SECTION 325-8: DISTRICT REGULATIONS CHART

Updated through 4/2015

USE DIST.	PERMITTED PRIMARY USES (See General Notes)	PERMITTED ACCESSORY USES	OFF-STREET PARKING REQUIREMENT	OFF-STREET LOADING REQUIREMENT	SUB-DIST.	MINIMUM LOT SIZE: Area in Square Feet	MINIMUM LOT SIZE: Width in Feet at Street Line	MAX. BLDG. HEIGHT (See § 325-16): Number of Stories	MAX. BLDG. HEIGHT (See § 325-16): Height in Feet	MAXIMUM PERCENT LOT COVERAGE BY BUILDINGS	YARD DIMENSIONS (SEE ALSO § 325-18, 325-19): FRONT: Required Minimum	SIDE: One Side at Least	SIDE: Other Side at Least	REAR: Percent of depth or # of feet, whichever is less	MINIMUM BUILDING HEIGHT: Minimum Height in Feet (See General Note 10)
1	2	3	4	5		6	7	8	9	10	11	12	13	14/15	16
R-1 Single Family Residential	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. 6. Public utility structure except office. 7. All school and related buildings.	1. Required off-street parking. 2. Private garage for not more than 3 cars. 3. Structures for const. purposes, not to remain over two years. 4. Sign in connection with permitted use (see Sign Ordinance, Ch. 272 City of Ithaca Municipal Code) 5. 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. 6. By Special Permit: An Accessory Apartment (see § 325-10). Permit required in all use districts. 7. Adult Day Care Home. 8. Home Occupations: Special Permits are required in certain situations. See §325-9C(i)	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.	R1a	10,000.	75	3	35	20	25	10	10	25% or 50 feet, but not less than 20 feet.	NONE
					R1b	1. One-family detached dwlg.: 6,000. 2. Other uses: 7,500.	1. One-family detached dwlg.: 50. 2. Other uses: 60.	3	35	25	25	10	10	25% or 50 feet, but not less than 20 feet.	NONE
R-2 Two Family Residential	1. One-family detached or semi-detached dwlg. occupied by an individual or family or functional family plus not more than two unrelated occupants. 2. Two-family dwlg., ea. unit of which may be occupied by an individual or family plus not more than two unrelated occupants per unit. 3. Uses 2-4 under R-1. BY SPECIAL PERMIT OF BOARD OF APPEALS: 4. Uses 5-7 under R-1. 5. Nursery school, child day care center, group adult day care facility. 6. Neighborhood commercial facility (see §325-3). 7. Bed and Breakfast Homes 8. R-2c only: One-family detached dwlg.; zero-lot line. 9. R-2c only: One-family attached dwlg..	1. Accessory uses as permitted in an R-1 district. 2. R-2c only: Private garage for not more than six (6) cars per building.	1. Same as R-1. 2. Home occupation: 1 space. 3. Neighborhood commercial facility: 1 space per 500 gross SF of floor area.	1. Same as R-1. 2. Neighborhood commercial facility: See §325-21.	R2a	1. One-family detached or semi-detached dwlg. or 2-family dwlg.: 5,000. 2. Other uses: 6,000.	1. One-family detached or semi-detached dwlg. or 2-family dwlg.: 45. 2. Other uses: 50.	3	35	30	25	10	10	25% or 50 feet, but not less than 20 feet.	NONE
					R2b	1. One-family detached or semi-detached dwlg. or 2-family dwlg.: 3,000. 2. Other uses: 4,000.	1. One-family detached or semi-detached dwlg. or 2-family dwlg.:35. 2. Other uses: 40.	3	35	35	10	10	5	25% or 50 feet, but not less than 20 feet.	NONE
					R2c	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. unit, +400 for ea. add'l. occupant in ea. dwlg. unit. 6. Other uses: 4,000.	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. 5. Two-family dwlg.: 10. 6. Other uses: 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. 6. Other uses: 5.	25% or 50 feet, but not less than 20 feet.	NONE
R-3 Multi Family Residential	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. BY 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	1. Any accessory uses as permitted in R-2. 2. Private garage for 4 or more cars. By Special Permit § 325-9 (c)(1) 3. 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. 5. Dormitory: 1 space per 4 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 additional15,000 SF or major fraction thereof. 3. Nursing home, hospital or sanatorium: 1 space.	R3a	1. One-family detached or semi-detached dwlg. or 2-family dwlg.:5,000. 2. One-family attached dwlg., new const.:6,000 for first 1-3 units +750 ea. add'l. unit +500 per room let for profit. 3. Multiple dwlg., new const.: 6,000 for 1st 1-3 units +750 for ea. add'l. unit +500 per room let for profit. 4. One-family attached dwlg., conversion: 7,000 for 1st 1-3 units +750 for ea. add'l. unit +500 per room let for profit. 5. Multiple dwlg., conversion: 7,000 for 1st 1-3 units +750 for ea. add'l. 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	10	5	20% or 50 feet, but not less than 20 feet.	NONE
