



# Highlights of Pittsford's Revised Zoning Code

as adopted by Town Board

March 2025

1. *Residential neighborhoods.* Residential neighborhoods won't change. Neighborhoods of single-family homes will stay that way. As per existing Code, houses can't be modified to include a separate apartment, and the rule remains one house per lot.
2. *Attached Houses.* For new construction on currently unbuilt tracts, the revised Code gives broader scope for single-family attached houses, like Greenpoint Trail and Alpine Ridge. Would not apply to new construction in existing residential neighborhoods of single-family *detached* houses.
3. *Flexibility for Accessory Structures:* Setbacks for flag lots and corner lots have been reduced to allow for more flexibility when placing a shed, pool and pool equipment or other permitted accessory structure.
4. *Incentive Zoning:* The new Code builds into the existing Incentive Zoning law new provisions to encourage more moderately priced market-rate housing for people in or approaching retirement age.
5. *More Housing Variety:* The new Code allows for smaller lot sizes. It extends Incentive Zoning opportunities Town-wide, rather than restricted to one area as before. This can allow for greater density and thereby for housing priced more moderately than what has been available traditionally.
6. *Monroe Avenue Commercial Corridor:* The new Code offers a comprehensive vision for improving the Monroe Avenue commercial corridor. The goal is to create a mixed-use commercial district with a more village-like feel and of more walkable scale. To do this it provides for storefronts at the street and parking to their rear, with housing above the streetside storefronts. In addition to the mix of commercial and residential, the new Code provides for a greater variety of businesses, including micro-breweries and boutique hotels.
7. *Keeping Chickens:* The revised code permits keeping chickens, within reasonable limitations, on residential lots. Households keeping chickens must maintain a coop that must be sited at least 50 feet from neighboring property lines. Regulations for keeping bees have also been incorporated.
8. *Parking:* New parking regulations promote less asphalt and more landscaped islands in areas of redevelopment, as well as stronger guidelines for the provision of pedestrian connections in parking lots.

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9. *Lighting*: New dark-sky lighting regulations protect residents from intrusive light from adjacent properties.
10. *Golf Courses*: Rezones golf courses so that, if a golf course closes and sells its land, density of any housing to be built will be substantially consistent with existing residential areas, with requirements for open space and buffering. This rezoning makes no changes to existing golf courses or their operations. It makes a difference only if a golf course goes out of business and sells the land for development.
11. *Environmental Stewardship*: Encourages and provides compatibility guidelines for beneficial environmental practices and infrastructure such as solar energy systems, electrical vehicle charging stations, installation of geothermal and more.

These represent the substantive changes to the Zoning Code. Throughout the proposed new Code are changes in formatting such as consolidation of definitions for ease of reference; also revised citations to State law as necessary, clarifications where experience showed the existing Code to be ambiguous, deletions of outdated and/or obsolete provisions, and additions that accommodate new practices and resident preferences that have emerged since the last update in 2009.

**Please remember** that this is just a *summary*. The only complete description of all the changes that could affect our residents' use of their property is the Code itself. Those concerned about their particular circumstances should refer to the whole law or contact the Town's Planning Department at 248-6249. You can find the new Code in its entirety at:  
<https://bartonloguidice.mysocialpinpoint.com/town-of-pittsford/final-draft-for-public-review>.

As it must, the proposed revised Zoning Code incorporates changes and resident preferences included in the Town's Comprehensive Plan. The Comprehensive Plan provides the basis for a legally enforceable Zoning Code.