**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 |
| R2 = Single-Family/General Residential | I = Industrial |
| 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 |

|  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| 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 |  |  |  |  |  |
| Mobile home parks |  |  |  |  |  |  | SP |  |  |  |  |  |
| Multi-family dwellings |  |  | P | P | P | P | P |  |  |  | SP |  |
| 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* | *Use Districts* | | | | | | | | | | | |
| **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 |
| Gasoline filling stations |  |  |  |  |  | P |  | SP | SP | SP |  | P |
| Gasoline/grocery service marts |  |  |  |  |  | P |  | SP | SP | SP |  | P |
| General business offices |  |  |  | P | P | P |  | P | P | 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)* | *Minimum Yard*  *Requirements*  *(feet)* | | | *Maximum Lot Coverage* | | | *Maximum*  *Building*  *Height*  *(feet/ story)* | *Minimum*  *Building*  *Separation*  *On Same*  *Lot*  *(feet)* |
| *Front* | *Side* | *Rear* | *Principal*  *Use*  *(%)* | *Garage*  *Use*  *(%)* | *Accessory*  *Use*  *(%)* |
|  | | |  | | |  | | |  |  |
| 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.