

ARTICLE VI—SCHEDULE, SECTION 609.1

ARTICLE VI—SCHEDULE, SECTION 609.1										Village of Dansville				
Zone District	USE (*Requires Special Use Permit)	Minimum Lot Size		Yards Principal Building			Yards Accessory Bldg		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 Yd	Minimum Floor Area	
A Agricultural	Farms	10 a	250	60	40	75	40	30	35	35	5	-	1,200	
	Single-Family Dwellings	3 a	250	60	40	50	30	30	35	12	5	-	1,200	
	Religious, Public & Quasi-Public	3 a	250	60	40	50	30	30	35	35	5	-		
	Landscape Nurseries	3 a	250	60	40	50	40	30	35	12	5	-		
	*Hospitals, Philanthropic or Charitable Uses	5 a	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	12	30	20	1,000	
	Cluster Residential Development	12,000 sf	65	35	15	30	10	10	35	12	30	20	1,000	
	Planned Unit Development	12,000 sf	75	35	10	30	10	10	35	12	30	0	1,000	
	Religious, Public & Quasi-Public	20,000 sf	120	35	20	40	10	20	35	35	-	0	1,600	
	Landscape Nurseries	3 a	250	60	40	75	40	30	35	18	5	-		
	*Hospitals, Philanthropic or Charitable Uses	5 a	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	12	30	20	1,000	
	Cluster Residential Development 1,000/unit	8,000 sf	65	30	10	30	10	10	35	12	30	20		
	Planned Unit Development	8,000 sf	65	30	10	30	10	10	35	12	30	20	1,000	
	Religious, Public & 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	25	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	12	30	20	1,000	
	Two-Family Dwellings 800/unit	20,000 sf	120	30	20	40	10	20	35	12	30	20		
	Multiple Family 800/unit	2,500 sf	120	30	15	30	10	20	35	12	30	20		
		unit - 20,000 sf												
	Cluster Development 800/unit	8,000 sf	65	30	15	30	10	10	35	12	20	20		
	Planned Unit Development 800/unit	8,000 sf	65	30	15	30	10	10	35	12	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-Light Business	B/LI Retail and Service Uses	10,000 sf	60	30	**20	30	10	10	35	35	30	-	2,000	
	*Public Utility Uses	10,000 sf	-	30	**20	30	10	10	35	35	-	-		
	*Motor Vehicle Service Stations	15,000 sf	100	35	**20	30	10	10	18	18	25	-		
1-1 General & Business-Light Business	B/LI Light Industrial Uses	2 a	200	100	(1)40	30	20	30	35	35	30	10	2,500	
	Warehouse and Storage	2 a	250	100	(1)20	30	20	30	35	35	50	10		
	Administrative Facilities													
	Landscape Nurseries	3 a	250	60	**40	75	40	30	35	18	5	10		
	Airports and Related Uses	- -	-(1) -	-	-	-	-	-	-	-	-	-		
	*Motor Vehicle Service Stations	15,000 sf	120	45	**20	30	10	10	18	18	25	10		
	*Public Utility Uses	10,000 sf	-	30	**20	30	10	10	-	-	-	-		
AE														
Adult Entertainment	*Per Regulations & Special Permit	10,000 sf	60	30	**20	30	10	10	35	35	30	-	1,000	

* Requires Special Use 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 Section §109 Definitions.