

**ZONING ORDINANCE OF THE TOWN OF ALLEGANY, NEW YORK**  
**TABLE OF CONTENTS**

**ARTICLE I. GENERAL PROVISIONS**

Section 1.01	Enacting Clause .....	1-1
Section 1.02	Short Title .....	1-1
Section 1.03	Effective Date .....	1-1
Section 1.04	Severability .....	1-1
Section 1.05	Intent and Purpose .....	1-1
Section 1.06	Interpretation .....	1-3
Section 1.07	Application of Regulations .....	1-4
Section 1.08	Fees .....	1-4
Section 1.09	Incentive Zoning .....	1-5

**ARTICLE II. RULES AND DEFINITIONS**

Section 2.01	Rules .....	2-1
Section 2.02	Definitions of Terms .....	2-2

**ARTICLE III. ESTABLISHMENT OF DISTRICTS AND ZONING MAP**

Section 3.01	Establishment of Zoning Districts .....	3-1
Section 3.02	Zoning Map .....	3-1
Section 3.03	District Boundaries .....	3-1
Section 3.04	Lots Located in More Than One Zoning District .....	3-2
Section 3.05	More than one Principal Use per Lot .....	3-2

**ARTICLE IV. DISTRICT REGULATIONS**

Section 4.01	District Use Regulations .....	4-1
Section 4.02	Permitted Uses and Special Permitted Uses .....	4-1
	<i>District Use Regulations - Schedule A</i> .....	4-2
Section 4.03	Dimensional Regulations .....	4-8
	<i>Dimensional Regulations - Schedule B</i> .....	4-9
Section 4.04	Single-Family Residential District (R-1) .....	4-10
Section 4.05	Agricultural-Forestry District (A-F) .....	4-11
Section 4.06	Local Commercial District (C-1) .....	4-11
Section 4.07	Highway Commercial District (C-2) .....	4-12
Section 4.08	Light Industrial District (I-1) .....	4-13
Section 4.09	Heavy Industrial District (I-2) .....	4-14
Section 4.10	Community Facilities District (C-F) .....	4-15
Section 4.11	Planned Development District (P-D) .....	4-16
Section 4.12	Floodplain Overlay District (F-O) .....	4-21
Section 4.13	Route 417 East Corridor Overlay District (CO-1) .....	4-22
Section 4.14	Route 417 West Corridor Overlay District (CO-2) .....	4-29
Section 4.15	Wind Energy Overlay District (WE) .....	4-37

**ARTICLE V. SUPPLEMENTAL REGULATIONS**

Section 5.01 Application..... 5-1  
Section 5.02 Temporary Structures and Uses ..... 5-1  
Section 5.03 Lots of Record ..... 5-7  
Section 5.04 Access to Street ..... 5-7  
Section 5.05 Height Regulations ..... 5-8  
Section 5.06 Setbacks and Required Yards ..... 5-8  
    *Figure 1- Setbacks for Flag Lots* ..... 5-9  
Section 5.07 Minimum Lot Area ..... 5-10  
Section 5.08 Minimum Gross Floor Area ..... 5-11  
Section 5.09 Manufactured Home Regulations ..... 5-12  
Section 5.10 Home Occupations ..... 5-15  
Section 5.11 Auxiliary Dwelling Units..... 5-18  
Section 5.12 Sign Regulations ..... 5-20  
    *On-Premises Signs Allowed with a Sign Permit - Schedule C* ..... 5-24  
Section 5.13 Off-Street Parking and Loading Regulations..... 5-36  
    *Off-Street Parking Requirements - Schedule D* ..... 5-38  
Section 5.14 Landscaping Regulations ..... 5-39  
Section 5.15 Performance Standards for Commercial and Industrial Uses ..... 5-41  
Section 5.16 Sanitation ..... 5-42  
Section 5.17 Junkyards and Storage of Junk ..... 5-43  
Section 5.18 Subsurface Rights ..... 5-46  
Section 5.19 Oil and Gas Production Facilities ..... 5-46  
Section 5.20 Mining ..... 5-46  
Section 5.21 Adult Uses ..... 5-48  
Section 5.22 Telecommunications Facilities ..... 5-50  
Section 5.23 Multiple Dwellings and Townhouses ..... 5-58  
Section 5.24 Non-Commercial Wind Energy Conversion Systems (WECS) ..... 5-58  
Section 5.25 Commercial Wind Energy Conversion Systems (WECS) ..... 5-63

**ARTICLE VI. NONCONFORMING USES, LOTS AND BUILDINGS**

Section 6.01 Intent ..... 6-1  
Section 6.02 Continuance of Use ..... 6-1  
Section 6.03 Discontinuance of Use / Abandonment ..... 6-1  
Section 6.04 Change of Use ..... 6-2  
Section 6.05 Repairs and Alterations ..... 6-2  
Section 6.06 Extensions and Enlargements ..... 6-2  
Section 6.07 Restoration ..... 6-3  
Section 6.08 Prior Approval of Permits and Variances ..... 6-3

**ARTICLE VII. ADMINISTRATION**

Section 7.01 Purpose..... 7-1  
Section 7.02 Appointment of the Code Enforcement Officer (CEO) ..... 7-1  
Section 7.03 Duties of the Code Enforcement Officer ..... 7-1  
Section 7.04 Procedures for Obtaining a Building and Zoning Permit,  
Certificate of Occupancy and Certificate of Compliance ..... 7-2  
Section 7.05 Planning Board ..... 7-6  
Section 7.06 Zoning Board of Appeals..... 7-8  
Section 7.07 Mandatory Referrals to County Planning Board ..... 7-13  
Section 7.08 State Environmental Quality Review (SEQR) ..... 7-14

**ARTICLE VIII. SPECIAL USE PERMITS**

Section 8.01 Intent and Purpose ..... 8-1  
Section 8.02 Applicability and Authority ..... 8-1  
Section 8.03 Application Procedure ..... 8-2  
Section 8.04 Standards for Approval ..... 8-5

**ARTICLE IX. SITE PLAN REVIEW**

Section 9.01 Purpose ..... 9-1  
Section 9.02 Applicability and Exceptions ..... 9-1  
Section 9.03 Authority ..... 9-2  
Section 9.04 Application Content ..... 9-2  
Section 9.05 Criteria for Review of Site Plan ..... 9-5  
Section 9.06 Application Procedure ..... 9-7  
Section 9.07 Consultant Review ..... 9-10  
Section 9.08 Project Completion ..... 9-10  
Section 9.09 Amendments to Approved Site Plan ..... 9-12  
Section 9.10 Revocation of Site Plan Approval ..... 9-12

**ARTICLE X. ENFORCEMENT, PENALTIES AND OTHER REMEDIES**

Section 10.01 Violations ..... 10-1  
Section 10.02 Procedure for Abatement of Violations ..... 10-1  
Section 10.03 Penalties ..... 10-3

**ARTICLE XI. AMENDMENTS**

Section 11.01 Town Board May Amend ..... 11-1  
Section 11.02 Review by Planning Board ..... 11-1  
Section 11.03 Amendments by Petition ..... 11-1  
Section 11.04 County Referral ..... 11-1  
Section 11.05 Public Notice and Hearing ..... 11-2  
Section 11.06 Town Board Action ..... 11-2  
Section 11.07 Filing Requirements ..... 11-3

**APPENDIX**

Appendix A: *Referral Exemption Agreement between Cattaraugus County Planning Board and the Town of Allegany, March 7, 2013.*