



2.04.00 District regulations

2.04.00.01 Permitted Uses. Table II.1 lists those uses permitted in each conventional zoning district.

2.04.00.02 Uses allowed by right. Within Table II.1, an “•” indicates that the use is allowed by right in the respective zoning district. Permitted uses are subject to all other applicable regulations of this Article. Conditional uses are indicated with a “c”.

| TABLE II.1 Use | Residential | | | | | Nonresidential | | | | |
|--|-------------|------|------|------|------|----------------|----|----|----|----|
| | RS-1 | RS-2 | RS-3 | RG-1 | RG-2 | CPO | CN | CG | CI | IW |
| All essential public services including water, sewer, gas or electrical systems such as substations, lift stations, treatment plants and similar installations | | | | | | | | | | • |
| Antique shops, thrift store (excluding refinishing or repairing) | | | | | | | • | • | • | |
| Any existing industrial use | | | | | | | | | | • |
| Appliance sales (retail) | | | | | | | | • | • | |
| Artist or photographic studios | | | | | | • | • | • | • | |
| Automated teller machine (ATM) | | | | | | • | • | • | • | |
| Automobile body shops | | | | | | | | | • | |
| Automobile rental/leasing | | | | | | | | • | • | |
| Automobile sales/service/rentals (new and used) | | | | | | | | | • | |
| Automobile repair services) | | | | | | | | • | • | |
| Automotive parts store | | | | | | | | • | • | |
| Bait and tackle shops | | | | | | | | • | • | |
| Bakeries (wholesale) | | | | | | | | | • | |
| Bakeries, (baking on-site, retail) | | | | | | | | • | • | |
| Banks/loan companies/financial institutions (with or without drive-through facilities) | | | | | | | • | • | • | |
| Bar, tavern | | | | | | | | • | • | |
| Barber and/or beauty shop | | | | | | • | • | • | • | |



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|--|-------------|------|------|------|------|----------------|----|----|----|----|
| | RS-1 | RS-2 | RS-3 | RG-1 | RG-2 | CPO | CN | CG | CI | IW |
| Bicycle sales and service | | | | | | | • | • | • | |
| Body art, tattoo parlor | | | | | | | | c | c | • |
| Boat and marine motor sales and service, including boat yards | | | | | | | | | • | |
| Bowling alleys | | | | | | | | | • | |
| Building supplies/materials | | | | | | | | • | • | |
| Building trade contractor with outside storage yard/heavy equipment | | | | | | | | | • | • |
| Bulk storage yards, not including bulk storage of flammable liquids and acids | | | | | | | | | | • |
| Bus passage/parcel pickup/no terminals | | | | | | | | • | • | |
| Cabinet shops | | | | | | | | | • | |
| Call centers and/or data processing centers | | | | | | | | | • | • |
| Car washes | | | | | | | | • | • | |
| Carpet outlets | | | | | | | | • | • | |
| Ceramic sales and studios | | | | | | | • | • | • | |
| Churches, religious assembly | | | | | | • | • | • | • | |
| Child care center | | | | | | • | • | • | • | |
| Cigar, vapor or smoke shops | | | | | | | | | • | |
| Clinic in connection with industrial activity | | | | | | | | | | • |
| Clothing shops (retail) | | | | | | | • | • | • | |
| Communication antennas and towers, including accessory buildings, tower support and peripheral anchors | | | | | | | | • | • | |
| Convenience store with or without fuel sales | | | | | | | | • | • | |
| Dance/music/gymnastic studios | | | | | | | | • | • | |
| Dentist | | | | | | • | • | • | • | |



| TABLE II.1 Use | Residential | | | | | Nonresidential | | | | |
|--|-------------|------|------|------|------|----------------|----|----|----|----|
| | RS-1 | RS-2 | RS-3 | RG-1 | RG-2 | CPO | CN | CG | CI | IW |
| Hobby/craft shops | | | | | | | | • | • | |
| Home improvement center | | | | | | | | • | • | |
| Homes for aged, nursing homes, housing for the elderly, group homes | | | | • | • | • | • | • | • | |
| Home occupations | C | C | C | C | C | | | | | |
| Hospital | | | | | | | • | • | • | |
| Hotel, motel | | | | | | | | | • | |
| Interior decorating (no outside retail display) | | | | | | • | • | • | • | |
| Internet cafes | | | | | | | | | | • |
| Laundries | | | | | | | | • | • | |
| Library, museum, community center, and art gallery | | | | | | | • | • | • | |
| Light manufacturing, processing including food processing, packaging or fabricating | | | | | | | | | • | • |
| Locksmiths | | | | | | | • | • | • | |
| Meat/seafood markets (retail/no processing) | | | | | | | | • | • | |
| Medical or dental clinics or offices | | | | | | | • | • | • | |
| Medical/dental/optical lab/clinic; manufacture of prosthetic appliances, dentures, eye glasses, implants, hearing aids, and similar products as related to specific business on-premises | | | | | | • | • | • | • | |
| Mental health services | | | | | | • | • | • | • | |
| Miscellaneous uses such as express office, telephone exchange, commercial parking lots and parking garages, motor bus or truck or other transportation terminal | | | | | | | | | | • |
| Mobile food vendors | | | | | | | | • | • | • |
| Motorcycle sales and service | | | | | | | | | • | |
| Multiple-family dwellings | | | | • | • | | | | | |