					R3aa	Same as R-3a ***Maximum bldg. footprint: No new construction of a primary structure in the R-3aa zone shall contain a footprint that is larger than 120% of the average footprint of the existing buildings along the entire block front in which the building is located. If one or more such surrounding buildings have been demolished, then the calculation for maximum building footprint shall use the footprint of the primary structure that most recently stood on any lot where a demolition had occurred.	50	3	35	35	10	10	5	25% or 50 feet, but not less than 20 feet.	2 stories
					R3b	1. One-family detached or semi-detached dwlg. or 2-family dwlg.: 3,000. 2. One-family attached dwlg., new const. 3,500 for first 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.	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.	4	40	40	10	10	5	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. 6. Fraternity, sorority or group house. 7. Dormitory. 8. Townhouse or garden apartment housing. BY 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 **Permitted Uses 3-8 are restricted to 1 every 500 feet for new construction, measured from the edge of the property line ** Properties <60,000 SF may have only one primary structure. Properties >60,000 SF may 2 primary uses, if approved by ILPC and Planning Board. Properties with at least 90,000 SF can have as many as 3 primary uses if approved by ILPC and Planning Board.	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.	1. Same as R-1. 2. 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.	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.	1. One-family detached dwlg.: 75. 2. One-family semi-detached or two-family dwlg.: 100. 3. One-family attached dwlg.: 125. 4. Multiple dwlg.: 125. 5. Fraternity, sorority or group house: 125. 6. Other uses: 125.	3	35	25% and 50% of the developable lot area, after the required set-backs have been calculated, must be retained as green space.	25	10	10	50' or at least 25%, but not less than 30'	NONE
B-1 Business	1. Any use permitted in R-3. 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. B-1b: See § 325-41, Design Review	1. Any accessory use permitted in R-3. 2. Employee, customer or public parking areas (See §325-20). 3. Signs as permitted by Sign Ordinance. 4. Home Occupation. See § 325-41, Design Review	B-1a: 1. Same as R-3. 2. Funeral home: 1 space per 10 seats. 3. Business or professional office: 1 space per 250 SF of office floor. 4. Other uses: See § 325-20. B-1b: NONE.	1. Same as R-3. 2. Office building: 1 space.	B1a	1. Residential uses: same as R-3a. 2. All others: 5,000.	40	4	40	50	5	10	5	15% or 20 feet, but not less than 10 feet.	Minimum of 2 Stories
					B1b	1. Residential uses: same as R-3a. 2. All others: 3,000.	30	6	50	90	5	5	5	10% or 15 feet, but not less than 10 feet.	25 feet and a Minimum of 2 Stories
B-2 Business	B-2a: 1. Any use permitted in B-1. 2. Retail store or service commercial facility. 3. Restaurant, fast food establishment, tavern. 4. Club, lodge or private social center. 5. Confectionery, millinery, dressmaking and other activities involving light hand fabrication as well as sales. 6. Theater, bowling alley, auditorium or other similar place of public assembly. 7. Hotel, motel. B-2b and B-2c: 1. Any use permitted in B-2a 2. Parking Garages B-2d: 1. Any use permitted in B-1. 2. Retail store or service commercial facility. 3.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: 1.Redemption centers. See § 325-41, Design Review	1. Any use permitted in B-1. 2. Redemption Centers. See § 325-41, Design Review	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. 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. B-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. B-2c: NONE. 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	B-2a, b and d: 1. Same as B-1. 2. Retail Store: 1 space for ea. use with 3,000 to10,000 SF of floor space, plus 1 space for ea. add'l. 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. B-2c: NONE.	B2a	1. Motel: 20,000 2. All others: 3,000	1. Motel: 100 2. All others: 40	4	40	50% (75% when adequate off street parking is available within 500 ft.) (See § 325-20)	NONE	10	5	15% or 20 feet, but not less than 10 feet.	NONE
					B2b	1. Motel: 20,000 2. All others: 2,500	1. Motel: 100 2. All others: 25	6	60	100% Except as required for rear yard.	NONE	NONE	NONE	10 feet minimum.	NONE.
