

ZONING

202 Attachment 2

Village of Penn Yan Chapter 202, Zoning Density Control Schedule

[Amended 9-6-1993 by L.L. No. 4-1993; 10-19-1999 by L.L. No. 8-1999; 5-16-2023 by L.L. No. 5-2023; 6-20-2023 by L.L. No. 10-2023]

District	Minimum Lot Area (per dwelling unit) (square feet)	Minimum Lot Width (feet)	Minimum Lot Area (other principal permitted uses) (square feet)	Yard Requirements			Maximum Lot Coverage (percent)	Building Height		Building Separation (feet)
				Front (feet)	Side (feet)	Rear (feet)		(feet)	(stories)	
R-1	10,500	70	3,000	30	10	20	40%	40	3	25
R-2	7,800	60	3,000	30	10	20	30%	40	3	25
R-2L	7,800	60	3,000	30	10	20	30%	18	1	25
RT	7,800	60	3,000	30	10	20	30%	40	3	25
VC	2,000	30	2,000	N/A	N/A	N/A	40%	75	5	25
GC	6,000	50	2,000	N/A	N/A	N/A	40%	40	3	0
WDC	(a)	(a)	(a)	(a)	(a)	(a)	(a)	(a)		(a)
I	N/A	N/A	N/A	N/A	N/A	N/A	70	40	3	0
PR	20,000	100	N/A	40	20	40	40	30	2	N/A
PB	2 acres	200	2 acres	50	50	50	60(b)	40	3	100

NOTES:

- (a) See text description of use district dimensional requirements (§ 202-17C).
- (b) Up to a maximum of 80% with appropriate on-site engineering for stormwater retention.