-			SI	ECTION 325-8:	DISTRICT REGULATIO	NS CHART			1				Updated thro	ugh 2/2018
USE DIST.	PERMITTED PRIMARY USES (See General Notes)	PERMITTED ACCESSORY USES	OFF-STREET PARKING REQUIREMENT	OFF-STREET LOADING REQUIREMENT	SUB- DIST.	OT SIZE	MAX. BLDG. HEIGHT (See § 325-16)		MAXIMUM PERCENT	YARD DIMENSIONS (SEE ALSO § 325-18, 325-19) FRONT SIDE			REAR	MINIMUM BUILDING HEIGHT
1	2	3	4	5	Area in Square Feet	Width in Feet at Street Line	Number of Stories	Height in Feet	LOT COVERAGE BY BUILDINGS	Required Minimum	One Side at Least	Other Side at Least	Percent of depth or # of feet, whichever is less	Minimum Height in Feet (See General Note 10)
R-1 Single amily sidential	1. One-family detached dwlg, occupied by: a. An individual or family or functional family (see Ord. 97-1) (see definition, § 325-3) plus not more than one unrelated occupant (see Gen. Note 6), or b. If dwlg. is owner occupied, an individual or family plus not more than two unrelated occupants. 2. Church and related buildings. 3. Public park or playground. 4. Library, fire station. BY SPECIAL PERMIT OF BOARD OF APPEALS: (See § 325-9): 5. Cemetery and related buildings.	Required off-street parking. Private garage for not more than 3 cars. Structures for const. purposes, not to remain over two years. Sign in connection with permitted use (see Sign Ordinance, Ch. 272 City of Ithaca Municipal Code) By Special Permit: Towers or structures for receipt or transmission of electronic signals for commercial purposes or for generation of electricity to be used on the premises where generated in any district (see § 325-9). Except for personal wireless services facilities. By Special Permit: An Accessory Apartment (see § 325-10). Permit required in all use districts.	1. Residence: a. 1 space for first 3 bed or sleeping rooms per dwlg. unit. b. 2 spaces for 4 or 5 bed or sleeping rooms per dwlg. unit. c. 1 space for ea. add'l. bed or sleeping room in the dwlg. unit. 2. Other Uses: See §325-20.	Non-residential uses allowed by variance : See §325-21.	10,000.	75	3	35	20	25	10	10	25% or 50 feet, but not less than 20 feet.	NONE
R-2	6. Public utility structure except office. 7. All school and related buildings. One-family detached or semi-detached dwlg. occupied by an individual or family or functional family ilus not more than two unrelated occupants. Two-family dwlg., ea. unit of which may be occupied by an individual or family plus not more than two inrelated occupants per unit. Uses 2-4 under R-1. SY SPECIAL PERMIT OF BOARD OF APPEALS:	Adult Day Care Home. Home Occupations: Special Permits are required in certain situations. See §325-9Cfi Accessory uses as permitted in an R-1 district.	1. Same as R-1.	1. Same as R-1.	1. One-family detached dwlg.: 6,000. 2. Other uses: 7,500. 1. One-family detached or semi-detached dwlg. or 2-family dwlg.: 5,000. 2. Other uses: 6,000. R2b 1. One-family detached or semi-	2. Other uses: 60. 1. One-family detached or semi-detached dwlg. or 2-family dwlg.: 45. 2. Other uses: 50. 1. One-family detached or semi-	3	35	30	25	10	10	than 20 feet. 25% or 50 feet, but not less than 20 feet. 25% or 50 feet, but not less	NONE
esidential 4	Uses 5-7 under R-1. Uses 5-7 under R-1. Nursery school, child day care center, group adult day care facility. Neighborhood commercial facility (see §325-3). Bed and Breakfast Homes R-2c only: One-family detached dwlg.; zero-lot line. R-2c only: One-family attached dwlg.	R-2c only: Private garage for not more than six (6) cars per building.	Home occupation: 1 space. Neighborhood commercial facility: 1 space per 500 gross SF of floor area.	Neighborhood commercial facility: See §325-21.	detached dwlg. or 2-family dwlg.: 3,000. 2. Other uses: 4,000. 1. 1-family detached dwlg.: 2,500 for 1st occupant, +500 for ea. add'l. occupant 2. 1-family detached dwlg., zero-lot line: 2,500 for 1st occupant +500 for ea. add'l. occupant 3. 1-family semi-detached dwlg.: 2,000 for 1st occupant in ea. dwlg. unit +400 for ea. add'l. occupant per dwlg. unit 4. 1-family attached dwlg.: 1,500 for the 1st occupant in ea. dwlg. unit +300 for ea. add'l. occupant in ea. dwlg. unit +500 for ea. add'l. occupant in ea. dwlg. unit in excess of 5 occupants. 5. 2-family dwlg.: 2,000 for 1st occupant in ea. dwlg. ea. dwlg.	detached dwlg. or 2-family dwlg.:35. 2. Other uses: 40. 1. One-family detached dwlg.: 40. 2. One-family detached dwlg., zero lot line: 40. 