

# 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]

**Key to Abbreviations:**

P = Permitted

S = Special use permit required

No Letter = Not permitted

**Districts:**

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

WSC = Water Street Corridor (Overlay District)

LSC = Lake Street Corridor (Overlay District)

WLS = Waterfront Side of Lake Street (Overlay District)

SLS = South Side of Lake Street (Overlay District)

Type of Use	District													
	R-1	R-2	R-2L	R-T	V-C	G-C	WDC	I	P-R	P-B	WSC	LSC	WLS	SLS
<b>Residential Uses</b>														
Clustered project		P		P	P	P	P		P			P	P	P
Detached 1-family dwelling	P	P		P			P		P					
Semidetached 1-family dwellings	P	P		P			P		P					
2-family dwelling		P		P			P		P					
Multifamily dwelling		P		P	P	P	P		P			P		
Bed-and-breakfast	P	P		P	P	P	P		P			P	P	
Inn				P	P		P					P	P	P
Boardinghouse				P	P									
Dwelling unit above first floor business				P	P	P	P				P	P	P	P
Townhouse		P		P	P		P							

PENN YAN CODE

Type of Use	District													
	R-1	R-2	R-2L	R-T	V-C	G-C	WDC	I	P-R	P-B	WSC	LSC	WLS	SLS
Senior citizen housing	P	P	P	P	P	P	P		P			P		
Manufactured home		S		S										
Manufactured home park		S												
Clustered senior citizen housing			P											
<b>Residential Accessory Uses</b>														
Accessory use and structure use customarily incident to any of the uses mentioned herein, and on the same lot; e.g., garages, garden sheds	P	P		P	P	P	P	P	P	P		P	P	P
Accessory use and structure use customarily incident to any of the uses mentioned herein, and not on the same lot	P	P		P	P	P	P	P	P	P				
Antennas less than 3 feet in diameter	P	P		P	P	P	P	P	P	P	P	P	P	P
Antennas more than 3 feet in diameter	P	P		P	P	P		P	P	P	P			
Home occupation	P	P		P		P	P						P	
Parking lot, private				P	P	P	S	P	P	P		P		
Solar collector or reflector	P	P		P	P	P	S	P	P	P	S	S	P	S
Wind energy/conversion system	P	P		P	P	P		P	P	P			P	P
<b>General Uses</b>														
Cemetery	P	P						P						
Church or place of worship	P	P		P	P	P			P					
Cultural facility (library, museum, tourist attractions)	P	P		P	P	P	S		P	P		P	P	P

ZONING

Type of Use	District													
	R-1	R-2	R-2L	R-T	V-C	G-C	WDC	I	P-R	P-B	WSC	LSC	WLS	SLS
Day-care center	P	P		P	P	P	S		P	P		P		
Nursery School		P		P	P	P			P			P		
Government uses	P	P		P	P	P				P		P		
Group home	P	P		P	P	P								
Hospital	P													
Nonprofit club, membership		P		P	P	P								
Nursing and convalescent home	P	P		P										
Private/public schools	P	P		P	P	P			P					
Public parks and recreational uses	P	P		P	P	P	P	P	P	P				
Public utilities or transportation uses				P	P	P	P	P		P	P	P	P	P
Veterinary hospital	P	P		P	P	P		P	P	P				
<b>Industrial Uses</b>														
Contractor yard (and equipment)								P						
Manufacture, fabrication, extraction, assembly and other handling of material, including offices and showrooms. Showrooms may be included as an accessory use to a primary manufacturing use, provided that site plan requirements for off-street parking and signage are met						P	S	P		P	S	S	S	S
Research laboratories					P	P	S	P		P		P	P	P
Trucking terminals						P		P						
Warehousing and wholesale and retail distribution centers, including offices and showrooms					P	P		P		P				P

PENN YAN CODE

Type of Use	District													
	R-1	R-2	R-2L	R T	V C	G C	WDC	I	P R	P B	WSC	LSC	WLS	SLS
<b>Business Uses</b>														
Adult use						S		S		S		S	S	S
Amusement game center					P	P	S				P	P	S	P
Antique and craft shops					P	P	P	P			P	P	P	P
Art gallery					P	P	P				P	P	P	P
Artist loft							S				S	S	S	S
Bank, financial institution and automatic teller machine (ATM)					P	P	P	P		P	P	P	P	P
Bar/nightclub					P	P	P	P			P	P	P	P
Barber and beauty shops				P	P	P	P				P	P	P	P
Bowling alley					P	P		P				P	P	P
Building supply										P <sup>1</sup>				
Business and electronic equipment repair service				P	P	P		P		P	P	P	P	P
Cannabis product sales/dispensaries and on-site cannabis consumption facilities					S	S		S		S				S
Car wash					P	P		P					P	P
Commercial printing and photography										P				P
Drive-in uses					P	P		P					S	P
Dry-cleaning business					P	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						
Grocery store				P		P				P <sup>1</sup>		S	S	P
General business office				P	P	P	P	P		P	P	P	S	P
Hotel and motel					P	P	P	P		P <sup>1</sup>		P	P	P
Newspaper and					P	P		P		P		P		P

## ZONING

Type of Use	District													
	R-1	R-2	R-2L	R T	V C	G C	WDC	I	P R	P B	WSC	LSC	WLS	SLS
publishing facilities														
Parking structure					P	P		P		P		P		P
Parking lot, commercial					P	P		P		P		P		P
Personal service establishment				P	P	P		P			P	P	S	P
Photographic processing and printing				P	P	P		P		P		P	P	P
Photographic studio				P	P	P	P				P	P		P
Professional offices				P	P	P	P			P	P	P	S	P
Professional office building; medical clinic				P	P	P	P			P	P		S	P
Repair shops, personal service					P	P		P			P	P	P	P
Restaurant, standard					P	P	P	P		P <sup>1</sup>	P	P	P	P
Retail businesses and other commercial uses other than listed above					P	P	S	P			S	S	S	S
Self-service laundry					P	P		P				P		P
Short-term rentals	P	P		P	P	P	P		P		P	P	P	P
Sport facility						P		P						
Theater					P	P		P				P		P
Vehicle sales (automobile, boat, recreational) and/or repair					P	P	S	P						S

**NOTES:**

<sup>1</sup> 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.

**CL Shuttleworth Enterprises, LLC**

1437 State Route 5 and 20  
Geneva, NY 14456  
+1 3157891109  
ShuttleworthEnt@gmail.com

# INVOICE

**BILL TO**

Village of Penn Yan  
P.O. Box 426  
111 Elm St.  
Penn Yan, NY 14527

**SHIP TO**

Village of Penn Yan  
P.O. Box 426  
111 Elm St.  
Penn Yan, NY 14527

**INVOICE #** 172621

**DATE** 07/10/2023

**DUE DATE** 08/09/2023

**TERMS** Net 30

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**ACTIVITY**

**AMOUNT**

**Seal Coat Driveway**

145.00

Trim the edges of Driveway, with string trimmer (if needed), Power blow any loose debris,  
Seal Coat & Block off drive with stakes & caution tape. We recommend keeping the tape  
up and do not drive on the driveway for a minimum of 24 hours

207 Hamilton St Penn Yan

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Thank You for your business!

SUBTOTAL	145.00
TAX	0.00
TOTAL	145.00
<b>BALANCE DUE</b>	<b>\$145.00</b>