

Density Control Schedule

District	Min. Lot Size	Lot Size Per Additional Principal Structure (7)	Yard Requirements			Maximum Lot Coverage		
			Front (feet)	Side (feet)	Rear (feet)		Feet	Stories
R1								
Single-family	6,250	NP	25	6	30	40%	35	3
Other permitted uses	15,000	NP	25	10	30	50%	12	1
R2								
Single-family	4000	7,000	25	6	30	40%	35	3
Two-family	5000	7,000	25	6	30	40%	35	3
Townhouse	4000 each	4,000	25 or 10 per story	6 per story	30 or 10 per story	40%	35	3
Multifamily 6 or less units	10000	10,000	25 or 10 per story	6 per story	30 or 10 per story	40%	35	3
Lodging/Boarding House	7,000	NP	25	6	30	40%	25	2
Other permitted uses	15,000	NP	25	10	30	50%	25	2
MR								
Single-family	5,750	5,750	25 or 10 per story	6 per story	30 or 10 per story	40%	60	5
Two-family	7000	5,750	25 or 10 per story	6 per story	30 or 10 per story	40%	60	5
Townhouse	4000 each	4,000	25 or 10 per story	6 per story	30 or 10 per story	40%	60	5
Multifamily 6 or less units	10,000	10,000	25 or 10 per story	6 per story	30 or 10 per story	40%	60	5
Multifamily 7 or more units	20,000	15,000	25 or 10 per story	6 per story	30 or 10 per story	40%	35	3
Other permitted uses	20,000	NP	25 or 10 per story	6 per story	30 or 10 per story	35%	35	3
RT								
Single-family	5000	5,750	25	6	30	40%	35	3
Two-family	7000	7,000	25	6	30	40%	35	3
Townhouse	4000 each	4,000	25 or 10 per story	6 per story	30 or 10 per story	40%	35	3
Multifamily 6 or less units	10,000	10,000	25	6	30	40%	35	3
Multifamily 7 or more units	20,000	15,000	25 or 10 per story	6 per story	30 or 10 per story	40%	35	3
Lodging/Boarding House	7,000	NP	25	6	30	40%	35	3
Other permitted uses	5,000	5,000	25	10	30	40%	35	3
C								
Multifamily 7 or more units	20,000	15,000	25 or 10 per story	6 per story	30 or 10 per story	50%(4)	45	4
Lodging/Boarding House	7,000	NP	25	10	30	40%	35	3
Fast Food Restaurant	10000 (6)	NP	N/A	10(2)	30(3)	50%(4)	45	4
Gas station, service and repair garage	7500 (5)	NP	35	10	30	50%(4)	45	4
Gas Station -Minimart combo	10000 (5)	NP	35	10	30	50%(4)	45	4
Other permitted uses	-1		N/A	10(2)	30(3)	50%(4)	45	4
CL								
Multifamily 7 or more units	20,000	15,000	25 or 10 per story	6 per story	30 or 10 per story	50%	45	4
Gas station, service and repair garage	7500 (5)	NP	35	10	30	50%	45	4
Gas Station -Minimart combo	10000 (5)	NP	35	10	30	50%	45	4
Commercial	6,250		10	10	30	50%	45	4
Industrial	10,000		20	15	30	50%	45	4
BD	-1		10	10	30	50%	75	6
I	10,000		20	15	30	50%	75	6

- Notes:
1. The minimum lot area shall be that necessary to accommodate the proposed structures and comply with all applicable requirements of this chapter.
 2. No side yard required, except that a ten-foot setback will be required where a lot line abuts a residential district.
 3. Except where lot abuts existing alley, no rear yard setback shall be required.
 4. Except for Commercial Business Districts of Market Street from Wall Street at Bridge and Bridge Street from the Chemung River to Pulteney Street.
 5. At least one frontage and width shall be a minimum of 100 feet.
 6. At least one frontage shall be a minimum of 100 feet.
 7. The minimum lot size for additional principal structures is the combined value of the minimum lot size plus the additional lot size for each additional principal structure.