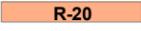
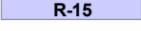


OFFICIAL  
**ZONING DISTRICT MAP**  
 OF THE  
**VILLAGE OF YOUNGSTOWN**  
 NIAGARA COUNTY, NEW YORK

JANUARY, 2005

**ZONING DISTRICTS**

	R-40	SINGLE FAMILY RESIDENCE
	R-20	SINGLE FAMILY RESIDENCE
	R-15	SINGLE FAMILY RESIDENCE
	R-11	SINGLE FAMILY RESIDENCE
	R-8	TWO FAMILY RESIDENCE
	R-8A	GENERAL RESIDENCE
	RCL-3	CLUSTER RESIDENCE
	PF	PUBLIC FACILITIES
	C	COMMERCIAL
	W	WATERFRONT
	WC-1	WATERFRONT COMMERCIAL
	WC-2	
	UR	UNIMPROVED ROAD
		BLUFF OVERLAY DISTRICT

ZONING DISTRICT BOUNDARIES ARE INTENDED TO FOLLOW PROPERTY LINES OR EXTENSIONS THEREOF, CENTERLINES OF STREETS, RAILROADS OR STREAMS, OR TO BE PARALLEL OR PERPENDICULAR THERETO, UNLESS OTHERWISE NOTED.

**DEFINITION OF BLUFF AREA**  
 The waterward limit of a bluff is its intersection with a land area having a slope of 6% or less. Where no such land area exists, the waterward limit is mean low water. The landward limit of the bluff is 10 feet east of the bluff's receding edge, with the exception of the portion of the bluff between the south and north intersections of Water Street and Main Street. In these sections, the landward limit shall be the bluff's receding edge.

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