

Town of Rochester Zoning Law - Schedule of District Regulations

District Intent	Principal Permitted Uses	Special Uses	Accessory Uses	Development Standards	
				Residential	Nonresidential
<p>AR-3 Residential Agricultural District: This district is intended to recognize and preserve the high-valued agricultural lands of the Town, while allowing for low density residential development of a compatible nature. The district is further intended to complement the New York State Ag District program and maintain full rights-to-farm within these areas.</p> 	<p>Agricultural retail sales* Agricultural tourism enterprises* Agriculture (animal) Agriculture (non-animal) Bed and breakfast* Cemetery * Day care centers* Emergency services, libraries, and public buildings* Farm operation Home occupations – Class II* Hunting and fishing clubs Nursery or greenhouse* One-family dwellings Places of worship* Public parks and playgrounds* Sawmills, temporary portable onsite less than 90 days Stables (commercial)* Two-family dwellings (new) Veterinary office, animal hospital or kennel* Wireless Telecommunications Facilities - Type A Wireless Telecommunications Facilities - Type B*</p> <p>* Requires site plan review by Planning Board</p>	<p>Agricultural processing facilities Animal Sanctuary Camping resort or RV park Commercial events facility Commercial recreation uses Conversion of a residential structure to non-residential Golf course or driving range Helicopter pads Home occupations – Class III Inn Low-impact health care practice Manufactured housing park Mulch or compost processing facility Multi-family dwellings Multiple permitted uses per §140-8 Non-conforming use change, addition, or expansion Nonprofit club or recreation use Private air strips Private educational facilities Recording studios Resort Seasonal lodging units Two-family dwellings (conversions) Wireless Telecommunications Facilities - Type C Wireless Telecommunications Facilities - Type D</p>	<p>Agricultural labor housing* Animal Husbandry Farm mining per §140-28 Farm stands Home occupations – Class I Mining exempt from DEC jurisdiction* Other customary accessory uses Parking areas Private garages Signs Stables (private) Tool sheds</p> <p>* Requires site plan review by Planning Board</p>	<p>Minimums:</p>	
				<p>Lot area: 3.0 acres Lot width (feet): 160 Lot depth (feet): 160 Lot frontage (feet): 50 Front yard (feet): 35 Side yard (feet): 40 Rear yard (feet): 40</p> <p>Maximums</p> <p>Lot coverage: 30% Building height (feet) 35 Building stories 2.5</p> <p>Notes Some exceptions as detailed in the text may apply Performance standards of §140-20 may apply.</p>	<p>3.0 acres 160 160 50 35 40 40</p> <p>35% 35 2.5</p>

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District Intent	Principal Permitted Uses	Special Uses	Accessory Uses	Development Standards																														
				Residential	Nonresidential																													
<p>AB-3 Agricultural Business District: This district is recognize and preserve the high-valued agricultural lands of the Town, while allowing for low density residential development of a compatible nature. The district is further intended to complement the adjacent Business District and New York State Ag District program and maintain full rights-to-farm within these areas.</p> <div style="border: 1px solid green; width: 50px; height: 40px; margin: 10px auto;"></div>	<p>Agricultural processing facilities* Agricultural retail sales* Agricultural tourism enterprises* Agriculture (animal) Agriculture (non-animal) Bed and breakfast* Cemetery * Day care centers* Emergency services, libraries, and public buildings* Farm operation Gift, antique or craft shops* Home occupations – Class II* Hunting and fishing clubs Inn* Low-impact health care practice* Nursery or greenhouse* One-family dwellings Places of worship* Public parks and playgrounds* Sawmills, temporary portable onsite less than 90 days Stables (commercial)* Two-family dwellings (new) Veterinary office, animal hospital or kennel* Wireless Telecommunications Facilities - Type A Wireless Telecommunications Facilities - Type B*</p> <p style="text-align: center;">* Requires site plan review