

**TOWN OF YORK, LIVINGSTON COUNTY, N.Y.
ZONING SCHEDULE (SUMMARY)**

DISTRICTS (WITH SYMBOLS AS USED)	PERMITTED PRINCIPAL USES	PERMITTED ACCESSORY USES	PERMITTED USES CONDITIONAL: PER Town Board
R-A Residential	Single and two (2) family dwellings, boarding and tourist houses, churches, public buildings, parks and utilities, schools.	Incidental to principal uses; home occupations.	None
R-AA Residential	All permitted in R-A; Multi-family dwellings, row houses; trailer dwellings.	Incidental to principal uses; home occupations.	None
B Business	Banks, stores, offices, restaurants, hotels, motels, parking lots, communication centers, mortuaries, wholesale businesses, laundries, clubs, food processing theaters.	Incidental to principal uses; home occupations.	Billboards, vehicle and equipment sales and repairs, gasoline sales, garages, dry cleaning.
I Industrial	Manufacturing, mining, construction materials, solid and bulk fuels, food processing, vehicle and equipment repair and sales, terminal facilities, wholesale businesses, animal sales.	Incidental to principal uses.	Billboards, non-toxic industries, liquid and gas fuels, industrial agricultural enterprises, laundries and dry cleaning.
P Planned Development	Conservation of Natural Resources; housing, business and industrial development; trailer parks; public utility structures; shopping plazas, drive-in theaters; motels.	None	All listed in Column 2.
A Agricultural	All permitted in R-A; agricultural operations; farm ponds; golf courses; commercial greenhouse.	Incidental to principal uses; home occupations.	Animal hospitals; excavations; billboards; cemeteries; camps; garbage dumps and landfills; trailer parks; industrial agricultural operations.

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DISTRICTS (WITH SYMBOLS AS USED)	MINIMUM LOT SIZE		MAXIMUM % OF LOT TO BE OCCUPIED		Minimum	Maximum Height of Principal Buildings	
	AREA IN SQ. FT.	WIDTH IN FT.	By principal Buildings	By Accessory Buildings	First Floor area per family or business unit, in sq. ft.	In Stories	In Ft.
R-A Residential	20,000	100	25	Within the 25% for principal buildings.	One (1) story: 860 one and one-half (1 1/2) stories: 720 Two-family dwelling 860 per family Two (2) stories: 575	3	35
R-AA Residential	20,000	100	25	Within the 25% for principal buildings.	One (1) story: 750 One and one-half (1 1/2) stories: 600 *Two-family dwelling 860 per family Two (2) stories: 575 One (1) trailer dwelling: 600	3	35
B Business	None	None	Subject to parking and loading requirements.	Subject to parking and loading requirements	300	3	35
I Industrial	None	None	Subject to parking and loading requirements.	Subject to parking and loading requirements	Minimum industrial area per floor: 2500	None	None
P Planned Development'	217,800 (5 acres)	None	Set by Planning Board	Set by Planning Board	Family: 500 Business: 300	None	None
A Agricultural	20,000	100	25		One (1) story: 860 One and one-half (1 1/2) stories: 720 Two (2) stories: 575 *Two-family dwelling 860 per family	3	35 Farm structures unlimited.

* In figuring Two-family dwelling square footage, cellar area not considered in allowed minimum square footage.

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DISTRICTS (WITH SYMBOLS AS USED)	MINIMUM YARD (SET BACK) DIMENSION IN FT. FROM PROPERTY LINE				MAXIMUM HEIGHT IN FEET	ACCESSORY BUILDINGS				
	FRONT	EACH SIDE YARD		REAR		MINIMUM DISTANCE IN FEET TO				
		ONE SIDE YARD	TWO SIDE YARDS			PRINCIPAL BUILDING	SIDE LOT LINE	REAR LOT LINE	LOT	
R-A Residential	60	15	30	50	35		15*	10		
R-AA Residential	50	15	30	50	35		15*	10		
B Business	50	Where lot abuts residential District: 50			35		10	10		
I Industrial	125	Where lot abuts residential District: 200					10	10		
P Planned Development		<i>Set by Planning Board</i>								
A Agricultural	50	15	30	50	35 Farm structures unlimited.		15	10		

*See 430.16

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DISTRICTS (WITH SYMBOLS AS USED)	MINIMUM MANDATORY OFF-STREET PARKING SPACE OF 250 SQ. FT.	MINIMUM MANDATORY OFF-STREET LLOADING SPACE	SIGNS PERMITTED PER DWELLING OR ENTERPRISE	OTHER PROVISIONS AND REQUIREMENTS				
R-A Residential	One (1) per dwelling unit; assemblies, one (1) per 4 seats.	None	One (1) Institutional and/or One (1) sale or rent (12sq. ft.) One (1) home occupation (4 sq.ft.)	Depth of lot in a Sewer District may be reduced to 150 feet (with minimum 100' frontage).				
R-AA Residential	One (1) per dwelling unit; assemblies, one (1) per 4 seats.	None	One (1) Institutional and/or One (1) sale or rent (12 sq. ft.) One (1) home occupation (4 sq.ft.)	Minimum additional lot area for each family over 2: 4000 sq. ft.				
B Business	One (1) per 150 sq. ft. of business floor area.	Loading space for maximum size vehicles used.	One (1) Institutional and/ or One (1) sale or rent (12 sq. ft.)	Mno Residence.				
I Industrial	One (1) per employee on maximum shift.	Loading space for maximum size vehicles used.	One (1) Institutional and/ or One (1) sale or rent (12 sq. ft.)	No Residence: no toxic industry; No open excavation.				
P Planned Development	Set by Planning Board	Set by Planning Board		A multiple dwelling shall have not less than 500 sq. ft. per family unit.				
A Agricultural	One (1) per dwelling unit; assemblies, one (1) per 4 seats.	None	One (1) Institutional and/or One (1) sale or rent (12 sq. ft.) One (1) home occupation (4 sq.ft.)	No pond, animal hospital, kennel, industrial agricultural operation within 200 ft. of property line. No unlicensed dumps. Conditional uses by Town Board.				