-	-	X
Accessory Apartment	-	-	-	-	SP	-	-	-	X
Short-Term Rentals (STR)	SP	SP	SP	SP	SP	-	-	-	X
Bed and Breakfast	-	-	-	-	SP	-	-	-	X
AGRICULTURAL	AR	RR	NR	MR	WR	N-MU	C-MU	LI	SUPPLEMENTAL REGULATIONS
Agribusiness or Agritourism	P	P	P	-	-	-	-	P	
Customary agricultural operations, as defined by this Chapter	P	P	P	-	-	-	-	P	
COMMERCIAL	AR	RR	NR	MR	WR	N-MU	C-MU	LI	SUPPLEMENTAL REGULATIONS
Adult Entertainment Uses	-	-	-	-	-	-	-	SP	X
Animal Care Establishments	P	P	-	-	-	P	P	-	X
Animal Boarding and Training Facility	P	P	-	-	-	P	P	-	X
Animal Hospital and Veterinarian Office	P	P	-	-	-	P	P	-	X
Bottle Redemption Center	-	-	-	-	-	-	P	P	
Campground	SP	SP	-	-	-	-	-	-	X
Car Wash Establishment	-	-	-	-	-	-	SP	SP	X
Commercial Recreation Facility	-	-	-	-	-	-	P	-	
Commercial Schools for art, beauty, dancing, exercise, music, etc.	-	-	-	-	-	-	P	-	
Daycare, Child and Family Facility	-	P	P	P	-	P	P	P	X
Daycare, Adult Day Healthcare Facility	-	P	P	P	-	P	P	P	X
Drive-through Facility	-	-	-	-	-	-	SP	-	X
Funeral Home	-	-	-	-	-	P	P	-	
Gasoline Station	-	-	-	-	-	-	SP	-	X
Golf Course and/or Driving Range	SP	SP	-	-	-	-	SP	-	X
Laundromat	-	-	-	-	-	P	P	-	
Motel or Hotel	-	-	-	-	-	-	P	-	
Motor Vehicle Uses	-	-	-	-	-	-	SP	-	X
Motor Vehicle Sales	-	-	-	-	-	-	SP	-	X
Motor Vehicle Service and Repair	-	-	-	-	-	-	SP	-	X

Multi-Building Development	-	-	-	-	-	-	-	SP	-	X
Personal Service Shop	-	-	-	-	-	-	P	P	-	
Dry-cleaning shop, barber, beauty shop	-	-	-	-	-	-	P	P	-	
Restaurant, Fast-food	-	-	-	-	-	-	-	P	-	
Restaurant, Sit-down Service	-	-	-	-	-	-	P	P	-	
Retail Use, Small-scale	-	-	-	-	-	-	P	P	-	
Retail Use	-	-	-	-	-	-	-	P	-	
Bakery, Florist, Grocery Store, Craft Store, Clothing Store, Pharmacy, Sundry Goods	-	-	-	-	-	-	-	P	-	
Building Materials Supply Center	-	-	-	-	-	-	-	P	-	
Department Store	-	-	-	-	-	-	-	P	-	
Hardware Store	-	-	-	-	-	-	-	P	-	
Home Appliance, Flooring, Furniture Store	-	-	-	-	-	-	-	P	-	
Garden Supply Store	-	-	-	-	-	-	-	P	-	
Packaged Liquor or Bulk Refreshment Sales	-	-	-	-	-	-	-	P	-	
Studios for Art, Music or Dance	-	-	-	-	-	-	-	P	-	

OFFICE AND INSTITUTIONAL	AR	RR	NR	MR	WR	N-MU	C-MU	LI	SUPPLEMENTAL REGULATIONS
Banks and Financial Institutions	-	-	-	-	-	-	P	-	
Cemetery	SP	SP	SP	SP	-	-	-	-	X
Church or Place of Worship	-	SP	SP	SP	-	-	-	-	X
Hospital, Convalescent Home, Home for the Aged, Nursing Home	-	-	-	-	-	-	SP	-	X
Membership Club or Social Center	-	-	-	SP	SP	-	SP	-	X
Nonprofit Social Center	-	-	SP	SP	-	SP	-	-	X
Professional Office	-	-	-	-	-	P	P	-	
Architects, Engineers, Accountants, Lawyers, Financial Planners, etc.	-	-	-	-	-	P	P	-	
Offices and Clinics of New York State-licensed healthcare professions	-	-	-	-	-	P	P	-	
Public School, Library or Museum	-	SP	SP	SP	-	SP	SP	-	X

INDUSTRIAL	AR	RR	NR	MR	WR	N-MU	C-MU	LI	SUPPLEMENTAL REGULATIONS
Communication System	-	-	-	-	-	-	-	SP	X
Public or Private Utility Services	P	P	P	P	P	P	P	P	
Self-Storage Facility	-	-	-	-	-	-	-	P	
Laboratories Engaged in Research, Testing and Experimental Work	-	-	-	-	-	-	-	P	

What do you think?





INDUSTRIAL	AR	RR	NR	MR	WR	N-MU	C-MU	LI	SUPPLEMENTAL REGULATIONS
Light Manufacturing	-	-	-	-	-	-	-	P	
Manufacturing of Electronic or Optical Instruments	-	-	-	-	-	-	-	P	
Manufacturing, Assembly, Treatment of Goods	-	-	-	-	-	-	-	P	
Printing, Publishing and Bookbinding	-	-	-	-	-	-	-	P	
Machine Shop Operation	-	-	-	-	-	-	-	P	
Warehousing and Distribution Center	-	-	-	-	-	-	SP	SP	X

ACCESSORY	AR	RR	NR	MR	WR	N-MU	C-MU	LI	SUPPLEMENTAL REGULATIONS
Accessory Structure	P	P	P	P	P	-	-	-	
Deck, Porch, Storage Shed, Tennis Court, Swimming Pool	P	P	P	P	P	-	-	-	
Farmworker Housing	SP	SP	SP	SP	-	-	-	-	X
Outdoor Display	-	-	-	-	-	SP	SP	-	X
Outdoor Storage	SP	SP	SP	SP	SP	SP	SP	SP	X

Use Regulations

- A. The following shall apply to all listed permitted and specially permitted uses:
1. Uses are allowed in each district according to the tables shown on the opposite page.
 2. Uses identified with "P" in the table are permitted as-of-right in the subject zoning district, subject to compliance with all other applicable standards of this zoning chapter.
 3. Uses identified with "SP" in the table may be allowed if reviewed and approved in accordance with the special use permit procedures contained in this Chapter.
 4. Uses that require Supplemental Regulations are identified and referenced in the far right column and may be subject to review by the Planning Board.
 5. Uses not listed and those identified with "-" are expressly prohibited.
 6. Supplemental Regulations for permitted and specially permitted uses can be found in this Chapter.