3. One-family semi-detached dwlg.: 50. 4. One-family attached dwlg.: 50. 5. Two-family dwlg.: 50. 6. Other uses: 40.	3	35	1. One-family detached dwlg.: 35. 2. One-family detached dwlg., zero lot line: 35. 3. One-family semi-detached dwlg.: 40. 4. One-family attached dwlg.: 50. 5. Two-family dwlg.: 40. 6. Other uses: 35.	10	1. One-family detached dwlg.: 10. 2. One-family detached dwlg., zero lot line:15. 3. One-family semi-detached dwlg., unattached sides only:10. 4. One-family attached dwlg., unattached sides only:10.	1. One-family detached dwlg.: 5. 2. One-family detached dwlg., zero lot line: 0. 3. One-family detached dwlg., zero lot line, on side abutting a non-zero lot line building or lot:10. 4. One-family semi-detached dwlg., attached Sides: 0. 5. Two-family dwlg.: 5.	than 20 feet. 25% or 50 feet, but not less than 20 feet.	NONE
R-3 Multi Family esidential	1. One-family detached, semi-detached or attached dwlg. or two-family dwlg. 2. Any use permitted in R-1 and R-2. 3. Multiple dwlg. (See § 325-3). 4. Rooming or boarding house. 5. Cooperative household (See § 325-3). 6. Fraternity, sorority or group house. 7. Dormitory.(Not an allowable use in R-3aa) 8. Townhouse or garden apartment housing. 9. Nursery school, child day care center, group Adult Day Care. 10. Nursing, convalescent or rest home. 8. SPECIAL PERMIT OF BOARD OF APPEALS: 11. Any uses permitted by special permit in R-1 and R-2. 12. Neighborhood commercial facility. 13. Hospital or Sanatorium. 14. Bed and Breakfast Homes and Inns	Any accessory uses as permitted in R-2. Private garage for 4 or more cars. By Special Permit § 325-9 (c)(1) Neighborhood parking area subject to regulations of § 325-20 (B).	1. Same as R-2. 2. Rooming or boarding house: 1 space per 3 persons housed. 3. Bed and Breakfast Homes and Inns: 1 space per bedroom. 4. Fraternity, sorority, group house, cooperative household: 1 space per 2 persons housed. (all R-3 districts, except for R-3aa) 6. Hospital, nursing home, similar uses: 1 space per 5 beds. See Requirements for Collegetown Parking Overlay Zone	1. Same as R-2. 2. Multiple dwlg. with 25 or more dwlg. units: 1 space for up to 10,000 SF of floor space, plus 1 space for each additional 15,000 SF or major fraction thereof. 3. Nursing home, hospital or sanatorium: 1 space.	4. One-family attached dwlg, conversion: 7,000 for 1st 1-3 units +750 for ea. add'll. unit +500 per room let for profit. 5. Multiple dwlg., conversion: 7,000 for 1st 1-3 units +750 for ea. add'll. unit +500 per room let for profit. 6. Fraternity, sorority or group house: 25,000. 7. Other Uses: 6,000. See General Note 9.	1. One-family detached or semi-detached dwlg. or two-family dwlg.: 40. 2. One-family attached dwlg.: 50. 3. Multiple dwlg.: 50. 4. Fraternity, sorority or group house: 100. 5. Other uses: 50.	4	40	35	10	5. Two-family dwlg.: 10. 6. Other uses: 10. 10	6. Other uses: 5.	20% or 50 feet, but not less than 20 feet. 25% or 50 feet, but not less	NONE 2 stories
					R3aa ***Maximum bldg. footprint: No new construction the building is located. If one or more such surrowhere a demolition had occurred. 1. One-family detached or semi-detached dwlg. or 2-family detached dwlg., new const. 3,500 for 1st 1-3 units +500 for ea. add'l. unit +300 per room let for profit. 3. Multiple dwlg., new const.: 3,500 for 1st 1-3 units +500 for ea. add'l. unit +300 per room let for profit. 4. One-family attached dwlg., conversion: 4,000 for first 1-3 units +500 for ea. add'l. unit +300 per room let for profit. 5. Multiple dwlg., conversion: 4,000 for 1st 1-3 units +500 for ea. add'l. unit +300 per room let for profit. 6. Fraternity, sorority or group house: 25,000. 7. Other Uses: 4,000. See General Note 9.	unding buildings have been demolished, then 1. One-family detached or semi- detached dwlg. or two-family dwlg.: 30. 2. One-family attached dwlg.: 40. 3. Multiple dwlg.: 40. 4. Fraternity, sorority or group house: 100. 5. Other uses: 40.		r maximum building footprir	t shall use the footprint of the primar	ry structure that most red	ently stood on any lot	5	than 20 feet. 20% or 50 feet, but not less than 20 feet.	NONE