by Planning Board</p>	<p>Auction house <4,000 sq. ft. Camping resort or RV park Commercial events facility Commercial recreation uses Commercial sawmills Conversion of a residential structure to non-residential Flea market <4,000 sq. ft. Golf course or driving range Health care institutions Helicopter pads Home occupations – Class III Low-impact retail and service establishments Mixed-use activities pursuant to §140-10 Mulch or compost processing facility Multi-family dwellings Multiple permitted uses per §140-8 Museums, galleries and performance centers Non-conforming use change, addition, or expansion Nonprofit club or recreation use Offices <4,000 sq. ft. Private educational facilities Recording studios Resort Restaurants and taverns Retail and Service Establishments <4,000 sq. ft. (no gasoline sales) Seasonal lodging units Service Establishments (Vehicle & Equipment) <4,000 sq. ft. Spa or health clubs Two-family dwellings (conversions) Warehouse and storage facilities Wireless Telecommunications Facilities - Type C Wireless Telecommunications Facilities - Type D</p>	<p>Agricultural labor housing* Animal Husbandry Farm mining per §140-28 Farm stands Home occupations – Class I Mining exempt from DEC jurisdiction* Other customary accessory uses Parking areas Private garages Signs Stables (private) Tool sheds</p> <p style="text-align: center;">* Requires site plan review by Planning Board</p>	<p>Minimums:</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Lot area:</td> <td style="width: 20%;">3.0 acres</td> <td style="width: 20%;">3.0 acres</td> </tr> <tr> <td>Lot width (feet):</td> <td>160</td> <td>160</td> </tr> <tr> <td>Lot depth (feet):</td> <td>160</td> <td>160</td> </tr> <tr> <td>Lot frontage (feet):</td> <td>50</td> <td>50</td> </tr> <tr> <td>Front yard (feet):</td> <td>35</td> <td>35</td> </tr> <tr> <td>Side yard (feet):</td> <td>40</td> <td>40</td> </tr> <tr> <td>Rear yard (feet):</td> <td>40</td> <td>40</td> </tr> </table> <p>Maximums</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Lot coverage:</td> <td style="width: 20%;">30%</td> <td style="width: 20%;">35%</td> </tr> <tr> <td>Building height (feet)</td> <td>35</td> <td>35</td> </tr> <tr> <td>Building stories</td> <td>2.5</td> <td>2.5</td> </tr> </table> <p>Notes Some exceptions as detailed in the text may apply Performance standards of §140-20 may apply.</p>	Lot area:	3.0 acres	3.0 acres	Lot width (feet):	160	160	Lot depth (feet):	160	160	Lot frontage (feet):	50	50	Front yard (feet):	35	35	Side yard (feet):	40	40	Rear yard (feet):	40	40	Lot coverage:	30%	35%	Building height (feet)	35	35	Building stories	2.5	2.5
Lot area:	3.0 acres	3.0 acres																																
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Lot depth (feet):	160	160																																
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District Intent	Principal Permitted Uses	Special Uses	Accessory Uses	Development Standards	
				Residential	Nonresidential
<p>R-1 Neighborhood Residential District: This district is intended to recognize and preserve the integrity of predominately moderate-density residential areas of the Town, together with personal and residential services, and to protect them from intrusions of incompatible uses.</p> 	<p>Agriculture (animal)* Agriculture (non-animal) Bed and breakfast* Cemetery * Day care centers* Emergency services, libraries, and public buildings* Farm operation One-family dwellings Places of worship* Public parks and playgrounds* Two-family dwellings (new) Wireless Telecommunications Facilities - Type A Wireless Telecommunications Facilities - Type B*</p> <p>* Requires site plan review by Planning Board</p>	<p>Commercial events facility Conversion of a residential structure to non-residential Gift, antique and craft shops Home occupation - Class II Inn Low-impact health care practice Low-impact retail and service establishments Mixed-use activities pursuant to §140-10 Multi-family dwellings Multiple permitted uses per §140-8 Non-conforming use change, addition, or expansion Nonprofit club or recreation use Offices (<1,500 square feet) Parking (municipal) Private educational facilities Restaurants not serving