					B2c	No minimum lot size.	25	NONE	50	85% Except as required for rear yard, or side yard.	NONE	10	NONE.	15% or 20 feet, but not less than 10 feet.	25 feet and a Minimum of 2 Stories
					B2d	3,000	40	NONE	40	75%	10	10	5	15% or 20 feet, but not less than 10 feet.	25 Feet and a Minimum of 2 Stories
B-4 Business	1. Any use permitted in B-2. 2. Gasoline station. 3. Parking Garages. 4. Motor vehicle sales and service. 5. Printing, heating, welding, air conditioning, plumbing or similar shop.	Any accessory use permitted in B-2.	Same as B-2a.	Same as B-2a.	3,000		40	4	40	50	NONE.	NONE	5	15% or 20 feet, but not less than 10 feet.	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		40	4	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	Any accessory use permitted in B-2. See §325-41, Design Review	NONE	None	CBD-50 CBD-60 CBD-85 CBD-100 CBD-120 CBD-140	No minimum lot size No minimum lot size No minimum lot size No minimum lot size No minimum lot size No minimum lot size	10 10 10 10 10	NONE NONE NONE NONE NONE 12	50 60 85 100 120 140	100% Except as required for rear yard.	NONE	NONE	NONE	10 feet minimum	25 feet and a minimum of 2 stories
C-SU Court House Special Use	1. Any use permitted in R-3. 2. 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) 3. Medical or dental office.(see § 325-42, 325-43, 325-44), See §325-41, Design Review	1. Any accessory use permitted in R-3. 2. Home Occupation See §325-41, Design Review	1. Same as R-3. 2. Professional office: 1 space per 500 SF of office space. 3. Medical, dental office: 1 space per 250 SF of floor space.	NONE.	Same as R-3b.		Same as R-3b.	2	30	40	10	10	5	20% or 25 feet, but not less than 20 feet.	NONE
I-1 Industrial	1. Any use permitted in B-5, except that dwlg. units are prohibited. 2. Industrial,warehousing, wholesaling, storage and handling of bulk goods (not including rubbish as defined in § 196.1), lumberyards, and agriculture except that no animals may be kept within 50 ft. of any property line. 3. 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. 4. All uses must conform to special performance standards governing establishment of industrial uses (see § 325-24). 5. Transfer station for recyclable materials.). Properties located within the I-1 District may also apply for a Planned Unit Development. See Also § 325-12. for additional information on Planned Unit Development).	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. add'l. 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 buildings. New construction of non-industrial primary structures minimum 2 stories. Addition or series of additions to a non-industrial primary use building existing in excess of 50% of the building area of the existing building shall also not be less than two stories.