R-U	1. One-family detached, semi-detached or attached dwlg, or 2-family dwlg 2. Any use permitted in R-1 and R-2. 3. Multiple dwlg 4. Rooming or boardinghouse. 5. Cooperative household. 5. Fraternity, sorority or group house. 7. Dormitory. 8. Townhouse or garden apartment housing. 8. SPECIAL PERMIT OF BOARD OF APPEALS. 9. Uses 5-7 under R-1. 10. Nursery school, child day care center. 11. Bed and Breakfast Homes and Inns 12. Any use permitted in R-3.	Any accessory use permitted in R-3. 1. Any accessory use permitted in R-3.	1. Same as R-1. 2. Fraternity, sorority, group house, cooperative household: 1 space per 2 persons housed. 3. Rooming or boarding house: 1 space per 3 persons housed. 4. Dormitory: 1 space per 3 persons housed. 5. Home occupation: 1 space.	Same as R-1. Multiple dwlg. with 25 or more dwlg. units: 1 space for first 10,000 SF of floor space, plus 1 space for ea. add'l. 15,000SF or major fraction thereof. Same as R-3.	1. One-family detached dwlg.: 10,000. 2. One-family semi-detached or two-family dwlg.: 15,000. 3. One-family attached dwlg.: 16,500 for first 1-3 units plus 1,500 for ea. add'l. unit. 4. Multiple dwlg.: 16,500 for first 1-3 units +1,500 for ea. add'l. unit. 5. Fraternity, sorority or group house:30,000. 6. Other uses: 30,000.	One-family detached dwlg.: 75. One-family semi-detached or two-family dwlg.: 100. One-family attached dwlg.: 125. Multiple dwlg.: 125. Fraternity, sorority or group house: 125. Other uses: 125.	3	35	25% and 50% of the developabl lot area, after the required set-backs have been calculated, mube retained as green space.		10	10	50' or at least 25%, but not less than 30'	NONE Minimum of 2 Stories
B-1 Business B-2	1. Any use permitted in R-J. 2. Funeral home or mortuary. 3. Business or professional office. 4. Bank or monetary institution. 5. Office of government. 6. Public, private or parochial school. 8-1b: See § 325-41, Design Review 8-2a: 1. Any use permitted in B-1. 2. Retail store or service commercial facility.	Employee, customer or public parking areas(See §325-20). Signs as permitted by Sign Ordinance. Home Occupation. See § 325-41, Design Review 1. Any accessory use permitted in B-1.	B-1a: 1. Same as R-3. 2. Funeral home: 1 space per 10 seats. 3. Business or prof.office: 1 space/ 250 SF of office floor. 4. Other uses: See § 325-20. B-1b: NONE. B-2a: 1. Same as B-1a. 2. Retail store: 1 space per 500 gross SF of floor area. 3. Auditorium, theater: 1 space per 5 seats.	Same as R-3. Office building: 1 space.	B1a 1. Residential uses: Same as R-3a.	30 1. Motel: 100 2. All others: 40	6	50	90 90 (75% when adequate off street parking is available within 500 ft.)	5 NONE	5	5	10% or 20 feet, but not less than 10 feet. 10% or 15 feet, but not less than 10 feet.	25 feet and a Minimum of 2 Stories
Business	 Retail store or service commercial facility. Restaurant, fast food establishment, tavern. Club, lodge or private social center. Confectionery, millinery, dressmaking and other activities involving light hand fabrication as well as sales. Theater, bowling alley, auditorium or other similar place of public assembly. Hotel, motel. Urban Beverage Producer Band B-2c: Any use permitted in B-2a Parking Garages Pad: Any use permitted in B-1. Retail store or service commercial facility. 	Redemption Centers. Incidental Parking for any uses allowed in any of the B-2 Zones See § 325-41, Design Review	3. Auditorium, theater: 1 space per 5 seats. 4. Bar, tavern, restaurant: 1 space per 50 SF net floor area in assembly space. 5. Hotel, motel: 1 space per guest room. 6. Other uses: See § 325-20. 8-2b: 1. Residential uses: 1 space per three persons housed in building. 2. All other uses, see § 325-20; except in a mixed use building, the parking requirement for any use on the Ground floor only except office or residential shall be waived when at least an equal amount of gross floor area at the second story or higher is devoted to residential use. 8-2c: NONE. 8-2c: NONE. 8-2d: Same as 8-2a except that there shall be no off-street	B-2a, b and d: 1. Same as B-1. 2. Retail Store: 1 space for ea. use with 3,000 to 10,000 SF of floor space, plus 1 space for ea. add1. 15,000 SF or major fraction thereof of floor space in single occupancy. 3. Maximum required: 4 spaces for any single occupancy. 4. Other uses: See § 325-21.	B2b 1. Motel: 20,000 2. All others: 2,500 B2c No minimum lot size.	1. Motel: 100 2. All others: 25	6 NONE	50	(See § 325-20) 100% Except as required for rear yard. 85% Except as required for rear yard, or side yard.	NONE	NONE 10	NONE.	10 feet minimum. 15% or 20 feet, but not less than 10 feet.	NONE. 25 feet and a Minimum of 2 Stories