alcoholic beverages Two-family dwellings (conversions) Wireless Telecommunications Facilities - Type C</p>	<p>Agricultural labor housing* Animal Husbandry Farm stands Home occupations – Class I Other customary accessory uses Parking areas Private garages Signs Tool sheds</p>	<p>Minimums: Lot area (without S/W): 1.0 acre Lot area (with S/W): 21,500 sq. ft. Lot width (feet): 100 Lot depth (feet): 100 Lot frontage (feet): 50 Front yard (feet): 10 Side yard (feet): 25 Rear yard (feet): 25</p> <p>Note: S/W =central sewer and central water</p> <p>Maximums Lot coverage: 40% Building height (feet) 35 Building stories 2.5 Density(without S/W): 1.00 Density(with S/W): 2.00</p> <p>Notes Some exceptions as detailed in the text may apply Performance standards of §140-20 may apply.</p>	

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District Intent	Principal Permitted Uses	Special Uses	Accessory Uses	Development Standards	
				Residential	Nonresidential
<p>R-2 Low Density Residential District: This district is intended to recognize and preserve the integrity of predominately low-density rural residential areas of the Town and to protect them from intrusions of incompatible uses.</p> 	<p>Agriculture (animal)* Agriculture (non-animal) Bed and breakfast* Cemetery * Day care centers* Emergency services, libraries, and public buildings* Farm operation Home occupations – Class II* One-family dwellings Places of worship* Public parks and playgrounds* Sawmills, temporary portable onsite less than 90 days* Two-family dwellings (new) Wireless Telecommunications Facilities - Type A Wireless Telecommunications Facilities - Type B*</p> <p>* Requires site plan review by Planning Board</p>	<p>Commercial events facility Conversion of a residential structure to non-residential Golf course or driving range Inn Low-impact health care practice Manufactured housing park Multi-family dwellings Multiple permitted uses per §140-8 Non-conforming use change, addition, or expansion Nonprofit club or recreation use Nursery or greenhouse Private educational facilities Two-family dwellings (conversions) Wireless Telecommunications Facilities - Type C</p>	<p>Agricultural labor housing* Animal Husbandry Farm stands Home occupations – Class I Other customary accessory uses Parking areas Private garages Signs Stables (private) Tool sheds</p> <p>* Requires site plan review by Planning Board</p>	<p>Minimums: Lot area: 2.0 acres Lot width (feet): 160 Lot depth (feet): 160 Lot frontage (feet): 50 Front yard (feet): 35 Side yard (feet): 40 Rear yard (feet): 40</p> <p>Maximums Lot coverage: 30% Building height (feet) 35 Building stories 2.5</p> <p>Notes Some exceptions as detailed in the text may apply Performance standards of §140-20 may apply.</p>	

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				Residential	Nonresidential
<p>R-5 Rural Conservation District: This district is intended to conserve large open areas of the Town that are difficult to develop while allowing for both very low density residential development and those compatible uses that, while they may require large acreages, also typically also involve large open spaces.</p> <div style="border: 1px solid black; width: 50px; height: 40px; margin: 10px auto;"></div>	<p>Agricultural tourism enterprises* Agriculture (animal) Agriculture (non-animal) Bed and breakfast* Cemetery* Day care centers* Emergency services, libraries, and public buildings* Farm operation Home occupations – Class II* Hunting and fishing clubs One-family dwellings Places of worship* Public parks and playgrounds* Sawmills, temporary portable onsite less than 90 days Stables (commercial)* Two-family dwellings (new) Wireless Telecommunications Facilities - Type A Wireless Telecommunications Facilities - Type B*</p> <p>* Requires site plan review by Planning Board</p>	<p>Agricultural processing facilities Agricultural retail sales Animal Sanctuary Camping resort or RV park Commercial events facility Commercial recreation uses Commercial sawmills Conversion of a residential structure to non-residential Education & conference center Gift, antique or craft shops Golf course or driving range Health care institutions Home occupations – Class III Inn Low-impact health care practice Mulch or compost processing facility Multiple permitted uses per §140-8 Museums, galleries and performance centers Non-conforming use change, addition, or expansion Nonprofit club or recreation use Nursery or greenhouse Private educational facilities Resort Seasonal lodging units Two-family dwellings (conversions) Veterinary office, animal hospital or kennel Warehouse and storage facilities Wireless Telecommunications Facilities - Type C Wireless Telecommunications Facilities - Type D</p>	<p>Agricultural labor housing* Animal Husbandry Farm mining per §140-28 Farm stands Home occupations – Class I Mining exempt from DEC jurisdiction* Other customary accessory uses Parking areas Private garages Signs Stables (private) Tool sheds</p> <p>* Requires site plan review by Planning Board</p>	<p>Minimums:</p>	
				<p>Lot area: 5.0 acres</p> <p>Lot width (feet): 200</p> <p>Lot depth (feet): 200</p> <p>Lot frontage (feet): 50</p> <p>Front yard (feet): 50</p> <p>Side yard (feet): 50</p> <p>Rear yard (feet): 50</p> <p>Maximums</p> <p>Lot coverage: 15%</p> <p>Building height (feet): 35</p> <p>Building stories: 2.5</p> <p>Notes Some exceptions as detailed in the text may apply Performance standards of §140-20 may apply.</p>	<p>5.0 acres</p> <p>300</p> <p>300</p> <p>50</p> <p>75</p> <p>75</p> <p>75</p> <p>20%</p> <p>35</p> <p>2.5</p>

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				Residential	Nonresidential
<p>H Hamlet District: This district is intended to create designated neighborhood shopping centers complemented by higher density residential development that can access those shopping areas as pedestrians or with very short drives.</p> 	<p>Agriculture (animal)* Agriculture (non-animal) Bed and breakfast* Cemetery * Day care centers* Emergency services, libraries, and public buildings* Farm operation Gift, antique or craft shops* Home occupations – Class II* Inn* Low-impact health care practice* Low-impact retail and service establishments* Offices* One-family dwellings Places of worship* Public parks and playgrounds* Restaurants and taverns* Two-family dwellings (new) Wireless Telecommunications Facilities - Type A Wireless Telecommunications Facilities - Type B*</p> <p>* Requires site plan review by Planning Board</p>	<p>Agricultural retail sales Agricultural tourism enterprises Auction house Commercial events facility Convenience market Conversion of a residential structure to non-residential Education & conference center Fast food restaurant Flea market Gasoline Filling Stations Health care institutions Home occupations – Class III Light manufacturing Mixed-use activities pursuant to §140-10 Multi-family dwellings Multiple permitted uses per §140-8 Museums, galleries and performance centers Non-conforming use change, addition, or expansion Nonprofit club or recreation use Nursery or greenhouse Parking (commercial) Parking (municipal) Private educational facilities Retail and service establishments Service Establishments (Vehicle & Equipment) Spa or Health Club Two-family dwellings (conversions) Wireless Telecommunications Facilities - Type C</p>	<p>Agricultural labor housing* Animal Husbandry Farm stands Home occupations – Class I Other customary accessory uses Parking areas Private garages Signs Tool sheds</p>	<p>Minimums: Lot area (without S/W): 1.0 acre Lot area (with S/W): 13,000 sq. ft. Lot width (feet): 75 Lot depth (feet): 75 Lot frontage (feet): 50 Front yard (feet): 10 Side yard (feet): 10 Rear yard (feet): 15</p> <p>Maximums Lot coverage: 50% Building height (feet) 35 Building stories 2.5</p> <p>Notes Some exceptions as detailed in the text may apply Performance standards of §140-20 may apply. S/W =central sewer and central water</p>	

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				Residential	Nonresidential
