

ZONING

330 Attachment 1

Village of Dansville

Area, Lot and Bulk Requirements

[Amended 8-14-1990 by L.L. No. 3-1990; 7-30-1998 by L.L. No. 6-1998; 6-11-2013 by L.L. No. 3-2013; 6-20-2017 by L.L. No. 3-2017]

Zone District	Use (*requires special use permit)	Minimum Lot Size		Yards Principal Building Each			Yards Accessory Building		Village of Dansville Maximum Building Height		Maximum Building Coverage		Minimum Floor Area(2)
		Area (feet)	Width (feet)	Front (feet)	Side (feet)	Rear (feet)	Side (feet)	Rear (feet)	Principal (feet)	Accessory (feet)	Principal % of Lot	Accessory % of Rear Yard	Minimum Floor Area
A Agricultural- Conservation	Farms	10a	250	60	40	75	40	30	35	35	5	—	1,200
	Single-family dwellings	3a	250	60	40	50	30	30	35	18	5	—	1,200
	Religious, public and quasi-public	3a	250	60	40	50	30	30	35	35	5	—	
	Landscape nurseries	3a	250	60	40	50	40	30	35	18	5	—	
	*Hospitals, philanthropic or charitable uses	5a	400	75	75	50	30	50	50	25	15	—	1,000
	*Motor vehicle service stations	20,000 sf	125	60	40	50	30	30	18	18	25	—	
	Public utility uses	20,000 sf	125	60	40	50	30	30					
LR Low-Density Residential	Single-family dwellings	15,000 sf	75	60	15	40	10	20	35	18	30	20	1,000
	Cluster residential development	12,000 sf	65	35	15	30	10	10	35	18	30	20	1,000
	Planned unit development	12,000 sf	75	35	10	30	10	10	35	18	30	0	1,000
	Religious, public and quasi-public	20,000 sf	120	35	20	40	10	20	35	35	—	0	1,600
	Landscape nurseries	3a	250	60	40	75	40	30	35	18	5	—	
	*Hospitals, philanthropic or charitable uses	5a	400	75	75	50	30	50	50	25	15	—	1,600
	*Public utility uses	20,000 sf	—	35	20	40	10	20	—	—	—	—	
LR-2 Low-Density Residential-2	Single-family dwellings	10,000 sf	70	30	12	40	10	10	35	18	30	20	1,000
	Cluster residential development	8,000 sf	65	30	10	30	10	10	35	18	30	20	1,000/unit
	Planned unit development	8,000 sf	65	30	10	30	10	10	35	18	30	20	1,000
	Religious, public and quasi-public	20,000 sf	120	30	20	30	10	20	35	35	30	0	1,600
	*Hospitals, philanthropic or charitable uses	5 a	400	75	75	50	30	50	50	35	15	—	1,600
	*Public utility uses	10,000 sf	—	30	15	30	10	10	35	25	—	—	
HR High-Density Residential	Single-family dwellings	10,000 sf	70	30	12	30	10	10	35	18	30	20	1,000
	Two-family dwellings	20,000 sf	120	30	20	40	10	20	35	18	30	20	800/unit
	Multiple family	2,500 sf	120	30	15	30	10	20	35	18	30	20	800/unit
		unit - 20,000 sf											
	Cluster development	8,000 sf	65	30	15	30	10	10	35	18	20	20	
	Planned unit development	8,000 sf	65	30	15	30	10	10	35	18	30	20	
	*Public utility uses	10,000 sf											
B-1 Central Business	Retail and services uses	20	—**	**	**	**	35	20	—	—	—	—	1,500
	*Public utility uses	—	—**	**	**	**	35	20	—	—	—	—	
	*Motor vehicle service stations	10,000 sf	100	35	**	**	**	**	35	20	—	25	
B-2 General Business and B/L1 Business-Light Industrial	Retail and service uses	10,000 sf	60	30	**20	30	10	10	55	50	30	—	2,000
	*Public utility uses	10,000 sf	—	30	**20	30	10	10	55	50	—	—	
	*Motor vehicle service stations	15,000 sf	100	35	**20	30	10	10	18	18	25	—	

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		Area (feet)	Width (feet)	Front (feet)	Side (feet)	Rear (feet)	Side (feet)	Rear (feet)	Principal (feet)	Accessory (feet)	Principal % of Lot	Accessory % of Rear Yard	Minimum Floor Area
I-1 Light Industrial and B/L1 Business-Light Industrial	Light Industrial uses	2a	200	100	(1)40	30	20	30	55	50	30	10	2,500
	Warehouse and storage	2a	250	100	(1)20	30	20	30	55	50	50	10	
	Administrative facilities	3a	250	60	**40	75	40	30	55	50	5	10	
	Landscape nurseries	—	(1)	—	—	—	—	—	—	—	—	—	
	Airports and related uses	15,000 sf	120	45	**20	30	10	10	18	18	25	10	
Industrial	*Motor vehicle service stations	10,000 sf	—	30	**20	30	10	10	—	—	—	—	
AE Adult Entertainment	*Per regulations and special permit	10,000 sf	60	30	**20	30	10	10	35	35	30	—	1,000

**NOTES:**

\* Requires special uses permit

\*\* Where abutting any other district, side yards are required equal to the minimum required within the abutting district.

(1) No industrial building or accessory building shall be permitted within 100 feet of any other building within an R District.

(2) Minimum floor area is defined in § 109, Definitions.