

NOTES:

⁵ Must have a minimum lot size of three acres.

§ 190-9. Prohibited uses in all districts.

No use, nor any trade, industry, use or purpose that is noxious or offensive by reason of the emission of odor, dust, smoke, toxic or noxious fumes, radiation, gas, noise, vibration or excessive light or any combination of the above which is dangerous and prejudicial to the public health, safety and general welfare shall be permitted.

ARTICLE IV

Area and Bulk Regulations; Density Control

§ 190-10. Purpose.

In order to provide adequate open spaces for access of light and circulation of air, to facilitate the prevention and fighting of fires, to prevent undue concentration of population and to lessen congestion on streets, no building or premises shall be erected, altered or used except in accordance with the standards set forth in this section.

§ 190-11. Density Control Schedule. [Amended 6-21-2007 by L.L. No. 1-2007]

The attached schedule of density control regulations is hereby adopted and declared to be a part of this chapter and is hereinafter referred to as the "Density Control Schedule." "Front lot" shall mean the portion of the lot facing the street for all properties not abutting Sodus Bay or Lake Ontario. For all properties abutting Sodus Bay or Lake Ontario, the water side shall be considered the front of the property.

District	Density Control Schedule {Area and Bulk Schedule}					Maximum Lot Coverage {Includes all Accessory Buildings}	Maximum Building Height	
	Minimum Lot Size		Minimum Yard Dimensions				Stories	Feet
	Area per Dwelling Unit	Width at Building Line {feet}	Front {feet}	Side {feet}	Rear {feet}			
R	12,500, ¹	100	25	12 1/2	12 1/2	30%	2 1/2	30
MH	See Note 2							
LCR	12,500	100	25	2	15	40%	3	35
WC	12,500	100	25	2	15	40%	3	35
	12,500	100	50	25	50	35%	3	35
P								
N								

NOTES:

¹ See cluster development regulations, § 190-27.

² See manufactured home and manufactured home park regulations, §§ 190-42 through 190-48.

§ 190-12. Corner lots.

Wherever a side or rear yard is adjacent to a street, the standards for front yards shall apply.