

Article VIII. RRAA Rural Residential District

§ 185-28. Permitted uses.

The following uses are permitted:

- A. Single-family dwelling detached.
- ~~A-B. Single-family dwelling, attached; provided there are no more than four attached units per building and no more than one dwelling unit per lot.~~
- B-C. Agriculture.
- C-D. Open space.
- D-E. Accessory structures and uses, subject to § 185-113.
- E-F. Accessory structures and/or facilities, owned and maintained by a homeowners' association, and located on homeowners' association lands. Such amenities are subject to review and approval by the Planning Board as part of a subdivision application process or site plan application.
- F-G. Senior housing development, subject to approval by the Town Board and provisions of Article XXXVIII, incentive zoning regulations.

Commented [MG6]: CP page 37 - Practical way of allowing special senior housing projects on much of the Towns remaining undeveloped lands. Note for affordability may be added to incentive zoning provisions.

§ 185-28.1. Special permit uses.

The following uses may be permitted pursuant to a special permit issued by the Planning Board:

- A. Place of worship, subject to § 185-124.
- B. Golf course.
- C. School, subject to § 185-133.

§ 185-29. Reserved.

§ 185-30. Development of less than 10 acres.

A parcel, as defined herein, consisting of less than 10 acres may be developed at a density of 1.0 residential dwelling units per acre. The following lot and bulk requirements shall apply:

- ~~A.— Each lot shall have a minimum area of 32,000 square feet, except that a parcel, as defined herein, which is less than 32,000 but larger than 16,000 may be developed with one dwelling unit.~~
- ~~B.— Each lot shall have a lot width of 125 feet.~~
- ~~C.— Front setbacks shall be 70 feet.~~

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- D. Side setbacks shall be 20 feet.
- E. Rear setbacks shall be 10 feet.
- F. Minimum floor space shall be 1,800 square feet.
- G. Lot coverage. All structures and all impervious surfaces shall not occupy in the aggregate more than 33% of the area of the parcel or parcels on which such building, structures and impervious surfaces are to be located.

Lot and Bulk Requirements

MINIMUM	
Area, single-family use	16,000 square feet
Area, other use	32,000 square feet
Width	125 feet
Front Setback	70 feet
Side Setback	20 feet
Rear Setback	10 feet
Floor Space	1,800 square feet
MAXIMUM	
Lot Coverage	40%
Building Height	40 feet

NOTE: 1) Except that chimneys attached to a primary structure may extend up to five feet above the highest point of the structure.

Commented [MG7]: This is the only district that regulates lot coverage by the "aggregate" impervious surface - Implication is that considering multiple parcels some could exceed 33% as long as total coverage of all parcels is not greater than 33%.

Commented [MG8R7]: Make per lot - 40% (good starting point)

Commented [MG9]: Moved from end of Article (§185-33)

§ 185-31. Development of 10 acres or more.

A parcel consisting of 10 acres or more may be developed at a density of one residential dwelling unit per 10 acres. In lieu of development at said density, such parcel may be developed with a cluster development at a density of 1.0 residential dwelling units per acre, provided that the following conditions and limitations are met:

- A. Application of Town Law § 278. "Cluster Development" all development applications shall be processed by the Planning Board pursuant to the provisions of § 278 of the Town Law. As part of that process, the Planning Board shall, at a minimum, apply the limitations and conditions of this article.
- B. Development site. Residential dwelling units shall be developed on a maximum of 35% of the base site area, as defined in § 175-5, within the parcel.
- C. Site capacity. The maximum allowable dwelling units that may be built on said development site shall be determined by the Site Capacity Calculation Worksheet, as

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required by the Town's Subdivision Regulations.^[1]

[1] Editor's Note: Said worksheet is included as an attachment to Ch. 175, Subdivision of Land.

D. Permanent rural conservation site. A minimum of 65% of the base site area within the parcel shall be permanently designated as rural conservation and shall be so designated on the Official Zoning Map.

1) The selection of land within a parcel to be designated as rural conservation shall be made by the applicant and subject to the approval of the Planning Board based on the following criteria:

- a) Preservation of existing farms or the "Greenprint for Pittsford's Future," mapped in 1996.
- b) Appropriateness of land for agricultural use.
- c) Appropriateness of land for recreational use, including but not limited to trails or passive parklands.
- d) Establishment or preservation of blueways and/or greenways.
- e) Preservation of environmentally sensitive lands.
- f) Inappropriateness of land for development.
- g) Location and availability of roads, utilities, and other services.
- h) Location of other rural conservation land.
- i) Location of historic or significant properties and/or other developments.
- j) Establishment of major roadway corridor buffer(s).
- k) Establishment of landscape buffers between neighborhoods.

2) Rural conservation lands may be held in private ownership or, if proposed for public ownership, shall be dedicated to the Town of Pittsford.

3) Land designated as rural conservation shall be limited to the following uses:

- a) Agriculture, to include the growing of crops and accessory agricultural uses. No livestock farming shall be permitted, but nothing contained herein shall prevent the keeping of horses in privately owned rural conservation land in accordance with § 185-116 of this chapter, including pasturage, but no structures other than fences as permitted by this chapter may be erected thereon.
- b) Dedicated park and recreation area.
- c) Open space.

Commented [RA12]: CP Page 36 #6

Commented [MG13]: Move to single section for reference in RRAA, SRAA, & RRSP (RRSP with special considerations) Include reference to Land Acquisition Make sure to note that excludes ROW

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§ 185-32. Rural conservation sites in private ownership.

- A. Where rural conservation sites result from the application of RRAA zoning requirements, or are otherwise existing, and which are not dedicated to the Town, they shall be described in a conservation easement executed by the owner and delivered to the Town. The Department of Public Works may not grant final approval to any development plans until the conservation easement is received by the Town.
- B. The conservation easement shall describe the rural conservation site in metes and bounds and shall include the statement: "This tract or parcel of land is a rural conservation site subject to the provisions of the Town of Pittsford Zoning Law substantially restricting its use."
- C. The conservation easement shall be recorded by the Town in the Monroe County Clerk's office.

~~**§ 185-33. Maximum height restrictions.**~~

~~The maximum permitted height of any structure is 40 feet, except that chimneys attached to such structure may extend five feet above the highest point of the structure.~~