B-4 Business	 Retail store or service commercial facility. Confectionery, millinery, dressmaking and other activities involving light hand fabrication as well as sales. B-2a,b,c,d: BY SPECIAL PERMIT OF BD. OF APPEALS: Redemption centers. See § 325-41, Design Review Any use permitted in B-2. Casoline station. Parking Garages. Motor vehicle sales and service. S. Printing, heating, welding, air conditioning, plumbing or similar shop. 	Any accessory use permitted in B-2.	B-2d: Same as B-2a except that there shall be no off-street parking requirement for residential use and further that there shall be no off-street parking required for buildings with 60% or more of the gross square footage is devoted to residential use. See requirements for Collegetown Parking Overlay Zone Same as B-2a.	B-2c: NONE. Same as B-2a.	B2d 3,000 3,000	40 40	NONE 4	40	75%	10 NONE.	10	5	15% or 20 feet, but not less than 10 feet. 15% or 20 feet, but not less than 10 feet.	25 Feet and a Minimum of 2 Stories NONE
B-5 Business	1. Any use permitted in B-4.	Any accessory use permitted in B-2.	Same as B-4.	Same as B-4.	3,000 CBD-50 No minimum lot size	40	4 NONE	40	50	10	10	5	15% or 20 feet, but not less than 10 feet.	NONE
CBD Central Business District	1. Any use permitted in B-2. See §325-41. Design Review All properties located in the CBD district that contain a storefront that fronts on the Primary Commons, must contain an active use on the street level, for that portion of the building that fronts onto the Primary Commons. Non-active uses are prohibited on the storefronts that front on the primary Commons. The Planning Board may grant special approval of a non-active use if a property owner is able to show that	Any accessory use permitted in B-2. See §325-41, Design Review	NONE	None	CBD-60 No minimum lot size CBD-85 No minimum lot size CBD-100 No minimum lot size CBD-120 No minimum lot size	10 10 10	NONE NONE NONE	60 85 100 120	100% Except as required for rear yard.	NONE	NONE	NONE	10 feet minimum	25 feet and a minimum of 2 stories
C-SU 22 urt House 3	the physical structure is not easily adaptable to be used as one of the above listed active uses. Any use permitted in R-3. Professional offices of architect, engineer, lawyer, realtor, accountant, planning, management, design and finance consultants; & similar occupations based on provision of written, verbal or graphic materials to clients, see § 325-42, 325-43, 325-44). Medical or dental office(see § 325-42, 335-43, 325-44).	Any accessory use permitted in R-3. Home Occupation See §325-41, Design Review	Same as R-3. Professional office: 1 space per 500 SF of office space. Medical, dental office: 1 space per 250 SF	NONE.	CBD-140 No minimum lot size Same as R-3b.	10 Same as R-3b.	12	140 30	40	10	10	5	20% or 25 feet, but not less than 20 feet.	NONE
I-1	see §325-41, Design Review Any use permitted in B-5, except that dwig, units are prohibited. Industrial, warehousing, wholesaling, storage and handling of bulk goods (not including rubish as defined in § 196.1), lumberyards, and agriculture except that no animals may be kept within 50 ft. of any property line. Any use not permitted in any other zoning district, subject to the issuance of a special permit of the Board of Zoning Appeals in accordance with § 325-9 and concurrence by the Common Council. All uses must conform to special performance standards governing establishment of industrial uses (see § 325-24). Transfer station for recyclable materials.). Large Beverage Producer Properties located within the I-1 District may also apply for a Planned Unit Development. See	Any accessory use permitted in B-5 except residential and home occupation.	1. Same as B-5. 2. Wholesale, industrial and similar uses: 1 space per 2 employees on maximum work shift, plus 1 space per 500 SF or portion thereof devoted to office or sales use.	1. Same as B-5. 2. Industrial use: 1 space for ea. use with 3,000 to 10,000 SF of floor space in single occupancy, plus 1 space for ea. add1. 15,000 SF or major fraction thereof.	5,000	50	4	40	50	20	12	6	15% or 20 feet, but not less than 10 feet.	None for industrial use buildin New construction of non-indus primary structures minimum 2 ries. Addition or series of addition on ron-industrial primary us building existing in excess of 5 of the building area of the exis building shall also not be less two stories.