P-1 Park	1. Public recreation. 2. 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). 3. 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.	1. Public recreation: 1 space per 10 persons viewing or participating. 2. Institutional: As set forth above and in § 325-20 for similar specific uses, subject also to § 325-9.	Institutional: As set forth above and in § 325-21 for similar specific uses, subject also to § 325-9.	3,000		30	NONE	NONE	35	When yard on public street only: 25	10	10	10 Feet Minimum	NONE
U-1 University	1. Post secondary educational institution and its affiliated institutions, whose primary purpose is education, research, extension or living accommodation.	Required off-street parking, parking garages, signs.	See Section 325-20	NONE.	No minimum lot size.		NONE.	NONE	175'; except that within 200' of any adjacent City residential district, the max. height of any building shall be limited to 15' more than the max. height permitted in the adjacent City residential district. See also Section 325-16 (D).	35	None except as required by Section 325-18(C).	NONE	NONE.	NONE	NONE See §325-16D.
MH-1 Mobile Homes	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.	1. Mobile Home Park: 5 acres 2. Mobile Home Lot: 5,000SF		50	4	40	35	10; For mobile home parks: No mobile home lot shall be located within 50 feet on any existing public way, nor within 30 feet of any other existing property line.	10	5	20% or 25 feet, but not less than 20 feet.	NONE
WEDZ West End Zone	WEDZ-1a 1. Any use permitted in B-4. 2. Parking Lot 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 invovling susbstantial hand fabrication such as sails, boat hulls, cabin fittings. WEDZ-1b 1. Any Primary Use permitted in B-2a.	WEDZ-1a 1. Any Accessory Use permitted in B-4. 2. Boat fuel dispensing 3. Snowmobile sales, seervice, rental in conjunction with boat sales, rental or service. WEDZ-1b 1. Any Accessory Use permitted in B-2a.	WEDZ-1a 1. None WEDZ-1b 1. Same as B-2a. See Section 325-4	WEDZ-1a 1. None WEDZ-1b 1. Same as B-2a.	WEDZ-1a	3,000	30	Five stories maximum, two stories minimum.	12' min. for 1st story measured from grade, 12' for each add'l. story, with an add'l. 5' for cornice.	100% (For parcels 50' or less wide) 90% (For parcels with 3 or more boundaries greater than 50' wide) Except as required for provision of curb setback(See Section 325-20G), and required rear yard and required buffer where commercial zone abuts residential zone and required accomodation of pedestrian ways and protection of view corridors designated in the West End Urban Design Plan 1999. See Section 325-4	NONE	NONE	NONE.	10' Min.	Two Stories or 24 Feet See Section 325-3B
					WEDZ-1b	Same as B-2a	1. Motel: 100 2. All others: 40 Width in Feet at Waterfront -30'	Two story max.	12' min. for 1st story measured from grade, 12' for 2nd story with additional 5' for cornice. 1-story building must have added pitched roof or equivalent roof element		NONE	NONE	NONE.	10' Min. See Flood Control Regulations	No minimum One story buildings must be a minimum of 12 feet high with added pitched roof or equivalent roof element See Section 325-3B
SW Southwest	SW-1: 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. 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.	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 SW - 1	Same as B-5, except that parking areas are not permitted 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)	SW-1: Same as B-5	SW-1	10,000	A minimum of 60% of a lot's street frontage must be occupied by a building or buildings.	5	60	Maximum 60% Subject to further provisions of § 325-4.	No min.--maximum 30 feet from curb See General Note #10	NONE Subject to further provisions of § 325-4	NONE	Rear Yard - 15% or 20 feet, whichever is less, but not less than 10 feet.	No minimum building height Minimum store size:5000 square feet
					SW-2	3,000	A minimum of 35% of a lot's street frontage must be occupied by a building or buildings.	5	60	Maximum 60% Subject to further provisions of § 325-4.	minimum 15; maximum 34 feet from curb	NONE Subject to further provisions of § 325-4	NONE	Rear Yard - 15% or 20 feet, whichever is less, but not less than 10 feet.	NONE
