

ZONING

170 Attachment 1

Town of South Bristol

Schedule of District Uses

[Amended 12-9-2024 by L.L. No. 1-2024; 10-14-2025 by L.L. No. 4-2025]

Land Use Category	One-Acre Residential	Three-Acre Residential	Five-Acre Residential	Lake Residential	Neighborhood Commercial	Light Commercial	Commercial	Land Conservation Overlay District	Planned Development	Tower Overlay District	Agricultural Overlay District	Adult Use Overlay District
	R-1	R-3	R-5	L-R	NC	C-1	C-2	LC	PD	TD	AG	AU
<b>Residential Uses</b>												
One single-family dwelling, one two-family dwelling or one mobile home per lot	P	P	P	P	P	S						
One bed-and-breakfast per lot, containing not more than five rentable bedrooms for 10 or fewer lodgers	P	P	P		P							
Customary agricultural uses, but excluding stabling of any livestock within 100 feet of any lot line	P	P	P		P	P	P					
Multiple family dwelling	S	S	S		S	S						
Any additional residential structures (dwelling) on the same lot	S	S	S	S								
Mobile home park			S									
Other uses which, in the opinion of the Zoning Board of Appeals, are similar in nature and scale to those permitted above												
<b>Commercial Uses</b>												
Drugstores, liquor stores, food markets, clothing stores, garden and nursery supply, rental shops, arts/crafts, and similar retail uses					S	P	P					
Personal service shop					S	P	P					
Business or professional office					S	P	P					
Marinas						P						
Home occupation utilizing less than 500 square feet in a dwelling or 1,000 square feet in an accessory building	A	A	A	S	A							
Boathouse, docks and mooring facilities located in conformance with the Canandaigua Lake Docking & Mooring Law		A		A		A						
Swimming pool; tennis and pickleball court	A	A	A	A	A	A	A					
Portable sawmill	A	A	A	A	A	A						
Construction yard	A	A	A	A	A	A	A					
Temporary offices which are part of a construction of a project, but which must be removed within 30 days after completion of the project	A	A	A	A	A	A	A					
Customary agricultural uses				A		S						
Outside firewood storage (other than not for sale)						A	A					

SOUTH BRISTOL CODE

Land Use Category	One-Acre Residential	Three-Acre Residential	Five-Acre Residential	Lake Residential	Neighborhood Commercial	Light Commercial	Commercial	Land Conservation Overlay District	Planned Development	Tower Overlay District	Agricultural Overlay District	Adult Use Overlay District
	R-1	R-3	R-5	L-R	NC	C-1	C-2	LC	PD	TD	AG	AU
Office(s) which is an integral part of the principal use							A					
Public uses/essential services	S	S	S	S	S	S	S					
Home occupations utilizing more than 500 square feet in a dwelling, 1,000 square feet in an accessory building or conducted outside	S	S	S		S							
Commercial greenhouse	S	S	S	S	S	S						
Stabling of any livestock within 100 feet of any lot line	S	S	S	S	S	S	S					
Kennels	S	S	S	S	S	S						
Campground	S	S	S		S	S						
Antenna towers	S	S	S	S	S	S	S					
Boardinghouse/lodging house for up to 15 lodgers		S	S		S							
Restaurants, hotels, and motels					S	S	S					
Outside storage and display of goods incidental to the principal business					S	S	S					
Outside storage and display of items for sale as a principal business, such as, but not limited to boats, trailers, mobile homes or modular homes						S	S					
Motor vehicle service station, new/used motor vehicle sale, public garage, boat/marina sale or service and farm implement sale, service and repair						S	S					
Dry-cleaning establishments and self-service, coin-operated laundry facilities					S							
Special event venue					S				S			
<b>Light and Heavy Industrial Uses</b>												
Logging	A	A	A	A	A	A	A					
Mining	S	S	S		S	S	S					
Residential windmills	S	S	S		S	S	S					
Commercial windmills	S	S	S		S	S	S					
Industrial windmills		S	S				S					
Fabrication or assembly of products					S	S	S					
Junkyard							S					
Warehouse							S					
Sawmills							S					
Contractor's yard							S					

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<b>Accessory Uses</b>												
Residential storage building; barn; private garage and/or private greenhouse	A	A	A	A	A							
Off-road parking and signs	A	A	A	A	A	A	A					
Storage of recreational vehicles	A	A	A	A	A		A					
Fences	A	A	A	A	A	A	A					
Dish antennas	A	A	A	A	A	A	A					
Residential fuel tanks	A	A	A	A	A							
Outside firewood storage not for sale	A	A	A	A	A							
Private garages and storage buildings which are necessary to store vehicles, equipment or materials on the premises which are used in conjunction with a permitted use on that particular lot						A	A					
Stairways		A		A								
Accessory storage building						A						
Indoor storage of recreational vehicles						A						
Fuel tanks						A	A					

P = Permitted principal use

S = Special use

A = Permitted accessory use or structure