P-1 2 Park 3	to be dissolved with the FT Data Chapter of the Algorithm of the Policy of the Algorithm of the Policy of the Algorithm of Planned Unit Development). Public recreation. Public and semi-public institution whose purpose is education except that, within 200 feet of a residential district, any use other than classrooms or living accommodations which conform to the regulations of the adjacent residential district is permitted only by special permit of the Board of Appeals (see § 325-9). All municipal public buildings, facilities and functions.	Accessory uses and service buildings for permitted uses, upon issuance of a special permit as set forth in § 325-9. Required off-street parking, parking garages, signs.	Public recreation: 1 space per 10 persons viewing or participating. Institutional: As set forth above and in § 325-20 for similar specific uses, subject also to § 325-9. See Section 325-20	Institutional: As set forth above and in § 325-21 for similar specific uses, subject also to § 325-9.	3,000 No minimum lot size.	30 NONE.	NONE	NONE 175': except that within 200' of any adjacent City	35	25 None except as	vard on public street only: 10 NONE	10 NONE.	10 feet Minimum	NONE
Jniversity MH-1 Mobile	whose primary purpose is education, research, extension or living accommodation. 1. Mobile Home Parks 2. Mobile Home displays and sales, except that no display shall take place within the confines of mobile home parks.	Accessory uses and service buildings for residents of mobile home parks only.	2 Spaces per mobile home lot.	NONE.	Mobile Home Park: 5 acres Mobile Home Lot: 5,000SF	50	NONE 4		all be limited to 15' more than d in the adjacent City residential	required by Section 325-18(C). 10; For mobile home parks: No mobile home lot shall be located within 50' on any existing public	10	5	20% or 25 feet, but not less than 20 feet.	See §325-16D. NONE
Homes WEDZ	WEDZ-1a 1. Any use permitted in B-4. 2. Parking Lot		WEDZ-1a	WEDZ-1a	WEDZ-1a 3,000	30	Five stories maximum, two stories	12' min. for 1st story measured from grade, 12	100% (For parcels 50' or less wide 9 90% (For parcels with 3 or more boundaries greater than 50' wide)	way, nor within 30' of any other existing property line. NONE	NONE	NONE.	10' Min.	Two Stories or 24 Feet See Section 325-3B
Vest End Zone	3. Recreational or cultural facility such as a park, playground, art museum, fishing pier or yacht club. 4. Public Recreation 5. Boatel 6. Sale, rental, repairs or storage of marine related recreation equipment such as boats, marine engines, sails cabin equipment. 7. Light manufacture of marine recreation related products involving substantial hand fabrication such as sails, boat hulls, cabin fittings. WEDZ-1b	3. Snowmobile sales, seervice, rental in conjunction with boat sales, rental or service. WEDZ-1b 1. Any Accessory Use permitted in B-2a.	1. None WEDZ-1b 1. Same as B-2a. See Section 325-4	1. None WEDZ-1b 1. Same as B-2a.	Same as B-2a	1. Motel: 100 2. All others: 40 Width in Feet at Waterfront -30'	minimum. Two story max.	an add'l. 5' for comice 12' min. for 1st story measured from grade, 12 for 2nd story with add'l 5' for cornice. 1-story building	Except as required for provision of cur'b setback(See Section 325-20C and required rear yard and require buffer where commercial zone abuts residential zone and require accomondation of pedestrian ways and protection of view corridors designated in the West End Urban Design Plan 1999. See Section 325-4	f G), ad NONE	NONE	NONE.	10' Min. See Flood Control Regula- tions	No minimum One story buildings must be a minimum of 12 feet high with added pitched roof or equivale roof element See Section 325-3B
SW Southwest	Any Primary Use permitted in B-2a. SW-1 and SW-3: 1. Any use permitted in B-5 except offices as a primary use, (with the exception of medical and dental, or unless the office is a minimum of 25,000 square feet with a single tenant), motor vehicle sales and service, gasoline stations as a primary use, and redemption centers. 2. Light industrial and manufacturing; wholesaling, warehousing, storage and handling of bulk goods, lumberyards, printing, heating, plumbing, welding, and air conditioning.	SW-1: Any accessory use permitted in B-5, except gasoline filling stations and redemption centers. SW-2: Any accessory use permitted in B-5 SW-3:	Same as B-5, except that parking areas are not permitte in the first 100' measured from the nearest curb of a public street, unless the minimum setback requirements for the Southwest Area Zoning District have been met in accordance with 325-29.2B(1)-(3)	Same as B-5	SW-2 3,000	A minimum of 60% of a lot's street frontag must be occupied by a building or building A minimum of 35% of a lot's street frontage.	; s.	60	Maximum 60% Subject to further provisions of § 325-4. Maximum 60%	No minmaximur 30 feet from curb See General Note #10	,	NONE	Rear Yard - 15% or 20 feet, whichever is less, but not less than 10 feet.	Square reet
