

ZONING

202 Attachment 1

Village of Penn Yan Chapter 202, Zoning Use Regulation Table

[Amended 10-19-1999 by L.L. No. 8-1999; 6-24-2003 by L.L. No. 3-2003;
9-28-2004 by L.L. No. 4-2004; 4-19-2011 by L.L. No. 9-2011; 10-15-2013 by L.L. No. 3-2014; 9-17-
2019 by L.L. No. 12-2019; 1-18-2022 by L.L. No. 2-2022; 11-15-2022 by L.L. No. 12-2022; 1-17-2023
by L.L. No. 1-2023; 5-16-2023 by L.L. No. 5-2023; 2-20-2024 by L.L. No. 2-2024; 9-17-2024 by L.L.
No. 7-2024]

Abbreviation Key: P = Permitted
S = Special use permit required
Blank = Not permitted

- R-1 = Single-family residential
- R-2 = General Residential
- R-2L = General Residential-Limited
- RT = Residential Transition
- VC = Village Center
- GC = General Commercial
- WDC = Waterfront Development and Conservation
- I = Industrial
- PR = Planned Residential
- PB = Planned Business

Type of Use	District									
	R-1	R-2	R-2L	RT	VC	GC	WDC	I	PR	PB
Residential Uses										
Bed-and-breakfast dwelling	P	P		P	P	P	P			
Boardinghouse				P	P	P				
Clustered projects or dwelling groups		P	P	P	P	P	P		P	
Dwelling unit above first floor business				P	P	P	P			
Dwelling, multifamily		P		P	P	P	P		P	
Dwelling, one-family detached	P	P		P	P	P	P		P	
Dwelling, one-family semidetached	P	P		P	P	P	P		P	
Dwelling, two-family	P	P		P	P	P	P		P	
Inn				P	P		P			
Senior citizen housing	P	P	P	P	P	P	P		P	
Townhouse		P	P	P	P	P	P		P	
Accessory Uses										
Accessory structure § 202-46	P	P		P	P	P	P	P	P	P
Fence § 202-48	P	P	P	P	P	P	P	P	P	P
Home occupation § 202-56	P	P		P	P	P	P			
Parking lot, private				P	P	P	S	P	P	P

PENN YAN CODE

Type of Use	District									
	R-1	R-2	R-2L	RT	VC	GC	WDC	I	PR	PB
Solar collector or reflector § 202-54	P	P		P	P	P	S	P	P	P
Wind energy conversion system*	S	S		S	S	S		S	S	S
General Uses										
Cemetery	P	P						P		
Church or place of worship	P	P		P	P	P			P	
Club, membership		P		P	P	P		P		
Community center		P		P	P	P	P	P	P	P
Cultural facility; library, museum	P	P		P	P	P	S		P	P
Day-care center	P	P		P	P	P	S		P	P
Nursery school		P		P	P	P			P	
Government	P	P		P	P	P				P
Group home	P	P		P	P	P				
Hospital	P									
Nursing home	P	P		P						
Public utility facility				P	P	P	P	P	P	P
Recreation; commercial, private, public	P	P		P	P	P	P	P	P	P
School	P	P		P	P	P			P	
Veterinary hospital	P	P		P	P	P		P	P	P
Business Uses										
Adult use*						S		S		S
Amusement game center*					P	P	S			
Antique/craft shop					P	P	P	P		
Art gallery					P	P	P			
Artist loft (§ 202-17.1B)							S			
Bank					P	P	P	P		P
Bar					P	P	P	P		
Beauty shop, barber				P	P	P	P			
Building supply business						P		P		P(1)
Business and electronic equipment services				P	P	P		P		P
Cannabis product sales dispensary*					S	S		S		S
Cannabis on-site consumption facility*					S	S		S		S
Car wash					P	P		P		
Commercial printing										P
Drive-in use*					P	P		P		
Dry-cleaning business					P	P		P		
Funeral home	P	P		P	P	P				
Garage, service/repair					P	P		P		
Gasoline filling station					P	P		P		
Gasoline/grocery service mart					P	P		P		
General business office*				S	P	P	P	P		P

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Type of Use	District									
	R-1	R-2	R-2L	RT	VC	GC	WDC	I	PR	PB
Grocery store*				S	S	P				P(1)
Health club					P	P		P		
Hotel					P	P	P	P		P(1)
Indoor recreation					P	P		P		
Medical clinic				P	P	P	P			
Motel					P	P	P	P		P(1)
Newspaper, publishing facility					P	P		P		P
Parking structure					P	P		P		P
Parking lot, commercial					P	P		P		P
Personal service establishment*				P	P	P		P		
Photographic processing and printing				P	P	P		P		P
Photographic studio				P	P	P	P			
Professional office*				P	P	P	P			P
Repair shop, personal service					P	P		P		P
Restaurant, standard					P	P	P	P		P(1)
Retail business					P	P	S	P		
Self-service laundry					P	P		P		
Short-term rental*	S	S		S	S	S	S		S	
Sport facility						P		P		
Theater					P	P		P		
Vehicle sales*						P	S	P		
Industrial Uses										
Contractor's yard								P		
Contractor or contracting business								P		
Industrial use								P		
Manufacture, fabrication, extraction, assembly and other handling of material, including offices and showrooms*						P	S	P		P
Research laboratory					P	P	S	P		P
Trucking terminal								P		
Warehouse, wholesale and retail distribution center								P		P

* See Zoning Chapter Article IVA, Special Uses, for added information on use.

(1) Permitted within a PB zone only with the condition that the use be located on a lot, the boundary of which is within 500 feet of a state or county highway.