					SW-3	3,000	Same as SW-2	2	40	Maximum 60% Subject to further provisions of §325-4.	minimum 15; maximum 34 feet from curb	NONE Subject to further provisions of § 325-4	NONE	Rear Yard - 15% or 20 feet, whichever is less, but not less than 10 feet.	No min. building height Min. store size: 5000 square feet
WF Waterfront	1. Any use permitted in B-2 except establishments where food or drink is intended to be served to or consumed by persons in automobiles. 2. Recreational or cultural facility such as park, playground, art museum, fishing pier or yacht club. 3. Public recreation 4. Boatel 5. Sale, rental, repair or storage of marine-related recreation equipment such as boats, marine engines, sails, cabin equipment. 6. Light manufacture of marine recreation-related products involving substantial hand fabrication such as sails, boat hulls, cabin fittings. By Special Permit of the Board of Appeals 7. Parking Lot 8. Parking Garage	1. Any accessory use permitted in the B-2 Zone. 2. Boat fuel dispensing. 3. Snowmobile sales, service, rental in conjunction with boat sales, rental or service. 4. Storage of marine related recreation equipment such as boats, marine engines, sails, cabin equipment as it relates to permitted primary uses under zoning. 5. Parking Lot	None	None	WF-1	3,000	30	All buildings erected in the WF-1 and WF-2 zoning districts shall have a maximum building height of 63' with a minimum of 12' and a maximum of 15' for the 1st story measured from the finished grade, and a mimimun of 10' and a maximum of 12' for each additional story measured from floor to floor, with an additional 5' for the conice. All new construction is subject to a mandatory design review process. See Section325-3.B	100% lot coverage allowed, except as may be required by the Planning and Development Board during Site Plan Review, for provision of pedestrian ways and protection of view corridors.	None Additional Restrictions 1. Lookout Point Restrictions-The first 100 feet south from the northern tip of Inlet Island is to remain a no build area. In addition, in the first 300 feet south from the northern tip of Inlet Island no building may be constructed that is greater than 1 story in height. 2. Flood Control Channel Restrictions-For all properties that are located along the Flood Control Channel, or properties that directly abut the Department of Environmental Conservation twenty-five foot permanent easement, no construction is permitted within the first 25 feet along the Flood Control Channel, measured from the top of the exisitng bank. The first 15' of no build area is to be unobstructed space, but may have removable verticle elements, so that maintenance equipment can access the Flood Control Channel. Outdoor furnishings, such as benches may be placed in the remaining 10' adjacent to the building but must be kept to no more than 25' in lenght with 50' of clear spaces between to allow for vehicular access. 3. Stepback requirement-in WF-1 properties that have frontage on waterfront, must have first 10' of any new contruction facing the waterfront be between 2-3 stories in height. As an incentive, buildings that provide a public walkway, or that are located along a public waterfront walkway or an easement for a public walkway are exempt from stepback requirement. 4. Setback requirements- In WF-1 all properties located along the waterfront are to maintain a 15' no build area measured from the shoreline or from the inner boundary of the easement for the Cayuga Waterfrnt Trail where such easement exists	None	None	None	None	Minimum 3 stories and 36', except for water dependant facilities, which have no minimum height. Accessory structures up to 400 square feet in size have no minimum height requirement.
					WF-2	3,000	30								Minimum 2 stories and 24', except for water dependant facilities, which have no minimum height. Accessory structures up to 400 square feet in size have no minimum height requirement.
