Use Regulation Table [Amended 6-9-2015 by L.L. No. 3-2015; 6-24-2015 by L.L. No. 4-2015]

Key to abbreviations:

P - Permitted

SP - Special Permit Required No letter - Not Permitted

Districts:

R1 = Single-Family Residential WC = Waterfront Conservation

I = Industrial

R2 = Single-Family/General Residential

R3 = General Residential I2 = General Industrial

RT = Residential Transition I3 = Special Industrial

CC = City Center PR = Planned Residential GC = General Commercial PB = Planned Business

Types of Uses	Use Districts

Residential uses	R1	R2	R3	RT	CC	GC	WC	I	I2	I3	PR	PB
	1	1		1	1	1	ı	ı			1	
Bed and breakfast			SP	P	P	P	P				SP	
Clustered Projects			SP			P	P				SP	
Detached single-family dwellings	P	P	P	P			P				P	
Dwelling units above first floor business				P	P	P	P					
Inns				P	P	P	P					1
Mobile home parks							SP					1
Multi-family dwellings			P	P	P	P	P				SP	1
Semi-detached one-family d.u.'s			P	P			P				SP	
Senior citizen housing	P	P	P	P	P	P					SP	
Townhouses			SP	P	P		P					
Two-family dwellings			P	P			P				SP	
Accessory uses	R1	R2	R3	RT	CC	GC	WC	I	I2	I3	PR	PB
Accessory uses and structures customarily incident to any of the uses mentioned herein and not on the same lot			SP	SP	SP	P	P	P	P	P	P	P
Accessory uses and structures customarily incident to any of the uses mentioned herein and on the same lot	P	P	P	P	P	P	P	P	P	P	P	P
Antennas	P	P	P	P	P	P	P	P	P	P	P	P
Home occupations	SP	SP	SP	P		P	P				SP	
Parking lots, private	SP	SP	SP	P	P	P	P	P	P	P	P	P
General uses	R1	R2	R3	RT	CC	GC	WC	I	I2	I3	PR	PB
Adult care facilities	SP	SP	P	P	P	P	P	P	P	P	P	P
Agricultural uses			P									
Cemeteries								P	P	P		
Churches or places of worship	SP	SP	P	P	P	P	P				P	
Colleges and institutions of higher education			SP	SP	P	P	SP	P	P	P	SP	SP
Daycare centers			SP	P	P	P		SP	SP	SP	P	P
Governmental uses	P	P	P	P	P	P	P	P	P	P	P	P

Hospitals			SP									
Libraries	SP	SP	P	P	P	P	P				P	P
Museums	SP	SP	SP	P	P	P	P				P	P
Non-profit clubs, membership			SP	P	P	P	P					P
Nursery schools			P	P	P	P					P	
Nursing (and convalescent) homes			SP	P		P						P
Private golf courses		SP				SP					SP	SP
Private or public schools	P	P	P	P	P	P					P	P
Types of Uses		1		1		Use D	istricts	<u> </u>	1	1	1	1
General uses (cont'd)	R1	R2	R3	RT	CC	GC	WC	I	I2	I3	PR	PB
Public parks and recreational uses	P	P	P	P	P	P	P	P	P	P	P	P
Public utilities or transportation uses				SP	P	P		P	P	P		P
Solar energy production facility						SP	SP	SP	SP	SP		
Telecommunications tower							SP	SP	SP	SP		
Veterinary hospitals				SP		P		SP	SP	SP		P
Industrial uses	R1	R2	R3	RT	CC	GC	WC	I	I2	I3	PR	PB
Auto-body repair/metal finishing shop								P	P	P		
Contractor yards (and equipment)								P	P	P		
Manufacture, fabrication, extraction, assembly, and other handling of material, including offices and showrooms								P	P	P		P
Research laboratories					P	P		P	P	P		P
Trucking terminals								P	P	P		
Warehousing and wholesale and retail distribution centers including offices and showrooms					P	P		P	P	P		P
Business uses	R1	R2	R3	RT	CC	GC	WC	I	I2	I3	PR	PB
Adult uses								SP	SP			
Amusement game centers					SP	P						P
Antique and craft shops				P	P	P	P					P
Art galleries				P	P	P	P					P
Banks and financial institutions				P	P	P	P	SP	SP	SP		P
Barber and beauty shops				P	P	P	P					P
Bars and night clubs				SP	P	P	P	SP	SP	SP		P
Bowling alleys					P	P						
Car washes						P						
Crematories/crematoriums								P	P	P		
Drive-in uses				SP	SP	P		SP	SP	SP		P
Dry cleaning businesses				SP	P	P		P	P	P		P
Funeral homes				SP	SP	SP		P	P	P		SP
Garages, service/repair					P	P		P	P	P		P
						1			<u> </u>	1	ļ	-
Gasoline filling stations						P		SP	SP	SP		P
						P P		SP SP	SP SP	SP SP		P P

Hotels and motels	P	P	P	P	P	P	P	P
Medical clinics		P	P					
Newspaper and publishing facilities	P	P	P		P	P	P	P
Parking lots, commercial	SP	P	P	P	P	P	P	P
Parking structures		P	P		P	P	P	P
Personal service establishments	P	P	P	P				P
Photographic studios	P	P	P	P				P
Professional office buildings	P	P	P		P	P	P	P
Professional offices	P	P	P		P	P	P	P
Recreation uses, commercial	P	P	P	SP	P	P	P	P
Repair shops (non-vehicle)		P	P		SP	SP	SP	
Restaurants								
Fast food		P	P	SP	SP	SP	SP	P
Standard	P	P	P	SP	SP	SP	SP	P
Retail businesses and commercial uses other than listed above	SP	P	P		SP	SP	SP	P
Self-service laundries	SP	P	P					
Theaters	SP	P	P	P				P
Vehicles sales (automobile, boat, recreational) and/or repair		P	P		P	P	P	P

28 Attachment 2

City of Olean Zoning Law Density Control Table

Use District	Minimum Lot Area (square feet)	Minimum Lot Width (feet)		finimum Y. Requiremen (feet) Side		Maxin Principal Use (%)	num Lot C Garage Use (%)	overage Accessory Use (%)	Maximum Building Height (feet/ story)	Minimum Building Separation On Same Lot (feet)
R1	9,000	60	25	4*	35	25	7	2	40 3	5
R2	6,000	50	20	4**	20	30	10	2	40 3	5
R3	4,000	40	15	4**	10	35	12	5	40 3	5
RT	4,000	40	15	4**	10	50	12	10	40 3	0
CC	2,000	30	0	0	0	50	12	10	75 5	0

GC	2,000	30	0	0	0	50	12	10	40 3	0
WC	4,000	40	15	4**	10	35	12	5	40 3	5
I	N/A	N/A	50	N/A	N/A	50	12	10	75 N/A	0
I2	N/A	N/A	50	N/A	N/A	50	12	10	75 N/A	0***
I3	N/A	N/A	50	20****	10****	50	12	10	75 N/A	0***
PR	10,000	100	40	20	10	25	10	10	30 2	5
						•		•		•
PB	N/A	N/A	N/A	N/A	N/A	25	10	10	40 3	5

^{*} The minimum width required for a side yard is four feet on any side, with both sides together totaling a minimum of 25 feet.

^{**} The minimum width required for a side yard is four feet on any side, with both sides together totaling a minimum of 14 feet.

^{***} See section 10.22 for minimum separation distance requirements between adult uses and other specific uses.

^{****} These setbacks shall be doubled for any parcel that is adjacent to a residentially zoned area.