Village of Bemus Point

DRAFT ZONING MAP

August 14, 2026

Parcels

Village Boundary

Zoning Districts

- Low Density Residential (R-1)
- Traditional Village Residential (R-2)
- Mixed Density Residential (R-3)
- Mixed Use - Village Center (MU-VC)
- Mixed Use - Gateway (MU-G)
- Parks & Open Space (P)
- Local Waterfront Revitalization Overlay (LWRO)

Chautauqua Lake

Lakeside Dr

Brown Rd

Route 430

S Frontage St

Bayview Rd

Bemus St

Center St

Shepardson Dr

Liberty St

Stimpson Ave

Main St

Merz Ave

Elm St

Lincoln Rd

Atlantis Ave

Bemus Creek

Sen Jess J Present Memorial Hwy

Westman

Everett Park Dr

Lloyd Ave

N Oriental Ave

N Harold Ave

Marshall Ave

Bridle Path

Merritt Rd

S Harold Ave

S Everett Ave

S Nesmith Ave

S Ralph Ave

Williams Ave

Barton Ave

N

0 320 640 1,280 Feet