

ZONING

110 Attachment 2

**Town of Benton, Yates County, New York  
Zoning Law  
Density Control Schedule**

[Amended 6-11-2001 by L.L. No. 2-2001; 11-14-2007 by L.L. No. 3-2007; 7-11-2018 by L.L. No. 1-2018]

District	Minimum Lot Area/D.U. (square feet)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Minimum Lot Area Other Principal Permitted Use (square feet)	Yard Requirements			Maximum Lot Coverage (percent)	Building Height (feet)
					Front (feet)	Side (feet)	Rear (feet)		
A-R-1	40,000	200	200	40,000	80	15	15	25%	35
A-R-B	40,000	200	200	40,000	80	15	15	25%	35
H-C	20,000	100	200	20,000	20	15	15	50%	50
L-R	15,000	100	150	N/A	50 (principal buildings)/ 50 (accessory buildings)	15 (principal buildings)/ 5 (accessory buildings)	15 (principal buildings)/ 15 (accessory buildings)	25%	35

**Use Districts:**

- A-R-1      Agricultural-Residential-One
- A-R-B      Agricultural-Residential-Business
- H-C        Hamlet Center
- L-R        Lakefront Residential

**NOTES:**

General: Linear dimensions are average dimensions.  
\*See text description of Clustering, Residential