Criteria for Uses Not Listed

- A. When determining whether a proposed use is similar to a listed use, the Zoning Enforcement Officer must consider the following criteria:
1. Actual or projected characteristics of the proposed use;
 2. Amount of site area or floor area and equipment devoted to the proposed use;
 3. Amounts of sales;
 4. Customer type;
 5. Number of employees;
 6. Hours of operation;
 7. Building and site arrangement;
 8. Types of vehicles used and their parking requirements;
 9. Number of vehicle trips generated;
 10. How the proposed use is advertised; and
 11. The likely impact on surrounding properties.

What do you think?



Proposed Agricultural Residential (AR) and Rural Residential (RR) Districts

Agricultural Residential (AR) DRAFT

A. PURPOSE

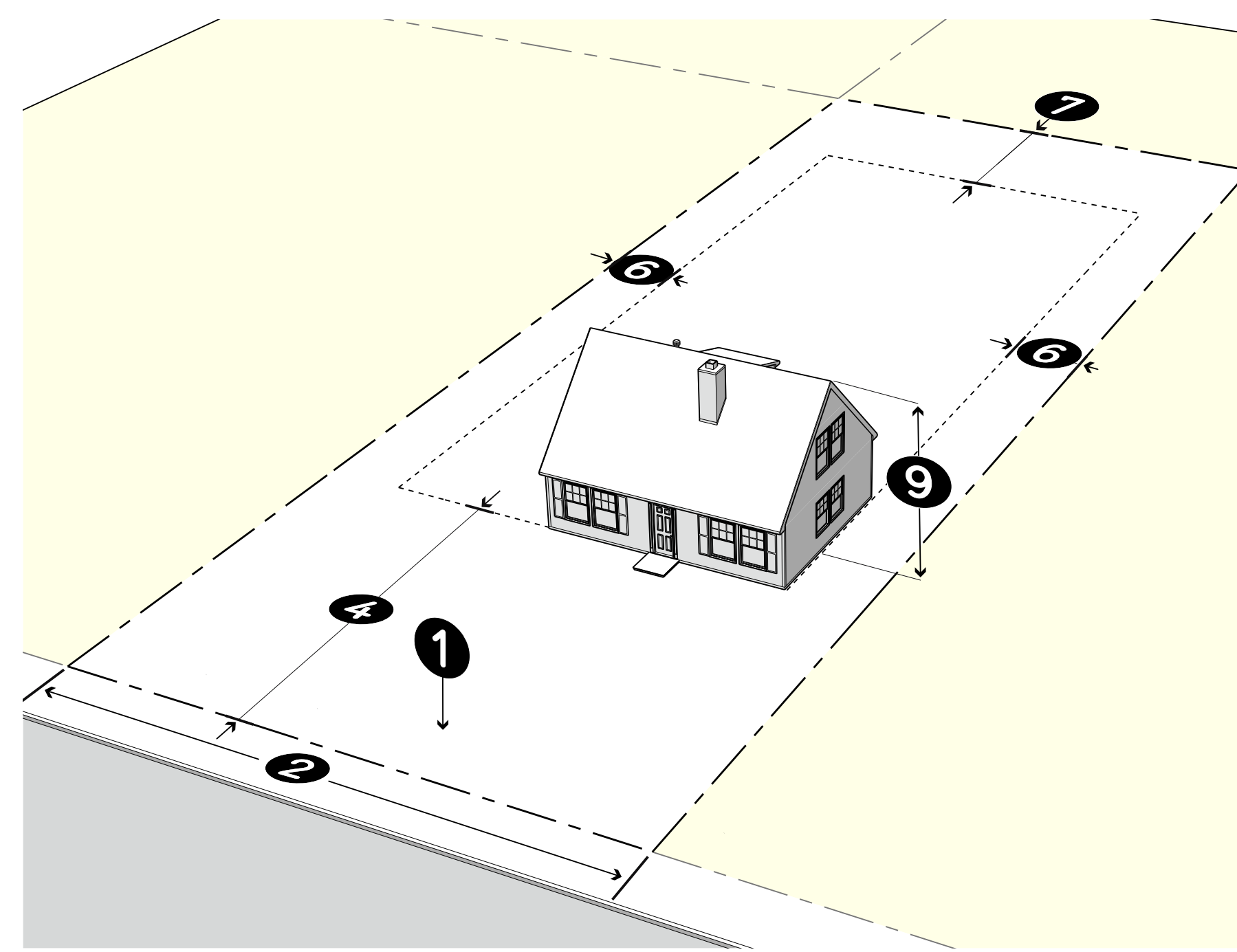
The Agricultural Residential District is established to include land uses that include active farmland, fallow land, woodland and wetland areas, and low-density residential development. Residential development is intended to occur in a manner which supports agricultural operations, protects open space and the natural environment, and contributes to rural character.

