

§ 120-7. Purpose. [Amended 6-17-2003 by Ord. No. 2003-183; 9-21-2010 by Ord. No. 2010-323]

The R-1 Low-Density Residential District is intended to maintain residential areas at relatively low densities. The R-1 District is a distinct urban area that is characterized predominantly by owner-occupied, single-family detached and attached homes but often contains a diverse mix of other preexisting higher-density residential uses. Each R-1 neighborhood is unique in character, composition and scale. The district requirements are intended to preserve and promote neighborhoods characterized by unobstructed front yards and pedestrian-scale streetscapes and to protect against undesirable uses and residential conversions.

§ 120-8. Permitted uses.

The following uses are permitted in the R-1 District:

- A. Single-family detached dwellings.
- B. Single-family attached dwellings.
- C. Family and group family day-care homes.
- D. Adult family day-care homes.
- E. Places of worship, except in structures originally designed solely for residential purposes. **[Amended 9-19-2017 by Ord. No. 2017-299]**
- F. Convents and rectories.
- G. Home occupations subject to the additional requirements for specified uses in § 120-139. **[Added 6-17-2003 by Ord. No. 2003-183]**
- H. ¹Office, when in an existing structure built for a nonresidential use, operating between the hours of 6:00 a.m. and 9:00 p.m. **[Added 9-19-2012 by Ord. No. 2012-363; amended 2-18-2015 by Ord. No. 2015-39]**

§ 120-9. Special permit uses.

The following uses are allowed as special permit uses in the R-1 District:

- A. Ancillary parking lots, subject to the additional requirements for specified uses in § 120-131. **[Amended 6-17-2003 by Ord. No. 2003-183]**
- B. Bed-and-breakfast establishments, subject to the additional requirements for specified uses in § 120-132.
- C. Day-care centers, subject to the additional requirements for specified uses in § 120-135.
- D. ²Public and semipublic uses, including but not limited to schools, library, police stations and

1. Editor's Note: Former Subsection H, concerning specialty retail sales and service, added 9-19-2012 by Ord. No. 2012-363, as amended, was repealed 8-9-2016 by Ord. No. 2016-263, which ordinance also redesignated former Subsection I as Subsection H.

2. Editor's Note: Former Subsection D, Parks and recreational areas, was repealed 7-19-2011 by Ord. No. 2011-247, which ordinance also provided for the relettering of former Subsections E through G as Subsections D through F, respectively.

fire stations.

- E. Public utilities, subject to the additional requirements for specified uses in § 120-144.
- F. Residential care facilities, subject to the additional requirements for specified uses in § 120-146.³

§ 120-119. Urban Renewal Districts in the City of Rochester. [Amended 4-8-2003 by Ord. No. 2003-86; 8-26-2003 by Ord. No. 2003-276; 6-22-2004 by Ord. No. 2004-199; 3-20-2007 by Ord. No. 2007-93; 9-19-2007 by Ord. No. 2007-370; 7-14-2009 by Ord. No. 2009-254; 12-16-2014 by Ord. No. 2014-381; 12-15-2020 by Ord. No. 2020-349]

The U-R Urban Renewal Districts are separate and distinct areas with identified objectives, actions and land use plans for the purpose of eliminating substandard and deteriorated structures and other blighting influence in an area of the City, through demolition and subsequent redevelopment. These districts promote economic development in the City and beautification of an area in both the public and private realm and provide the City with the ability to convey property to support private development. Areas specified as U-R Urban Renewal Districts by the City Council of the City of Rochester include:

- A. Cascade Area Urban Renewal District.
- B. Norton Street Urban Renewal District.
- C. Ridgeway Urban Renewal District.
- D. St. Joseph's Area Urban Renewal District.
- E. Washington Square Urban Renewal District.
- F. Brooks Landing Urban Renewal District.
- G. Erie Canal Urban Renewal District.
- H. La Marketa North Clinton Avenue Urban Renewal District.
- I. Midtown Urban Renewal District.
- J. Dewey-Driving Park Urban Renewal District.
- K. Marketview Heights Urban Renewal District.

3. Editor's Note: Former Subsection G, concerning full-line food store and low-impact retail sales and service, added 9-19-2012 by Ord. No. 2012-363, as amended, which immediately followed this subsection, was repealed 8-9-2016 by Ord. No. 2016-263.