<p>I Industrial District: This district is intended to recognize existing areas of industrial activity, allow for expansion of these uses and to protect these uses from intrusions of incompatible uses.</p> 	<p>Agricultural processing facilities* Agricultural retail sales* Agricultural tourism enterprises* Agriculture (animal) Agriculture (non-animal) Farm operation Home occupations – Class III* Light manufacturing* Nursery or greenhouse* Sawmills, temporary portable onsite less than 90 days* Wireless Telecommunications Facilities - Type A Wireless Telecommunications Facilities - Type B*</p> <p>* Requires site plan review by Planning Board</p>	<p>Bulk fuel storage Commercial sawmills Conversion of a residential structure to non-residential Distribution facilities Flea market Gasoline Filling Stations General manufacturing Mixed-use activities pursuant to §140-10 Mulch or compost processing facility Multiple permitted uses per §140-8 Non-conforming use change, addition, or expansion Nonprofit club or recreation use One-family dwelling Parking (commercial) Parking (municipal) Recording studios Resource recovery, vehicle junkyard & wrecking Retail establishments (Vehicle & Equipment) Self-storage facilities Service establishments (Vehicle & Equipment) Trucking services Warehouse and storage facilities Wholesale uses Wireless Telecommunications Facilities - Type C Wireless Telecommunications Facilities - Type D</p>	<p>Animal Husbandry Farm mining per §140-28 Farm stands Home occupations – Class I Home occupations – Class II Mining exempt from DEC jurisdiction* Other customary accessory uses Parking areas Private garages Signs Stables (private) Tool sheds</p> <p>* Requires site plan review by Planning Board</p>	<p>Minimums:</p>	
				<p>Lot area (without sewer): 1.5 acre Lot area (with sewer): 1.5 acre Lot width (feet): 160 Lot depth (feet): 160 Lot frontage (feet): 50 Front yard (feet): 35 Side yard (feet): 35 Rear yard (feet): 35</p> <p>Maximums</p> <p>Lot coverage: 30% Building height (feet): 35 Building stories: 2.5</p> <p>Notes Some exceptions as detailed in the text may apply Performance standards of §140-20 may apply.</p>	<p>1.5 acre 1.5 acre 225 225 50 100 75 75 50% 45 N/A</p>

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<p>NR Natural Resource District: This district is intended to recognize existing areas of mining activity, allow for expansion of such uses and to protect these uses from intrusions of incompatible uses.</p> 	<p>Agricultural processing facilities* Agricultural retail sales* Agricultural tourism enterprises* Agriculture (animal) Agriculture (non-animal) Farm operation Home occupations – Class III* Mining (under DEC jurisdiction)* Nursery or greenhouse* Sawmills, temporary portable onsite less than 90 days* Wireless Telecommunications Facilities - Type A Wireless Telecommunications Facilities - Type B*</p> <p>* Requires site plan review by Planning Board</p>	<p>Bulk fuel storage Commercial sawmills Conversion of a residential structure to non-residential Distribution facilities General manufacturing Light manufacturing Mixed-use activities pursuant to §140-10 Mulch or compost processing facility Multiple permitted uses per §140-8 Non-conforming use change, addition, or expansion Nonprofit club or recreation use One-family dwelling Resource recovery, vehicle junkyard & wrecking Self-storage facilities Trucking services Warehouse and storage facilities Wholesale uses Wireless Telecommunications Facilities - Type C Wireless Telecommunications Facilities - Type D</p>	<p>Animal Husbandry Farm mining per §140-28 Farm stands Home occupations – Class I Home occupations – Class II Mining exempt from DEC jurisdiction* Other customary accessory uses Parking areas Private garages Signs Stables (private) Tool sheds</p> <p>* Requires site plan review by Planning Board</p>	<p>Minimums:</p> <table border="0"> <tr> <td>Lot area (without sewer):</td> <td>1.5 acre</td> <td>1.5 acre</td> </tr> <tr> <td>Lot area (with sewer):</td> <td>1.5 acre</td> <td>1.5 acre</td> </tr> <tr> <td>Lot width (feet):</td> <td>160</td> <td>225</td> </tr> <tr> <td>Lot depth (feet):</td> <td>160</td> <td>225</td> </tr> <tr> <td>Lot frontage (feet):</td> <td>50</td> <td>50</td> </tr> <tr> <td>Front yard (feet):</td> <td>35</td> <td>100</td> </tr> <tr> <td>Side yard (feet):</td> <td>35</td> <td>75</td> </tr> <tr> <td>Rear yard (feet):</td> <td>35</td> <td>75</td> </tr> </table> <p>Maximums</p> <table border="0"> <tr> <td>Lot coverage:</td> <td>30%</td> <td>50%</td> </tr> <tr> <td>Building height (feet)</td> <td>35</td> <td>45</td> </tr> <tr> <td>Building stories</td> <td>2.5</td> <td>N/A</td> </tr> </table> <p>Notes Some exceptions as detailed in the text may apply Performance standards of §140-20 may apply.</p>	Lot area (without sewer):	1.5 acre	1.5 acre	Lot area (with sewer):	1.5 acre	1.5 acre	Lot width (feet):	160	225	Lot depth (feet):	160	225	Lot frontage (feet):	50	50	Front yard (feet):	35	100	Side yard (feet):	35	75	Rear yard (feet):	35	75	Lot coverage:	30%	50%	Building height (feet)	35	45	Building stories	2.5	N/A	