B. LOT AREA AND COVERAGE

①	Lot area for non-agricultural use	1 acre
②	Lot width (min)	100'
③	Lot coverage (max)	20%

C. YARD SETBACKS & DRIVEWAY

④	Primary street yard	75'
⑤	Secondary street yard setback (min)	50'
⑥	Side yard setback (min)	50'
⑦	Rear yard setback (min)	75'
⑧	Accessory structure rear/side (min)	25'



E. HEIGHT

⑨	Primary building height [max]	35'
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F. ENTRANCE

⑩	Primary street facing entrance	Encouraged
⑪	Porch or portico	Encouraged

Rural Residential (RR) DRAFT

A. PURPOSE

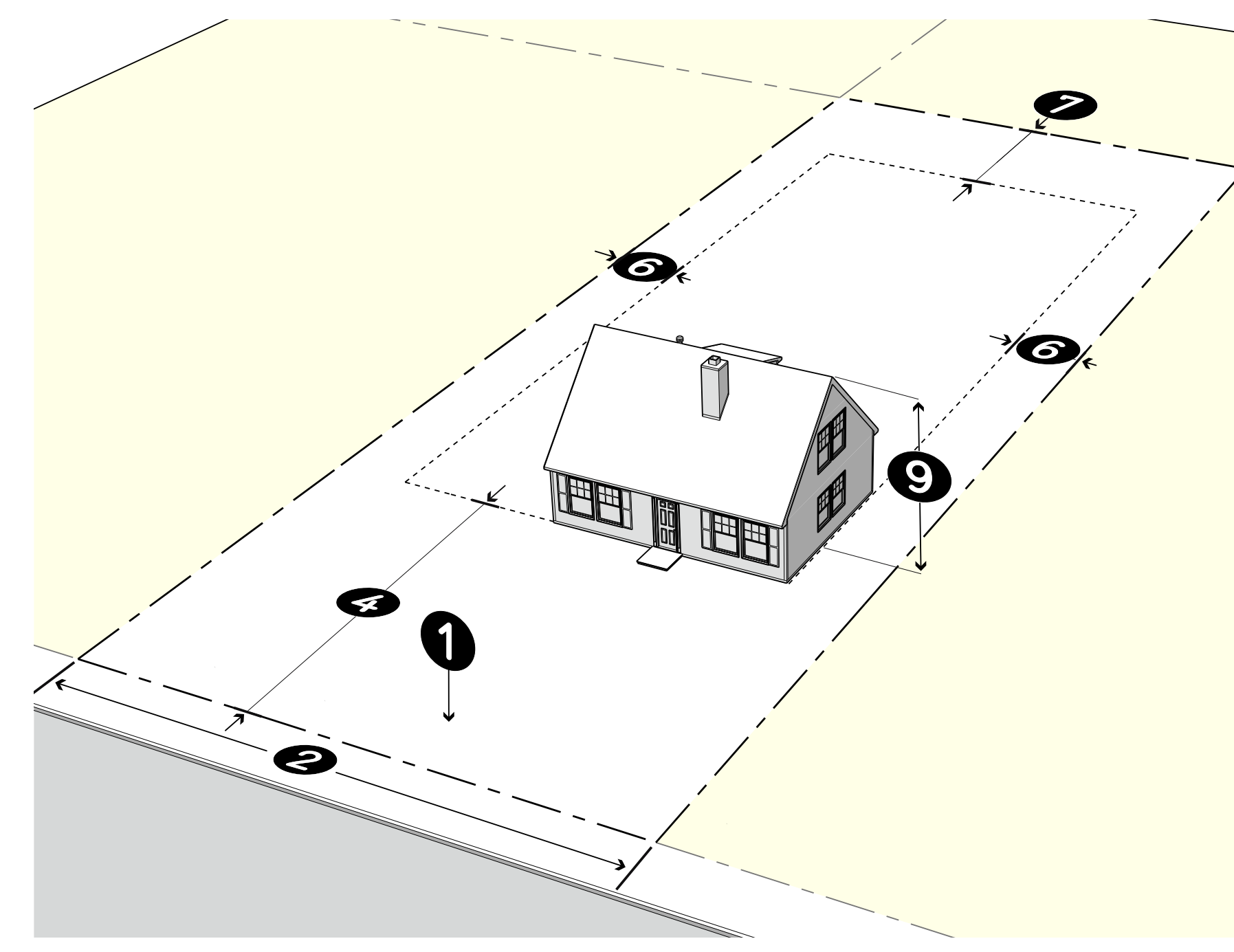
The Rural Residential District is established to include mostly residential development in areas with limited opportunities for infrastructure connections including public sewers. Residential development should include cluster development that preserves rural character, retains open space and conserves natural resources.

B. LOT AREA AND COVERAGE

①	Lot area (min)	1 acre
②	Lot width (min)	100'
③	Lot coverage (max)	20%

C. YARD SETBACKS

④	Primary street yard	60'
⑤	Secondary street yard setback (min)	25'
⑥	Side yard setback (min)	25'
⑦	Rear yard setback (min)	50'
⑧	Accessory structure rear/side (min)	25'



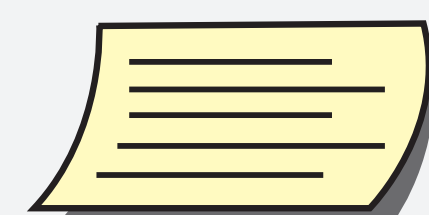
E. HEIGHT

⑨	Primary building height [max]	35'
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F. ENTRANCE

⑩	Primary street facing entrance	Encouraged
⑪	Porch or portico	Encouraged

What do you think?



Proposed Neighborhood Residential (NR) and Multifamily Residential (MR) Districts

