



SITE DATA

799 HOLT ROAD

65.7 AC

ZONING: UNDERLYING ZONING DISTRICT: OP CORE AREA

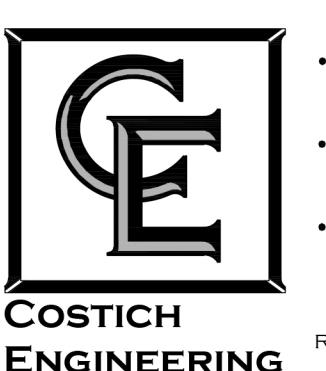
NORTH- OFFICE PARK PERMITTED USE: OFFICE BUILDINGS

FOR BUSINESS

- **SPECIAL USE REQUIRING A PERMIT: SENIOR HOUSING**

ZONING REQUIREMENTS (MULTIPLE-FAMILY DWELLINGS):

- **MINIMUM BUFFER AREA: 50 FEET, EXCEPT WHERE SUCH MULTIPLE-FAMILY DWELLING ABUTS A SINGLE-FAMILY DISTRICT, AND IN SUCH CASE IT SHALL BE 100 FEET.**
- **MAXIMUM BUILDING HEIGHTS: TWO STORIES MEASURED AT THE FRONT ELEVATION.**
- **FIVE-ACRE MINIMUM LOT SIZE.**
- **MAXIMUM BUILDING LENGTH: 165 FEET, EXCEPT WHERE THE APPLICANT PROVIDES PAVED ACCESSIBILITY TO ALL SIDES OF THE BUILDING, THEN THE MAXIMUM BUILDING LENGTH MAY BE INCREASED TO 250 FEET. THE ACCESSIBILITY MAY BE PROVIDED BY PARKING AREAS OR FIRE LANES. FIRE LANES MUST BE CLEARLY MARKED IN ACCORDANCE WITH § 165-12A AND BE A MINIMUM WIDTH OF 25 FEET. FIRE SERVICE ACCESS ROADS (FIRE LANES) SHALL BE CONSTRUCTED, MAINTAINED AND KEPT CLEAR IN ACCORDANCE WITH CHAPTER F503 OF THE FIRE CODE OF NEW YORK STATE.**
- **THE MAXIMUM DENSITY SHALL BE SET BY THE TOWN BOARD WHEN CONSIDERING THE SPECIAL USE PERMIT.**
- **THE MINIMUM DISTANCE BETWEEN THE CLOSEST POINTS OF ANY TWO STRUCTURES SHALL BE 40 FEET.**
- **MINIMUM SETBACK, FRONT: 75 FEET.**
- **UPON A FINDING OF THE PLANNING BOARD, THE PARKING REQUIREMENTS MAY BE MODIFIED TO ACCOMMODATE SENIOR HOUSING FACILITIES.**
- **THERE SHALL BE NO MORE THAN ONE LARGE MULTIFAMILY DWELLING OF MORE THAN 10 UNITS.**
- **PROPOSED (3) THREE STORY BUILDINGS (104 UNITS)**
- **PARKING = 158 SPACES (1.5 PER UNIT)**



CIVIL
ENGINEERING
• LAND
SURVEYING
• LANDSCAPE
ARCHITECTURE
217 LAKE AVENUE
ROCHESTER, NY 14608
(585) 458-3020