Τ	Ţ		SECT	IUN 325-8: [	STI 	RICT REGULATI	UNS CHART			<u> </u>				Updated thro	
USE DIST.	PERMITTED PRIMARY USES (See General Notes)  2	PERMITTED ACCESSORY USES	OFF-STREET PARKING REQUIREMENT	OFF-STREET LOADING REQUIREMENT	SUB- DIST.	MINIMUM LC		(Sec	BLDG. HEIGHT e § 325-16) Height	MAXIMUM PERCENT LOT COVERAGE	YARD DIMENSIONS (SEE ALSO § 325-18, 325-19)  FRONT SIDE			REAR	MINIMUM BUILDIN HEIGHT  Minimum Height in F
1		3	4	5		in Square Feet	Width in Feet at Street Line	Stories 8	in Feet	BY BUILDINGS	Required Minimum	One Side at Least	Other Side at Least	Percent of depth or # of feet, whichever is les	
R-1	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 7), 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:	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	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	NONE
esidential (		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)			R1b	One-family detached dwlg.: 6,000.     Other uses: 7,500.	One-family detached dwlg.: 50.     Other uses: 60.	3	35	25	25	10	10	25% or 50 feet	NONE
2	One-family detached or semi-detached dwlg. occupied by an individual or family or functional family plus 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 unrelated occupants per unit.	Accessory uses as permitted in an R-1 district.     R-2c only: Private garage for not more than six (6) cars per building.	Same as R-1.     Home occupation: 1 space.     Neighborhood commercial facility: 1 space per 500 gross SF of floor area.	Same as R-1.     Neighborhood commercial facility: See §325-21.	R2a	One-family detached or semi-detached dwlg. or 2-family dwlg.: 5,000.      Other uses: 6,000.      One-family detached or semi-	One-family detached or semi- detached dwlg. or 2-family dwlg.: 45.     Other uses: 50.      One-family detached or semi-	3	35 35	30 35	25	10	10	25% or 50 feet	NONE
R-2 wo Family esidential	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				R2c	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. unit, +400 for ea. add'l. occupant in ea. dwlg. unit.	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 semidetached 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 nonzero 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	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.  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.	Any accessory uses as permitted in R-2.     Private garage for 4 or more cars.     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. 6. Hospital, nursing home, similar uses: 1 space per 5 beds.  See Requirements for Collegetown Parking	Same as R-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.     Nursing home, hospital or sanatorium: 1 space.	R3a	6. Other uses: 4,000.  1. One-family detached or semidetached dwlg. or 2-family dwlg.:5,000.  2. One-family attached dwlg., new const.:6,000 for first 1-3 units +750 ea. add1. unit +500 per room let for profit.  3. Multiple dwlg., new const.: 6,000 for 1st 1-3 units +750 for ea. add1. unit +500 per room let for profit.  4. One-family attached dwlg., conversion: 7,000 for 1st 1-3 units +750 for ea. add1. unit +500 per room let for profit.  5. Multiple dwlg., conversion: 7,000 for 1st 1-3 units +750 for ea. add1. unit +500 per room let for profit.  6. Fraternity, sorority or group house: 25,000.  7. Other Uses: 6,000. See General Note 11.	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	NONE
1	Neighborhood commercial facility.     Hand Breakfast Homes and Inns		Overlay Zone		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 11.	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	NONE
2. 3. 4. 5. 6. 7. 8. 8. 9. 10	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. 8. TSPECIAL 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	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.	<ol> <li>One-fam 15,000.</li> <li>One-fam units plu</li> <li>Multiple for ea. a</li> <li>Fraternit</li> </ol>	illy detached dwlg.: 10,000. illy semi-detached or two-family dwlg.: illy attached dwlg.: 16,500 for first 1-3 s 1,500 for ea. add'l. unit. dwlg.: 16,500 for first 1-3 units +1,500 dd'l. unit. y, sorority or group house:25,000. es: 10,000.	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: 75.	4	40	30	25	10	10	25% or 50 feet	NONE
B-1 3. Business 5.	I. Bank or monetary institution.	<ol> <li>Any accessory use permitted in R-3.</li> <li>Employee, customer or public parking areas (See §325-20).</li> <li>Signs as permitted by Sign Ordinance.</li> <li>Home Occupation.</li> <li>§ 325-41, Design Review</li> </ol>	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.	Same as R-3.     Office building: 1 space.	B1a B1b	Residential uses: same as R-3a.     All others: 5,000.      Residential uses: same as R-3a.     All others: 3,000.	30	6	50	90	5	5	5	15% or 20 feet.  10% or 15 feet.	Minimum of 2 Storie  25 feet and a  Minimum of 2 Storie
I	B-1b: See § 325-41, Design Review  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.	Any accessory use permitted in B-1.     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.	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. addl: 15,000 SF or	B2a	1. Motel: 20,000 1 2. All others: 3,000 2	. Motel: 100 . 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.	NONE
Business 5	<ol> <li>Confectionery, millinery, dressmaking and other activities involving light hand fabrication as well as sales.</li> <li>Theater, bowling alley, auditorium or other similar place of public assembly.</li> <li>Hotel, motel.</li> <li>B-2b and B-2c:         <ol> <li>Any use permitted in B-2a</li> <li>Parking Garages</li> </ol> </li> </ol>		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	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.	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.