Neighborhood Residential (NR) DRAFT

A. PURPOSE

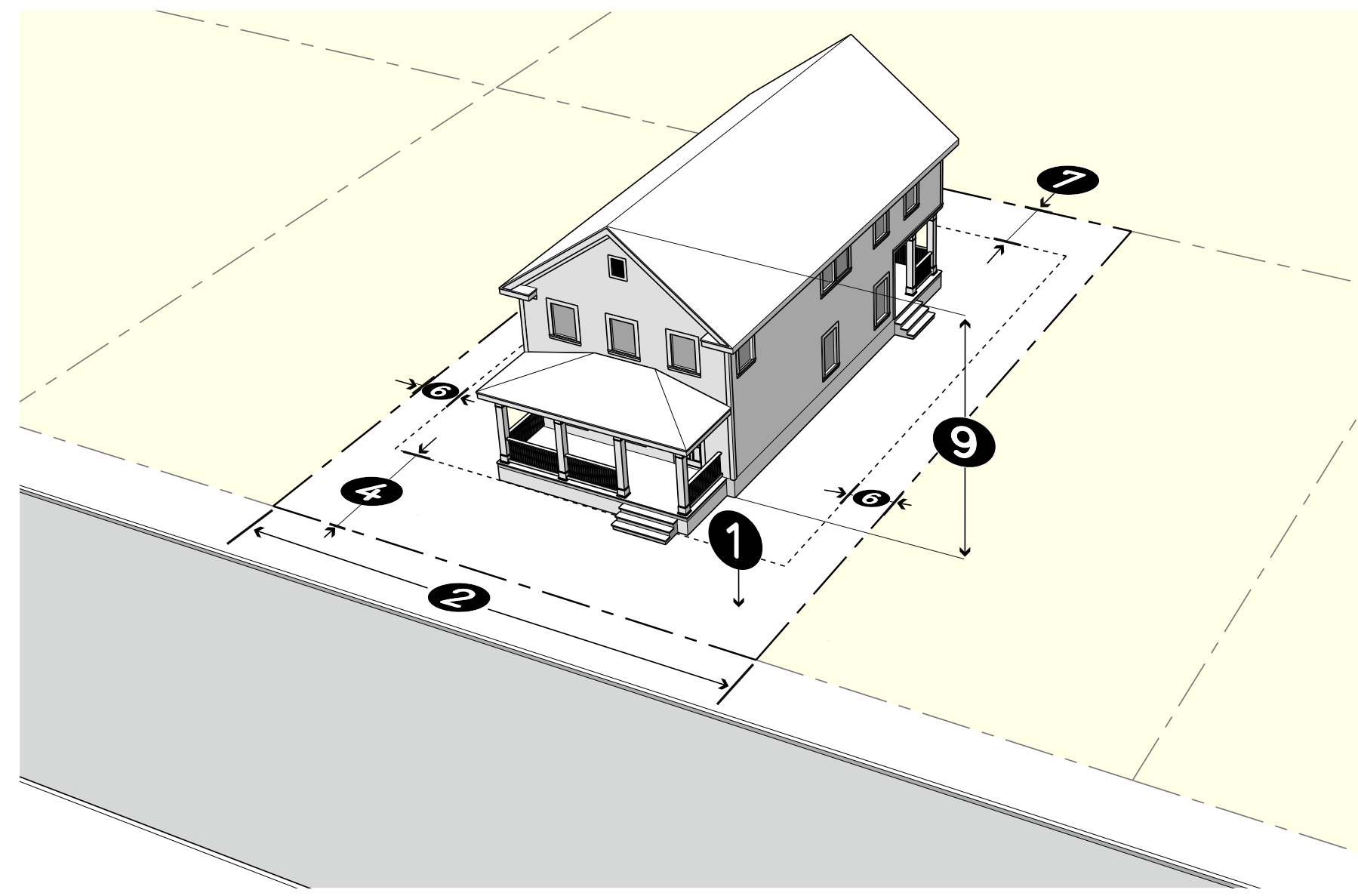
The Neighborhood Residential District is established to regulate land use for suburban-scaled neighborhood residential development, primarily in areas with existing sewer and water facilities and in areas with soils well-suited to medium-density residential development. Such development is intended to occur in a manner that retains open space and conserves significant environmental features.

B. LOT AREA AND COVERAGE

① Lot area	20,000 sf
② Lot width (min)	100'
③ Lot coverage (max)	20%

C. YARD SETBACKS & DRIVEWAY

④ Primary street yard	40'
⑤ Secondary street yard setback (min)	25'
⑥ Side yard setback (min)	10'
⑦ Rear yard setback (min)	25'
⑧ Accessory structure rear/side (min)	15'



E. HEIGHT

⑨ Primary building height [max]	35'
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F. ENTRANCE