CR Collegetown Residential	For a complete listing of primary and accessory uses permitted in the Collegetown Residential districts See Section 325-45.3.		CR1-CR-3: 1. Residence-Up to 3 bed or sleeping rooms per dwelling unit 1 space 4 & 5 bed or sleeping rooms per dwelling unit 2 spaces, Each additional bed or sleeping room per dwelling unit 1 space 2. Home occupation 1 space 3. Other uses See § 325-20D(3)(b) In CR-4 District-Buildings that comply with NYS Bdng. Code or Res.Code for new construction: None, with TDM. All others same as CR1-CR-3		CR-1	1-family detached dwlng- 4,000 SF.	1-family detached dwlng- 45 F.	Primary-3 Accessory -2 See Also 325-45.2B(2)	Primary-35 Accessory-20	Lot Coverage max.30% Green Space min.35%	10 ft.	5 ft.		20 ft. or 20% of lot depth	Minimum of 2 stories and 20 feet
					CR-2	Other Uses-5,500SF	Other Uses-50SF			Lot Coverage max.35% Green Space min.35%		See 325-45.2E(1.) for additional setbacks for accessory structures and Activation Requirements			
					CR-3	1-family or 2-family dwlng- 3.,000 SF.	1-family or 2-family dwlng- 30 F.			Lot Coverage max 40% Green Space min 30%		Row House 0 ft All other Structures 5 ft		20 ft. or 20% of lot depth	
					CR-4	Multiple Dwelling or other uses-3,500SF	Multiple Dwelling or other uses-40F	Primary-4 Accessory -2 See Also 325-45.2B(2)	Primary-45 Accessory-20	Lot Coverage max50% Green Space min 25%					
	See Also Collegetown Area Form Districts §325-45 for specific restrictions, guidelines and other district regulations														
MU Mixed Use	For a complete listing of primary and accessory uses permitted in the Mixed Use districts See Section 325-45.3.		none		MU-1	1-family or 2-family dwlng- 3.,000 SF. Multiple Dwelling or other uses-3,500SF	1-family or 2-family dwlng- 30 F. Multiple Dwelling or other uses-40F	Primary-5 Accessory -2 See Also 325-45.2B(2)	Primary-70 Accessory-20	Lot Coverage max.70% Green Space min 10%	5 ft.	Row House 0 ft All other Structures 5 ft		10 ft.	Minimum of 3 stories and 30 feet
					MU-2	2500 SF	25 SF	Primary-6 Accessory -2 See Also 325-45.2B(2)	Primary-80 Accessory-20	Lot Coverage max 100% Green Space min 0%	0 ft. minimum, 2ft. maximum	0 ft.		10 ft.	Minimum of 4 stories and 45 feet
	See Also Collegetown Area Form Districts §325-45 for specific restrictions, guidelines and other district regulations														
GP Gorge Protection	See Zoning Districts §325-4 See §325-16(D)														
Historic District	See Landmarks Preservation Chapter 228.														
Adult Uses	See Zoning Districts §325-4. See §325-29.														

General Notes

1. For minimum lot size requirements stated in Column 6. (Area in Square Feet), for all residential use districts, each square footage requirement applies separately to the initial permitted primary use and to each additional permitted primary use located in a separate building on the property in question, (e.g., in R-2b districts, an area of 3,000 square feet is required for a one-family house or two-family house and an additional area of 3,000 square feet is required for each additional one-family house on the property.)
2. Land filling and bulkheading plans and procedures shall be subject to the approval of the Board of Public Works.
3. Regulations, standards and permitted uses are generally cumulative, except for the P-1, FW-1, and MH-1 districts and except where otherwise indicated by specific prohibition or omission.
4. Where a variance or special permit is required, or where special conditions apply, to allow in one district a use which is permitted by right in another district, the regulations applying to such use shall be those of whichever district has the stricter regulations, unless otherwise determined by the Board of Zoning Appeals.
5. All uses permitted or allowed in any district shall conform to the General Performance Standards as set forth in § 325-23.
6. In R-1 and R-2 districts, minor dependent children in the care of a parent or relative shall be excluded in determining the number of unrelated occupants in a dwelling unit.
7. In all districts, the New York State Uniform Fire and Building Code may impose additional requirements pertaining to the location of a structure on a parcel of property including, for example, additional setback requirements.
8. All columns established by this section are subject to the supplementary regulations stated in Article V of this ordinance.
9. For special conditions on development of property in R-3 that directly abuts R-1, see Section 325-9 B(2).
10. See Section 325-8A(15) for applicability of minimum height regulations.
11. Notwithstanding any provisions contained in this Chart, any non-conforming use or structure is subject to the special, overriding limitations placed upon it by Article VI of this ordinance.

This chart is to be used for reference purposes. See Section 325-4 for full zoning ordinance descriptions.