	3. Recreational or cultural facility such as park, playground, and museums. SW-2: 1. Any use permitted in B-5. 2. Light industrial and manufacturing; wholesaling, warehousing, storage and handling of bulk goods, lumberyards, printing, heating, plumbing, welding, and air conditioning. 3. Recreational or cultural facility such as park, playground, and museums.	Same as SW - 1			SW-3 3,000	must be occupied by a building or building	2	40	Subject to further provisions of § 325-4. Maximum 60% Subject to further provisions of	maximum 34 feel from curb minimum 15; maximum 34 feel	Subject to furth	Provisions of § 325-4 nonprovisions of § 325-4 NONE	whichever is less, but not le than 10 feet. Rear Yard - 15% or 20 fee whichever is less, but not le	
VE/WF	1. Multiple Family dwelling (See § 325-3). 2. Rooming or boarding house. 3. Cooperative household (See § 325-3). 4. Townhouse or garden apartment housing. 5. Nursery school, child day care center, group Adult by Care. 5. Nursing, convalescent or rest home. 7. Church and related buildings. 8. Public park or playground. 9. Library, fire station 10. Funeral Home or Mortuary 11. Business or professional Office 12. Bed and Breakfast Inns	1. Any accessory use permitted in the B-2 Zone 2. Boat fueling station 3. Snowmobile sales, service, rental in conjunction with boat sales, rental or service 4. Parking lot/parking garage 5. Dock 6. Outdoor storage of materials 7. Storage of marine related recreation equipment such as boats, marine engines, sails, cabin equipment as it relates to permitted primary uses under zoning	NONE	1 space, unless an on street loading space is already provided for in the public right of way	NONE Maximum Building Length New structures should be constructed to be no more than	No Minimum width at streetline, however building frontage must be a minimum of 60% of parcel frontage	can have a ma and 5 stories. Waterfront Ste For any buildin the first 10' in d the water, must in height. After may have a ma 5 stories.	ot located along the water ximum building height of 63 epback Requirement gs located along the water, lepth of building facing t be between 2-3 stories the first 10 feet, buildings aximum height of 63' and	§325-4. 100%, Except for Required Setbacks	No front yard setback is required, except as necessary to provide a minimum 5' sidewalk and an 8' tree lawn. Buildings may be setback no more than 10' from the sidewalk.	There is a minimum 5' sid yard setback, with the excetion of townhouses and rowhouses, and any other struture that shares a party wat so long as they do not excet the maximum allowable builing length for the zone.	shares a party wall, so long at they do not exceed the maxi-	For properties located along waterfront, a minimum setbact of 20' from top of bank, exceptor eastern side of Inlet Islanc on eastern side of Inlet Islanc on eastern side of Inlet Islanc of Inlet Islanc on the properties of the Inlet of Inlet Islanc on the Inlet of Inlet Islanc on the I	For Water Dependent Use there is no minimum buildin height. For any non-wate dependent uses, buildings me be a minimum of 2 stories height. The first story of any structure must be 12-15' in he
Vaterfront	13. Bank or Monetary Institution 14. Office of Government 15. Public, private or parochial school 16. Neighborhood commercial facility. 17. Retail store or service commercial facility. 18. Restaurant, fast food establishment, tavern. Specifically Prohibited in the WE/WF District: Heavy Industrial Uses, Non Water Related Light Industrial, 1 and 2 family detached or semi-detached dwellings, Mobile Homes, Propane or Petroleum Fuel Storage, Cemeteries, Casinos Fueling Stations, Single Story stand-alone Self-Storage Facilities and no storage uses of any kind on the ground floor, except as an accessory use, Big Box Retail, Drive Through Establishments, Large Beverage Producers, Motor Vehicle Sales and Service, Printing, Heating, a/c, etc. 1. No residential uses permitted south of Cecil Malone				grant an exception to this rule. A residential structure that modules with shared sidewalls, may have a maximum fac and must maintain a uniform setback from the street line, of a single dwelling unit or may contain multiple vertically must have one street-facing entry.	is composed of three or more attached cade length of each module of 25 feet Modules within a row house may consist	Building	19 Stephen 1 Ste		1 story m	The first 100 feet south fright is to remain a no build are south from the northern ti constructed that is greate	onal Restrictions om the northern tip of Inlet Island ea. In addition, in the first 300 feet ip of Inlet Island no building may be r than 1 story in height.	adjacent lots. Properties less than 50' in depth from edge of water are exempt from water setback. In some area: additional setback from water may be required by NYS DEC easement. For properties not located directly adjacent to water minimum rear yard setback is 10'.	requirement, however the f floor should not be less than