⑩ Primary street facing entrance	Required
⑪ Porch or portico	Encouraged

Multifamily Residential (MR) DRAFT

A. PURPOSE

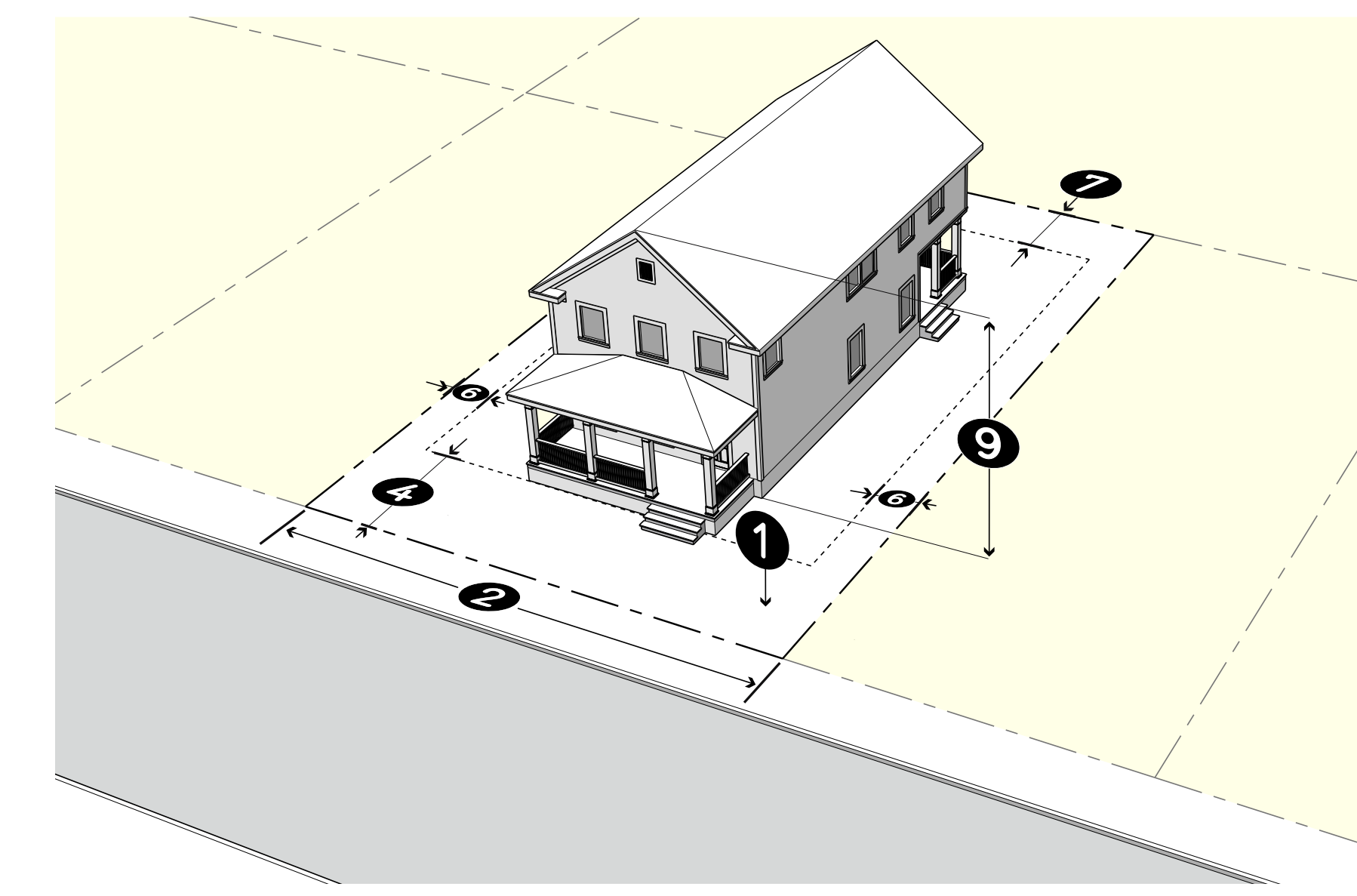
The Multifamily Residential District is intended to regulate land use for more compact neighborhood residential development, primarily in areas with existing sewer and water facilities and in areas with soils well-suited to medium-density residential development. Such development is intended to occur in a manner that retains open space and conserves significant environmental features. Additionally, the Mixed Residential District is intended to permit a wider mix of housing types beyond single-unit homes.

B. LOT AREA AND COVERAGE

① Lot area	10,000 sf
② Lot width (min)	75'
③ Lot coverage (max)	30%

C. YARD SETBACKS & DRIVEWAY

④ Primary street yard	30'
⑤ Secondary street yard setback (min)	15'
⑥ Side yard setback (min)	15'
⑦ Rear yard setback (min)	15'
⑧ Accessory structure rear/side (min)	10'



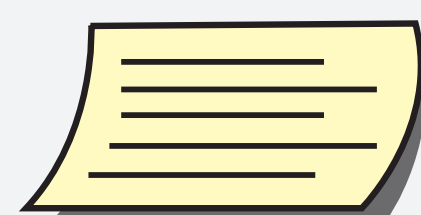
E. HEIGHT

⑨ Primary building height [max]	35'
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F. ENTRANCE

⑩ Primary street facing entrance	Required
⑪ Porch or portico	Encouraged

What do you think?



Proposed Waterfront Residential (LR) District and Light Industrial (LI) District

Waterfront Residential (WR) DRAFT

A. PURPOSE

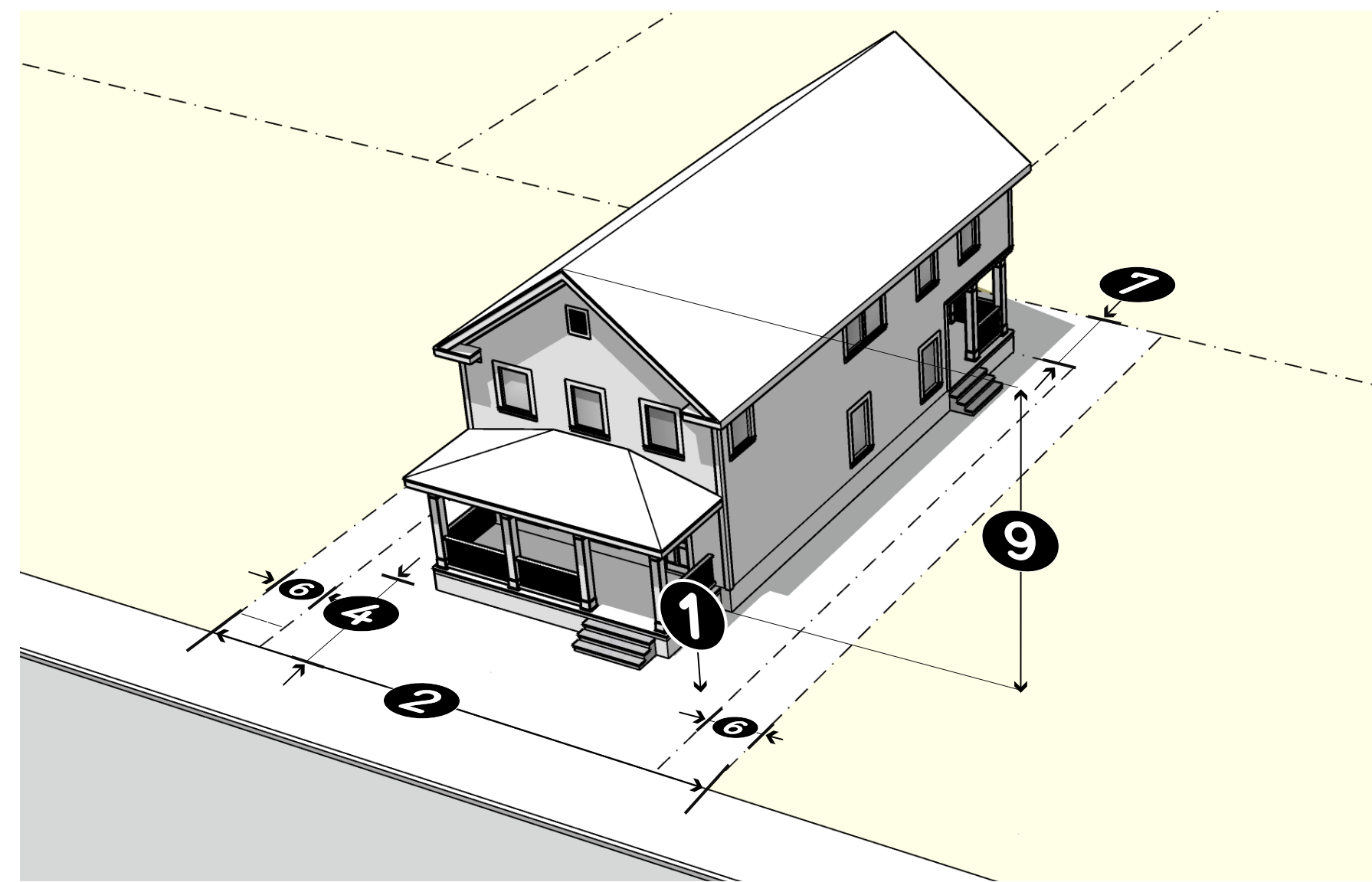
The Waterfront Residential District is established to regulate land use for smaller lots of mixed residential and lakeshore use in areas that were developed before zoning regulations were adopted and where further development depends on the availability of public water and sewer services.