| TABLE II.1 Use | Residential | | | | | Nonresidential | | | | |
|---|-------------|------|------|------|------|----------------|----|----|----|----|
| | RS-1 | RS-2 | RS-3 | RG-1 | RG-2 | CPO | CN | CG | CI | IW |
| Nightclubs | | | | | | | | | • | |
| Non-emergency ambulance services | | | | | | • | • | • | • | |
| Office and/or business machines/supplies (including repairs) | | | | | | | • | • | • | |
| Outdoor storage yards and lots, provided such outdoor storage yard shall not be located closer than 25 feet to any public street and that such yard shall be completely enclosed by a solid fence or wall not less than 8 feet high except for entrance and exit and such openings shall be equipped with 8 foot high visual barrier gates; and provided further that this provision shall not permit wrecking yards (including automobile wrecking yards), junk yards or yards used in whole or in part for scrap or salvage operations or for processing, storage, display or sales of any scrap, salvage or second hand building materials, junk automotive vehicles, or second hand automotive parts. | | | | | | | | | | • |
| Paint/wallpaper (50 percent for storage) | | | | | | | | • | • | |
| Parking lots including structures | | | | | | | | • | • | |
| Parks | | | • | • | • | • | • | • | • | |
| Pawn shops | | | | | | | | C | C | |
| Personal property mini-warehouse | | | | | | | | | C | |
| Pest control services | | | | | | | | | • | |
| Pet hotel (no outside pens or runs) | | | | | | | | • | • | |
| Pet hotel (with outside pens or runs) | | | | | | | | | • | • |
| Pet shops/per grooming (soundproofed) | | | | | | | • | • | • | |
| Physician and surgeon (D.O., D.P.M., M.D., O.D.) | | | | | | • | • | • | • | |
| Plant nurseries, commercial sales, landscaping service | | | | | | | | | • | |
| Plant nursery (retail sales only) | | | | | | | • | • | • | |
| Printing shops (soundproofed) | | | | | | | | • | • | |



TABLE II.2

| Residential Zoning Districts | RS-1 | RS-2 | RS-3 | RG-1 | | | RG-2 | | |
|---|--------|-------------------|-------------------|-------------------|------------|----------------------|------------------|------------|----------------------|
| | | | | Single-family | Two-family | Multi-family | Single-family | Two-family | Multi-family |
| Minimum Lot Width (feet) | 100 | 100 | 90 | 75 | 75 | 100 | 32 | 75 | 100 |
| Minimum Lot Area (sq. feet) | 25,000 | 15,000 | 10,800 | 7,500 | 10,000 | 6,000 ⁽¹⁾ | 2,900 | 10,000 | 6,000 ⁽¹⁾ |
| Maximum Lot Coverage | 30% | 30% | 35% | 35% | 35% | 35% | 60% | 60% | 60% |
| Impervious Surface Ratio | 70% | 70% | 70% | 70% | 70% | 70% | 70% | 70% | 70% |
| Front Yard Requirement (feet) | 60 | 30 | 25 | 20 | 20 | 20 | 15 | 20 | 20 |
| Side Yard Requirement (feet) | 10 | 10 | 8 | 8 | 10 | 10 | 3 ⁽²⁾ | 10 | 10 |
| Rear Yard Requirement (feet) | 30 | 20 | 20 | 10 | 10 | 20 | 10 | 10 | 20 |
| Maximum Structure Height (feet) | 35 | 35 | 35 | 35 | 35 | 35 | 35 | 35 | 35 |
| Non-residential Zoning Districts | CPO | CN | CG | CI | IW | | | | |
| Minimum Lot Width (feet) | 60 | 50 | 50 | 50 | 50 | | | | |
| Minimum Lot Area (sq. feet) | 6,000 | 10,000 | 10,000 | 10,000 | 10,000 | | | | |
| Maximum Lot Coverage | 65% | None | None | None | None | | | | |
| Maximum Floor Area Ratio | 0.20 | 0.20 | 0.40 | 1.0 | 1.5 | | | | |
| Impervious Surface Ratio | 75% | 75% | 75% | 75% | 75% | | | | |
| Front Yard Requirement (feet) | 10 | 20 ⁽³⁾ | 20 ⁽³⁾ | 20 ⁽³⁾ | 15 | | | | |
| Side Yard Requirement (feet) | 10 | 10 | 10 | 10 | 15 | | | | |
| Rear Yard Requirement (feet) | 10 | 10 | 10 | 10 | 15 | | | | |
| Maximum Structure Height (feet) | 35 | 35 | 40 | 55 ⁽⁴⁾ | 35 | | | | |
| Maximum building length (feet) ⁽⁵⁾ | 120 | 120 | 120 | 120 | 120 | | | | |

- (1) 6,000 square feet for the first family unit and 5,360 square feet for each additional dwelling unit (gross density of not more than 8 units per acre).
- (2) Provided that when combined with the adjacent side yard at least ten 10 feet exists between buildings.
- (3) Except where lot width is less than 100 feet and buildings (if any) on adjacent lots have provided a lesser front yard, front yard shall be average of buildings on adjacent lots, or where lot is adjacent to residentially zoned property, front yard shall meet requirements for such adjacent property.
- (4) Except for those structures located within the Interstate Impact Area whose height shall not exceed 75 feet.
- (5) The maximum length of the side of a building parallel, or within forty five (45) degrees of parallel, to Park Avenue and Kingsley Avenue shall be one hundred twenty (120) feet.