erry Street District	Drive. Properties located north of Cecil Malone Drive, residential uses not permitted on the ground floor of any building. 2. All As of Right Uses Permitted in WE/WF District 3. Light Industrial Uses 4. Food Production Facilities 5. Large Beverage Producers 6. Multi-level storage facilities, no ground floor storage BY SPECIAL PERMIT OF BOARD OF APPEALS: 30. Redemption Center 31. Public utility structure except office.	1.Any accessory use permitted in the B-2 Zone 2.Boat fueling station 3.Snowmobile sales, service, rental in conjunction with boat sales, rental or service 4.Parking lot/parking garage 5.Dock 6.Outdoor storage of materials 7.Storage of marine related recreation equipment such as boats marine engines, sails, cabin equipment as it relates to permitted primary uses under zoning		1 space, unless an on street loading space is already provided for in the public right of way	NONE	NONE	5	63'	100%, Except for Required Setbacks	Required Minimum Front Yard- No front yard setback is required, except as necessary to provide a minimum 5' sidewalk and a preferred 8' tree lawn-When an 8' tree lawn is not feasible, the	There is a minimum 10'side yard setback, with the excep tion of townhouses and row houses, and any other struc- ture that shares a party wal	Yard-There is a minimum 10'sideyard setback, with the exception of townhouses and row houses, and any other struc ture that shares a party wall, se	Yard- For properties located along the waterfront, there is a minimum setback of 25' from the top of bank. For properties not located directly	y Increases in 1st floor elevatior equired to comply with flood pregulations, can be included in 1st story min. height, however floor can be no less than 10'-floor to floor. Accessory structures than 250 SF may be 1 story.
6 7 8 9 1 1 1 1	Multiple Family dwelling (See § 325-3). Rooming or boarding house. Cooperative household (See § 325-3). Townhouse or garden apartment housing. Nursery school, child day care center, group Adult yay Care. Nursing, convalescent or rest home. Church and related buildings. Public park or playground. Library, fire station D. Funeral Home or Mortuary Business or professional Office Bed and Breakfast Inns 3. Bank or Monetary Institution 4. Office of Government 4. Office of Government 5. Public, private or parochial school 6. Neighborhood commercial facility 1. Any use permitted in the Newman District	1.Any accessory use permitted in the WE/ WFD Zone, 2.Confectionary, Millinery, dressmaking, and Other Activities involving Light Hand Fabrication, as well as sales. 3.Parking Garages 4.Dock	None	None	None	None	waterfront, building facing have a maxim stories after th up to 5 stories adjacent to the height of	ties located along the the first 12'in depth of the water is restricted to unw building height of 2-3 nat the building may step s. Properties not located e water have a maximum of 5 stories and 63'	100%, Except for Required Setbacks	No front yard setback is required, except as necessary to provide a minimum 5' sidewalk and a preferred 8' tree lawn.	There is a minimum 5'side ys setback, with the exception of townhouses and row houses and any other structure that shares a party wall, so long as they do not exceed the maximum allowable building length for the zone.	of setback, with the exception of townhouses and row houses, and any other structure that shares a party wall, so long as they do not exceed the maximum allowable building length for the zone.	minimum setback of 20' from the top of bank For properties not located directly adjacent to the water the minimum rear yard setback is 10'.	height, measured floor to flo Each additional story must 10-12 in height, measured f floor to floor. As an exceptior increase in first floor elevati as required to comply with fl plain regulations, can be incli in the first story minimum he requirement, however the fi floor should not be less than height measured floor to flo , Accessory structures of less 250 SF may be 1 story.
antot Biotilot	Any use permitted in the Newman District Health Care facilities Confectionary, Millinery, dressmaking, and Other activities involving Light Hand Fabrication, as well as sales. Food Production Facilities	1.Any accessory use permitted in the ND Zone 2.Drive-Thru Banking Services 3.Parking Garages 4.Dock	None CR1-CR-3: 1. Residence-Up to 3 bed or sleepin		None CR-1 1-family detached dwling- 4 000 SE	None None	waterfront, the building facing in have a maximus stories after that up to 5 stories, adjacent to the height of	es located along the he first 12'in depth of the water is restricted to m building height of 2-3 at the building may step Properties not located water have a maximum 5 stories and 63'.	100%, Except for Required Setbacks	No front yard setback is required, except as neces- sary to provide a minimum 5' sidewalk and a preferred 8' tree lawn.	setback, with the exception of townhouses and row houses and any other structure that shares a party wall, so long as they do not exceed the maximum allowable building length for the zone.	townhouses and row houses, and any other structure that shares a party wall, so long as they do not exceed the	the waterfront, there is a mini mum setback of 20' from the top of bank. For properties not located directly adjacent to the water the minimum rear yard setback is 10'.	Min. hieght 25' and 2 stories for new construction.1st story min 12-15' in height, measured floor. Each add'l story must be 12' in height. Increases in 1st elevation, as required to comp with flood plain regulations, ca included in 1st story min. heigh quirement, 1st floor can be no than 10' in height measured fit floor. Accessory structures of than 250 SF may be 1 story.