B. LOT AREA AND COVERAGE

① Lot area	5,000 sf
② Lot width (min)	50'
③ Lot coverage (max)	30%

C. YARD SETBACKS

④ Primary street yard	20'
⑤ Secondary street yard setback (min)	10'
⑥ Side yard setback (min)	10'
⑦ Rear yard setback (min)	10'
⑧ Accessory structure rear/side (min)	5'



E. HEIGHT

⑨ Primary building height [max]	35'
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F. ENTRANCE

⑩ Primary street facing entrance	Required
⑪ Porch or portico	Encouraged

Light Industrial (LI) DRAFT

A. PURPOSE

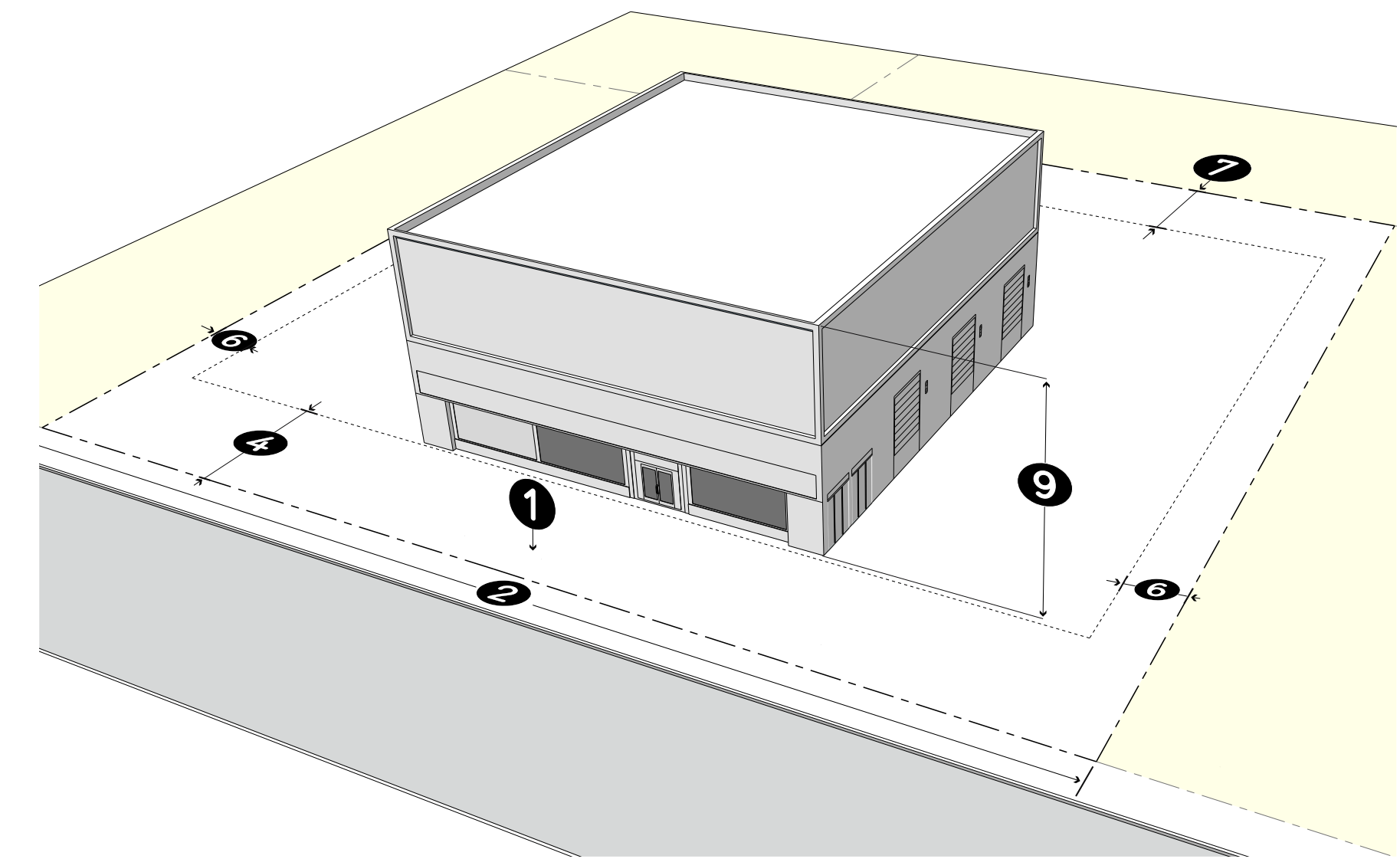
The Light Industrial District is established to permit a mix of modern employment centers in either single parcel or multi-parcel development. This includes land uses related to research and development, production and manufacturing, and warehousing and distribution. Sites in these districts should be able to accommodate larger structures and should include on-site pedestrian connections, landscaping and screening, and other high-quality design considerations that are typical of larger nonresidential development.

