

ZONING

110 Attachment 1

**Town of Benton, Yates County, New York
Zoning Law
Use Regulation Table**

[Amended 3-10-2003 by L.L. No. 1-2003; 11-14-2007 by L.L. No. 3-2007;
3-13-2013 by L.L. No. 2-1013; 7-11-2018 by L.L. No. 1-2018]

Key to Abbreviations

P	Permitted
PSPR	Permitted Site Plan Review
SP	Special Uses Requiring Special Permits
No letter	Not Permitted
Districts:	
A-R-1	Agricultural-Residential-One
A-R-B	Agricultural-Residential-Business
H-C	Hamlet Center
L-R	Lakefront Residential

	Districts			
	A-R-1	A-R-B	H-C	L-R
AGRICULTURAL USES				
Farm	P	P		
Farm-related business	SP	SP	SP	
RESIDENTIAL USES				
Bed-and-breakfast	SP	PSPR	PSPR	SP
Cluster development residential	SP	SP	SP	
Dwelling, multifamily	SP	SP	SP	
Dwelling, one-family	P	P	P	PSPR
Dwelling, one-family, semidetached	P	P	P	PSPR
Dwelling, two-family	P	P	P	
Dwelling unit above first-floor business		P	P	
Townhouse (condos)	SP	SP	SP	SP
Mobile home	P	P	P	
ACCESSORY USES				
Antenna less than 3 feet in diameter	P	P	P	P
Boat launching facility				SP
Boat storage, more than 2 boats (outside)	SP	SP	SP	SP
Garage, private	P	P	P	P
Home occupation	SP	SP	SP	SP
Shed, storage	P	P	P	P
GENERAL USES				
Cemetery	SP	SP	SP	
Church or place of worship	PSPR	PSPR	PSPR	
Club membership	SP	SP	SP	
Cultural facilities (library, museum, tourist attractions)	SP	SP	SP	
Day-care center/nursery	SP	SP	SP	

BENTON CODE

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

	Districts			
	A-R-1	A-R-B	H-C	L-R
GENERAL USES (continued)				
Essential utility service	SP	SP	SP	SP
Government use	SP	SP	SP	SP
Group home	SP	SP	SP	
Hospital	SP	SP	SP	
Institutional use (government or philanthropic)	SP	SP	SP	
Lodge or fraternal order	SP	SP	SP	
Nursing or convalescent home	SP	SP	SP	
Private, public school	PSPR	PSPR	PSPR	
Public parks and recreational use	SP	SP	SP	SP
Public utilities or transportation use	SP	SP	SP	SP
COMMERCIAL USES				
Manufacture, fabrication, extraction, assembly, and other handling of material, including offices and showrooms	SP	SP		
Manufactured towers (cel, met, large windmills)	SP	SP		
Small wind energy systems	PSPR	PSPR		
INDUSTRIAL USES				
Contractor yard (and equipment)	SP	PSPR	SP	
Excavation of sand, gravel	SP	SP		
Lumber yard	SP	SP	SP	
Research laboratory	SP	SP	SP	
Trucking terminal	SP	SP		
Warehouse and wholesale and retail distribution establishments, including offices and showrooms	SP	SP	SP	
BUSINESS USES				
Antique or craft shop	SP	PSPR	PSPR	
Art gallery	SP	PSPR	PSPR	
Automobile sales and service area	SP	SP	SP	
Automobile service station	SP	SP	SP	
Bank, financial institution	SP	PSPR	PSPR	
Barber and beauty shop	SP	PSPR	PSPR	
Boarding or lodging house	SP	PSPR	PSPR	
Clubhouse	SP	PSPR	PSPR	
Campgrounds, recreational vehicle parks, tourist camps, travel trailer parks	SP			

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BUSINESS USES (continued)				
Convenience/mini-market	SP	PSPR	PSPR	
Drive-in uses	SP	SP	PSPR	
Dry-cleaning business and self-service laundry		SP	SP	
Farm-winery	SP	SP	SP	
Funeral homes	SP	PSPR	PSPR	
General business office	SP	PSPR	PSPR	
Golf course	SP	PSPR		
Greenhouse	SP	PSPR	PSPR	
Hotel and motel	SP	SP	SP	
Kennel, Boarding	SP			
Kennel, Commercial	SP			
Kennel, Private	SP			
Photographic studio	SP	PSPR	PSPR	
Professional office building, medical clinic	SP	SP	SP	
Repair shops	SP	SP	SP	
Rescue Organization	SP			
Restaurant	SP	SP	SP	
Retail business and commercial use other than listed above	SP	SP	SP	
Riding academy, stable	SP	SP		
Roadside stand	PSPR	PSPR	PSPR	
Saw mill	SP	SP		
Theater		SP	SP	
Tourist camp	SP			
Veterinary hospital	PSPR	PSPR	PSPR	