CR llegetown esidential	For a complete listing of primary and accessory uses permitted in the Collegeton		rooms per dwelling unit 1 space 4 & 5 bed or slee rooms per dwelling unit 2 spaces, Each additiona or sleeping room per dwelling unit 1 space 2. Hor occupation 1 space 3. Other uses See § 325-20I. (b) In CR-4 District-Buildings that comply with N	eping Il bed me (0(3) YS	CR-1 1-family detached dwling- 4,000 SF. CR-2 Other Uses-5,500SF CR-3 1-family or 2-family dwling- 3,,000 SF. Multiple Dwelling or other uses-3,500SF		Primary-3 Accessory -2 See Also 325- 45.2B(2) Primary-4	Driver 45	Green Space min.35% Lot Coverage max.35% Green Space min 35% Lot Coverage max 40% Green Space min 30%	10 ft.	Requirements	additional setbacks for accessor		Minimum of 2 stories and 20 feet
-	or a complete listing of primary and accessory uses permitted in the Mixed Us	See Also Collegetown Area Form Districts §	Bdng. Code or Res.Code for new construction: N with TDM. All others same as CR1-CR-3	lone,	CR-4 Multiple Dwelling or other uses-3,500SF	1-family or 2-family dwling- 30 F.	Accessory -2 See Also 325-45.2B(2 Primary-5 Accessory -2	Accessory-20 Primary-70	Lot Coverage max50% Green Space min 25%	5 ft.	Row House 0 ft All other Structures 5 f Row House 0 ft All other Structures 5	ft ff	20 ft. or 20% of lot dept	Minimum of 3 stories
MU xed Use			§325-45 for specific restrictions, guidelines a	nd other district regulations	MU-1 Multiple Dwelling or other uses-3,500SF MU-2 2500 SF	Multiple Dwelling or other uses-40F 25 SF	Accessory -2 See Also 325-45.2B(2 Primary-6 Accessory - See Also 325-45.2B(2	Accessory-20 Primary-80 Accessory-20	Green Space min 10% Lot Coverage max.100% Green Space min 0%	5 ft. 0 ft. minimum, 2ft. maximum	All other Structures 5 0 ft.		10 ft.	and 30 feet Minimum of 4 storic and 45 feet
UD-Cherry Art Space PUD-323 ighannock		See Planned Unit Deve	opment Districts-Cherry Artspace Zoning Dis	trict. §325-13 (A)										
GP rge Protection toric District			See Landmarks	cts §325-4 See §325-16(D) s Preservation Chapter 228.										
dult Uses SHOD th Hill Overlay SLAUOZ at Level Active e Overlay		Any property located within			nibited from constructing a primary structure on an Level Active Use Overlay Zone §325-8.D. (3)	ny parcel already containing one o	r more primar	y structures, and is p	rohibited from constructing	more than one pri	mary structure on a par	rcel containing no primary	structures. See Also 32	5-88E
General Notes	For minimum lot size requirements stated in Column 6, (Area in Squall residential use districts, each square footage requirement applies to the initial permitted primary use and to each additional permitted located in a separate building on the property in question, (e.g., in R an area of 3,000 square feet is required for a one-family house or two house and an additional area of 3,000 square feet is required for each one-family house on the property.) 2. Land filling and bulkheading plans and procedures shall be subject to proval of the Board of Public Works.	sare Feet), for separately orimary use 3. Regulations, standards and per for the P-1, FW-1, and MH-1'd specific prohibition or omission or additional	emitted uses are generally cumulative, excep istricts and except where otherwise indicated	ot by Appeals. 5. All uses permitted or a	allowed in any district shall conform to the Gener as set forth in § 325-23. Its, minor dependent children in the care of a pare ided in determining the number of unrelated occur.	al Per- impose addition parcel of prop	cts, the New Yonal requirements	ents pertaining to the , for example, additio	re and Building Code may e location of a structure on a onal setback requirements. pject to the supplementary	a 10. Se 11. No	e Section 325-8A(15) f	development of property in (2). For applicability of minimum is contained in this Choo the special, overriding line.	height regulations.	