B. LOT AREA AND COVERAGE

① Lot area	20,000 sf
② Lot width (min)	100'
③ Lot coverage (max)	50%

C. YARD SETBACKS

④ Primary street yard	75'
⑤ Secondary street yard setback (min)	25'
⑥ Side yard setback (min)	25'
⑦ Rear yard setback (min)	50'
⑧ Accessory structure rear/side (min)	25'



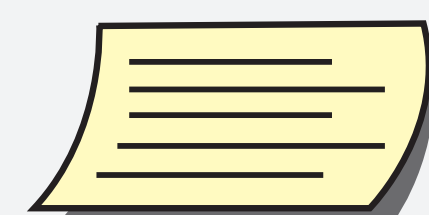
E. HEIGHT

⑨ Primary building height [max]	35'
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F. ENTRANCE

⑩ Primary street facing entrance	Required
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What do you think?



Proposed Neighborhood Mixed-use (N-MU) and Corridor Mixed-use (C-MU) Districts

Neighborhood Mixed-use (N-MU) DRAFT

A. PURPOSE

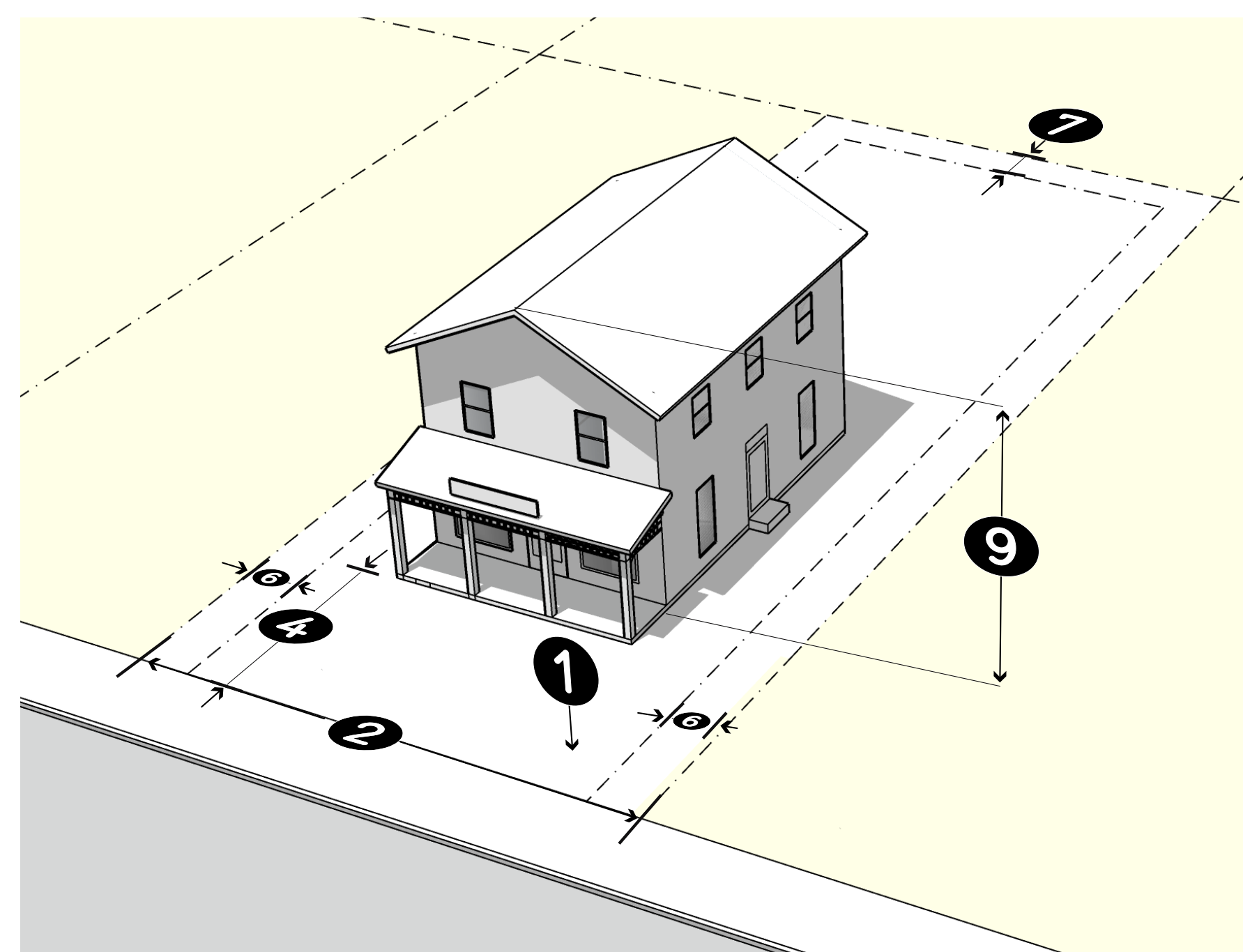
The Neighborhood Mixed-use District is established to provide a mix of small retail shops, service shops and residential uses which are compatible with and complementary to adjacent residential uses. The design and character of these districts should encourage pedestrian connectivity and safety.

