

B-5 Zoned Sites – Status of Compliance With Zoning Ordinance Dimensional Requirements

Address	Area	Canopy Setback				Building Setback				Notes
		Front	Side	Side2	Rear	Front	Side1	Side2	Rear	
190 W. Tienken	14,123	--	--	--	--	18	7	30	58	Car Wash
532 S. Rochester Rd	16,398	0	53	43	67	28	115	12	30	Front Canopy Gas Station
3985 W. Auburn Rd	16,800	32	44	45	83	68	51*	0	40^	Front Canopy Gas Station
1497 N. Rochester Rd	16,875	15	26	26	26	45	37*	37	45	Center Canopy Building
1961 E. Auburn Rd	17,449	0	38	45	73	89	26*	42	11^	Front Canopy Gas Station
2020 S. Rochester Rd	18,082	15	67	43	62	75	69*	34	35	Front Canopy Gas Station
3980 Crooks Rd	18,200	0	12	62	75	34	65*	46^	35	Front Canopy - owned by RCOC
981 W. Auburn Rd	20,002	--	--	--	--	26	5	45	97^	Avon Radiator Repair
2955 John R. Rd	20,906	--	--	--	--	50	38	38	48	Car Wash
975 S. Rochester Rd	22,099	0	65	45	87	60	59*	17	13	Front Canopy Gas Station
991 W. Auburn Rd	22,518	--	--	--	--	41	42*	17	129^	Non Gas Station Use
3760 W. Auburn Rd	23,941	--	--	--	--	0	119*	0	46^	A&A Auto Supply
6 E. Auburn Rd	24,609	--	--	--	--	89	35*	15	53	Quick Oil Change
1799 E. Auburn Rd	24,903	15	60	81	57	75	62*	80	13^	Front Canopy Gas Station
1295 Walton	26,626	70	11	0	89	80	72*	37	62	Center Canopy Building
6980 N. Rochester Rd	28,897	30	17	27	118	109	27*	52	11	Front Canopy Gas Station
2021 W. Auburn Rd	30,268	28	43	71	50	40	104*	24	25^	Center Canopy Building
3010 S. Rochester Rd	30,828	29	48	56	122	85	50*	45	37	Front Canopy Gas Station
1010 S. Rochester Rd	31,500	11	16	79	70	61	57*	60	51	Front Canopy Gas Station
996 E. Auburn Rd	32,654	--	--	--	--	67	67*	53	15	Quick Oil Change
1440 W. Auburn Rd	33,342	--	--	--	--	61	80*	97^	39^	Fred's Brakes
1020 W. Auburn Rd	33,826	44	15	54	54	50	80*	115	40^	Center Canopy Building
3982 W. Auburn Rd	36,342	--	--	--	--	--	--	--	--^	Muldoon's Parking Lot
2980 Walton	36,407	57	25	34	65	75	71*	77	48	Center Canopy Building
2995 Walton	39,960	67	15	35	100	75	78*	96	73	Center Canopy Building
2260 Crooks Rd	41,666	8	97	71	89	75	88*	39	25	Front Canopy Gas Station
1310 Walton	44,255	19	45	125	157	82	54*	100	105	Front Canopy Gas Station
3841 S. Rochester Rd	46,736	8	86	100	133	62	54	105	70^	Front Canopy Gas Station
1015 E. Auburn Rd	54,996	18	70	84	94	80	75*	49	39	Front Canopy Gas Station
3809 S. Rochester Rd	59,374	--	--	--	--	75	26	52	106^	Discount Tire
3420 S. Rochester Rd	59,866	15	73	82	185	86	55*	91^	140^	Front Canopy Gas Station
2255 Crooks Rd	61,244	49	78	92	115	129	64*	127	17	Front Canopy Gas Station
2728 S. Rochester Rd	217,733	--	--	--	--	75	63	51	50^	Varied Non-Gas Station Uses
Required Setback		10	10	10	20	75	25	25	25	
							*=75 ft. side street	^=50	^=50	50-foot side or rear yard required adjacent to residential

Shading = nonconforming structure