1 2 3 Ii <b>E</b>	2. Pathing Garages  8-2d:  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.  8-2a,b,c,d: BY SPECIAL PERMIT OF BD. OF APPEALS:  1.Redemption centers. See § 325-41, Design Review		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.		B2c	No minimum lot size.	25 40	NONE	50	85% Except as required for rear yard, or side yard.	NONE 10	10	NONE.	15% or 20 feet.	25 feet and a Minimum of 2 Storie  25 Feet and a Minimum of 2 Storie
1. <b>B-4</b> 3. Business 4.	Any use permitted in B-2.     Gasoline station.     Parking Garages.     Motor vehicle sales and service.     Printing, heating, welding, air conditioning, plumbing or similar shop.	Any accessory use permitted in B-2.	See requirements for Collegetown Parking Overlay Zone  Same as B-2a.	Same as B-2a.		3,000	40	4	40	50	NONE.	10	5	15% or 20 feet	NONE
B-5 usiness	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	NONE
CBD Central usiness District	. Any use permitted in B-2. ee §325-41, Design Review	Any accessory use permitted in B-2. See §325-41, Design Review	NONE	Same as B-2a.	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	10 10 10 10 10	NONE NONE NONE NONE 12	60 85 100 120	100% Except as required for rear yard.	NONE NONE NONE NONE	NONE NONE NONE NONE NONE	NONE NONE NONE NONE NONE	10feet minimum 10feet minimum 10feet minimum 10feet minimum 10feet minimum	25 feet and a minimum of 2 stories
Court House Decial Use	. 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, 325-43, 325-44), ee § 325-41, Design Review	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 of floor space.	NONE.		Same as R-3b.	Same as R-3b.	2	30	40	10	10	5	20% or 25 feet	NONE
I-1 2. (no. ) 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	. Any use permitted in B-5, except that dwlg. units are prohibited 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 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).	Any accessory use permitted in B-5 except residential and home occupation.	Same as B-5.     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.	Same as B-5.     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. addl. 15,000 SF or major fraction thereof.		5,000	50	4	40	50	20	12	6	15% or 20 feet.	NONE
1. M-1 3. Marine 4.	Any use permitted in B-2 except establishments where food or drink is intended to be served to or consumed by persons in automobiles.      Recreational or cultural facility such as park, playground, art museum, fishing pier or yacht club.      Boatel      Sale, rental, repair or storage of marine-related recreation equipment such as boats, marine engines, sails, cabin equipment.      Light manufacture of marine recreation-related products involving substantial hand fabrication such as sails, boat hulls, cabin fittings.	Automobile parking lot (see § 325-20).     Boat fuel dispensing.     Snowmobile sales, service, rental in conjunction with boat sales, rental or service.     Signs as permitted by Sign Ordinance.	Same as B-5.     Other uses: As required in § 325-20 for uses similar in nature.	Same as B-5 (See § 325-21).		3,000	30 on street plus 30 on water, if water frontage.		retail, office, and resid	d mixed use projects dential uses: 50	See § 325-: In all other ca	26 for yards on creek, in sees:	alet or flood channel.	15% or 20 feet.	25
P-1 Park	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.	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.	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 25	public street only:	10	10 feet Minimum	NONE
U-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	max. height of any bu more than the max. h	35 City residential district, the  uilding shall be limited to 15'  eight permitted in the  tital district. See also Section	None except as required by Section 325-18(D).	NONE	NONE.	NONE	NONE See §325-16D.