B. LOT AREA AND COVERAGE

① Lot area	15,000 sf
② Lot width (min)	50'
③ Lot coverage (max)	50%

C. YARD SETBACKS & DRIVEWAY

④ Primary street yard	30'
⑤ Secondary street yard setback (min)	15'
⑥ Side yard setback (min)	10'
⑦ Rear yard setback (min)	15'
⑧ Accessory structure rear/side (min)	10'



E. HEIGHT

⑨ Primary building height [max]	35'
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F. ENTRANCE

⑩ Primary street facing entrance	Required
⑪ Porch or portico	Encouraged

Corridor Mixed-use (C-MU) DRAFT

A. PURPOSE

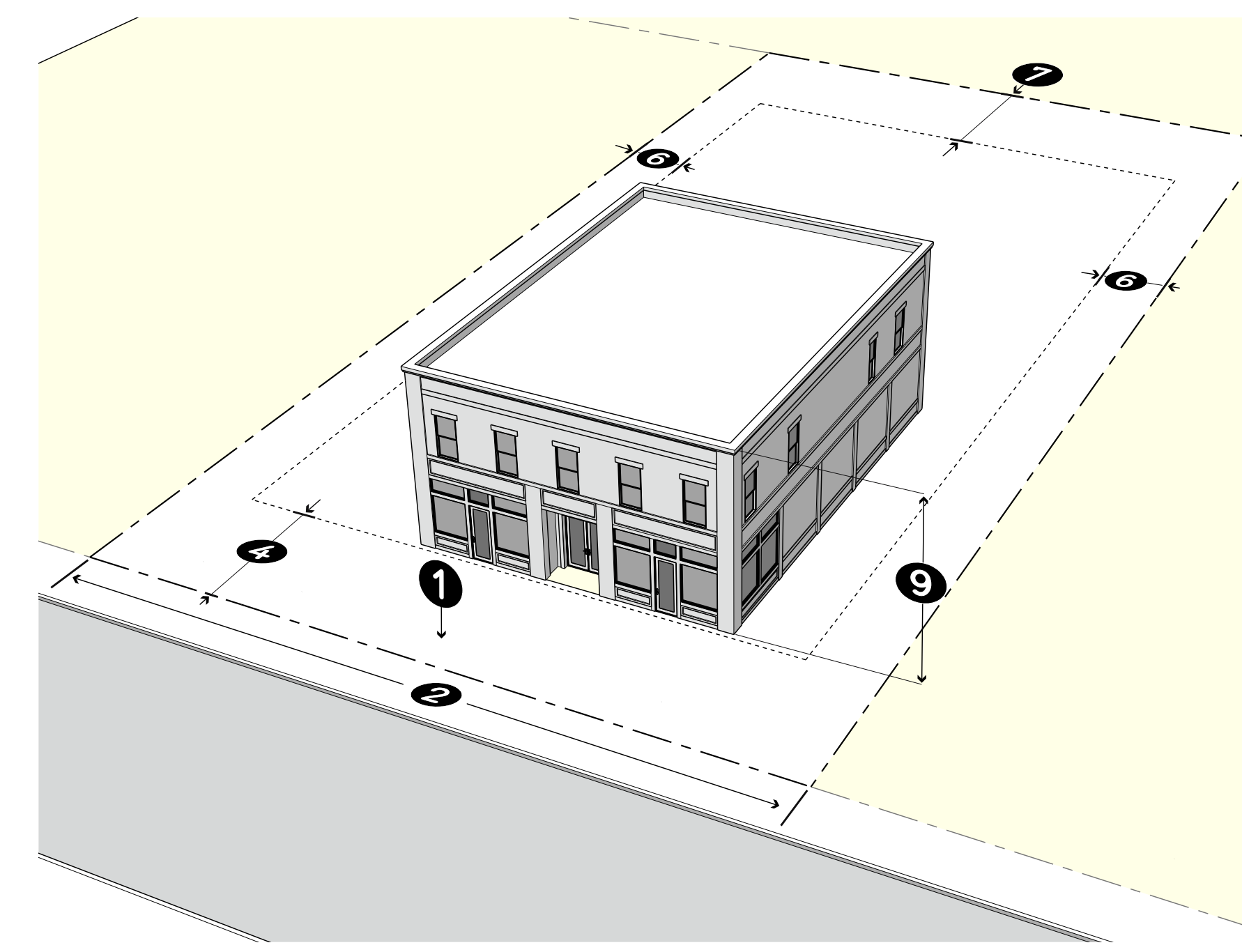
The Corridor Mixed-use District is established to provide for and regulate the development of retail and service businesses whose operations are on a scale suitable to commercial corridors. The design and character of these districts should encourage multi-modal connectivity and safety for all users, including pedestrians, bicyclists and motorists.

B. LOT AREA AND COVERAGE

① Lot area	20,000 sf
② Lot width (min)	75'
③ Lot coverage (max)	50%

C. YARD SETBACKS & DRIVEWAY

④ Primary street yard	30'
⑤ Secondary street yard setback (min)	15'
⑥ Side yard setback (min)	15'
⑦ Rear yard setback (min)	15'
⑧ Accessory structure rear/side (min)	10'



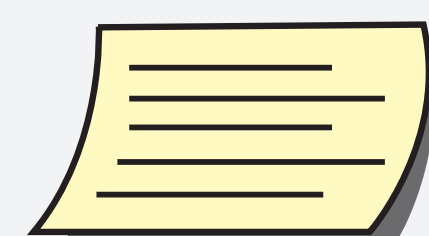
E. HEIGHT

⑨ Primary building height [max]	35'
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F. ENTRANCE

⑩ Primary street facing entrance	Required
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What do you think?



Town of Parma Zoning Map



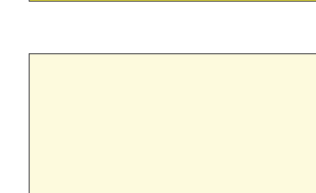
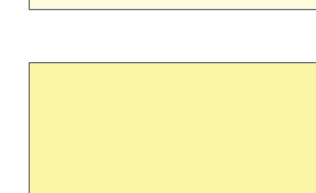
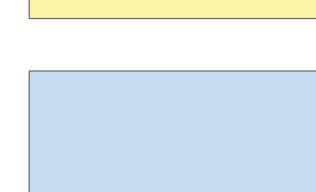
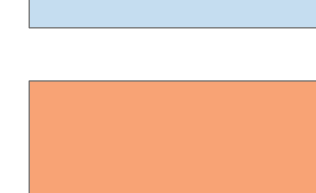

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Legend

Village of Hilton

 Village of Hilton

Draft Zoning Districts

-  Agricultural-Residential
-  Rural Residential
-  Neighborhood Residential
-  Multifamily Residential
-  Waterfront Residential
-  Neighborhood Mixed-Use
-  Corridor Mixed-Use
-  Light Industrial

0 2,000 4,000 8,000 Feet