Lot area (without sewer):	1.5 acre	1.5 acre																																				
Lot area (with sewer):	1.5 acre	1.5 acre																																				
Lot width (feet):	160	225																																				
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Lot frontage (feet):	50	50																																				
Front yard (feet):	35	100																																				
Side yard (feet):	35	75																																				
Rear yard (feet):	35	75																																				
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Building stories	2.5	N/A																																				

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District Intent	Principal Permitted Uses	Special Uses	Accessory Uses	Development Standards	
				Residential	Nonresidential
<p>B Business District: This district is intended to provide areas for highway-related commercial uses requiring large land areas and high visibility.</p> 	<p>Agricultural retail sales* Agricultural tourism enterprises* Agriculture (animal) Agriculture (non-animal) Auction house* Bed and breakfast* Cemetery * Day care centers* Emergency services, libraries, and public buildings* Farm operation Gift, antique or craft shops* Home occupations – Class III* Inn* Low-impact health care practice* Low-impact retail and service establishments* Offices* One-family dwellings Places of worship* Public parks and playgrounds* Recording studios* Restaurants and taverns* Retail and service establishments* Sawmills, temporary portable onsite less than 90 days* Spa or health club* Two-family dwellings (new) Wireless Telecommunications Facilities - Type A Wireless Telecommunications Facilities - Type B*</p> <p>* Requires site plan review by Planning Board</p>	<p>Agricultural processing facilities Bulk fuel storage Camping resort or RV park Commercial events facility Commercial recreation uses Convenience market Conversion of a residential structure to non-residential Education & conference center Fast food restaurant Flea market Gasoline Filling Stations General Manufacturing Golf course or driving range Health care institutions Helicopter pads Hotel and motels Light manufacturing Mixed-use activities pursuant to §140-10 Motorized racetracks Mulch or compost processing facility Multi-family dwellings Multiple permitted uses per §140-8 Museums, galleries and performance centers Non-conforming use change, addition, or expansion Nonprofit club or recreation use Nursery or greenhouse Parking (commercial) Parking (municipal) Private air strips Resort Retail and service establishments (Vehicle & Equipment) Self-storage facilities Trucking services Two-family dwellings (conversions) Veterinary office, animal hospital or kennel Wholesale uses Wireless Telecommunications Facilities - Type C Wireless Telecommunications Facilities - Type D</p>	<p>Animal Husbandry Farm mining per §140-28 Farm stands Home occupations – Class I Home occupations – Class II Mining exempt from DEC jurisdiction* Other customary accessory uses Parking areas Private garages Signs Stables (private) Tool sheds</p> <p>* Requires site plan review by Planning Board</p>	<p>Minimums:</p> <p>Lot area (without sewer): 1.0 acre Lot area (with sewer): 0.5 acre Lot width (feet): 100 Lot depth (feet): 100 Lot frontage (feet): 50 Front yard (feet): 35 Side yard (feet): 25 Rear yard (feet): 25</p>	<p>1.0 acre 0.5 acre 100 100 50 35 25 25</p>
				<p>Maximums</p> <p>Lot coverage: 50% Building height (feet): 35 Building stories: 2.5</p>	<p>50% 35 2.5</p>
				<p>Notes Some exceptions as detailed in the text may apply Performance standards of §140-20 may apply.</p>	