Mobile Homes	Mobile Home Parks     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	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.	NONE
1 2 3	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.	WEDZ-1a 1. Any Accessory Use permitted in B-4. 2. Boat fuel dispensing 3. Snowmobile sales, seervice, rental in	WEDZ-1a 1. None WEDZ-1b 1. Same as B-2a.	WEDZ-1a 1. None WEDZ-1b 1. Same as B-2a.	WEDZ-1a	3,000	30	Five stories maximum, two stories minimum.	add'l. story, with an	less wide) 90% (For parcels with 3 or more boundaries greater than 50' wide) Except as required for	NONE	NONE	NONE.	10' Min.	Two Stories or 24 Feet See Section 325-3B
West End Zone 7	<ol> <li>Public Recreation</li> <li>Boatel</li> <li>Sale, rental, repairs or storage of marine related recreation equipment such as boats, marine engines, sails cabin equipment.</li> <li>Light manufacture of marine recreation related products invovling substantial hand fabrication such as sails, boat hulls, cabin fittings.</li> <li>WEDZ-1b</li> <li>Any Primary Use permitted in B-2a.</li> </ol>	conjunction with boat sales, rental or service.  WEDZ-1b  1. Any Accessory Use permitted in B-2a.	See Section 325-4		WEDZ-1b	Same as B-2a	I. Motel: 100 2. All others: 40 Width in Feet at Waterfront-30'	Two story nax.	12' min. for 1st story measured from grade, 12' for 2nd story with additional 5' for cornice. 1-story building must have added bitched roof or equivalentroof	<ul> <li>provision of 15'min., 20'max. curb setback, and required rear yard and required buffer where commercial zone abuts residential zone and required accomondation of pedestrian ways and protection of view corridors designated in the West End Urban Design Plan 1999.</li> <li>See Section 325-4</li> </ul>	NONE	NONE	NONE.	10' Min. See Flood Control Regulations	Nominimum One story buildings m be a minimum of 12 fe high with added pitche roof or equivalent roof element See Section 325-3B
I. A m Si u: 2. L ha	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.  Light industrial and manufacturing; wholesaling, warehousing, storage and handling of bulk goods, lumberyards, printing, heating, plumbing, welding,	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-2: Same as SW-1 SW-3: Same as SW-2	SW-1	3,000	A minimum of 60% of a lot's street frontage must be occupied by a building or buildings.  A minimum of 35% of a lot's street	5	element 60 60	Maximum 60% Subject to further provisions of § 325-4.  Maximum 60%	No min maximum 30 feet from curb See General Note #10 minimum 15;	NONE Subject to further	NONE provisions of § 325-4  NONE	Rear Yard - 15% or 20 feet, whichever is less	height Minimum store size:5 square feet  NONE
outhwest SV 2.1 ha a 3.6 SV	Light industrial and manufacturing; wholesaling, warehousing, storage and nandling of bulk goods, lumberyards, printing, heating, plumbing, welding, and air conditioning.  Recreational or cultural facility such as park, playground, and museums.  W-3:				SW-3	3,000	frontage must be occupied by a building or buildings.  Same as SW-2	2	40	Subject to further provisions of § 325-4.  Maximum 60%  Subject to further provisions of § 325-4.	maximum 34 feet from curb minimum 15; maximum 34 feet from curb	NONE	Provisions of § 325-4  NONE  provisions of § 325-4	Rear Yard - 15% or 20 feet, whichever is less	No min. building heigh Min. store size: 5000 square feet
1. 2. 3. m 4. 5. Vaterfront 6.	ame as SW-1  . Any use permitted in B-2.  2. Parking Lot.  3. Recreational or cultural facility such as a park, playground, art nuseum, fishing pier or yacht club.  4. Public Recreation.  5. Boatel.  6. Sale, rental, repair 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.	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.	None	None	WF-1a 3,000 WF-1b 3,000 WF-1c 3,000 WF-1d 3,000		Width in Feet at Street Line – 30  Width in Feet at Street Line – 30  Width in Feet at Waterfront – 30  Width in Feet at Street Line – 30  Width in Feet at Waterfront – 30  Width in Feet at Waterfront – 30	No Buildings Allowed  1  2-3	12'-15'+ add'l. 5' or cornice. See Section 325- 3B-Definitions. 39'+ add'l.+5' for cornice. See §325-3B-Definitions. 33+ add'l. 5' for cornice.	100% (For parcels 50' or less wide) Except as may be required for provision of pedestrian and protection of view corridors.  90% (For parcels with 3 or more boundaries greater than 50' wide) Except as may be required for provision of pedestrian and protection of view corridors)	bull deviling 40 of bulkhead or bank of Cayuga Inlet, measured at average water level, e ectly connected with marine, public or commercial recreation activiting and Regulations  None No build within 40' to bulkhead or to bank of Flood Control Channel or bulkhead or to bank of Cayuga Inlet, measured at average water levels directly connected with marine, public or commercial recreation to the None None None None None None None Nobuild within 40' of bulkhead or bank of Flood Control Channel and bulkhead or bank of Cayuga Inlet, measured at average water level, electly connected with marine, public or commercial recreation activiting and Regulations  None None None None None None None Non			except for structures dies. See §325-18(C)-  and No build within 12' evel, except for structure activities. See §325-  10' Min. d No build within 12' of except for structures dies. See §325-18(C)-  10' Min.	12 24' and at least 2 hat stories covering 75% o of the building footprin 36' and at least 3 habita
<b>GP</b> Gorge				ng Districts §325-4 e §325-16(D)			Width in Feet at Waterfront – 30		cornice. See §325-3B- Definitions.		o bulkhead or to	bank of Cayuga Inlet, me nected with marine, publi		and No build within 12' evel, except for struc-	ries covering 75% or n building footprint/ OR if building over footprint is 36' tall and 2 or more ha stories. See Also §325-
rotection Historic District CPOZ Dilegetown			See Zoni See See Zoni	ng Districts §325-4 c Chapter 228 ng Districts §325-4 §325-20(3)(C)											
Parking dult Uses	1. For minimum lot size requirements stated in Column 6, (Area in Seet), for all residential use districts, each square footage requirer plies separately to the initial permitted primary use and to each accepermitted primary use located in a separate building on the proper tion, (e.g., in R-2b districts, an area of 3,000 square feet is require one-family house or two-family house and an additional area of 3 square feet is required for each additional one-family house on the	Square 3. Regulations, standards an ment ap- cept for the P-1 FW-1, and dditional dicated by specific prohibiti	See Zoni S	ng Districts §325-4 ee §325-29	rallowadin		Dorfor								