

SECTION 325-8: DISTRICT REGULATIONS CHART

Updated through 12/2009

USE DIST.	PERMITTED PRIMARY USES (See General Notes)	PERMITTED ACCESSORY USES	OFF-STREET PARKING REQUIREMENT	OFF-STREET LOADING REQUIREMENT	SUB-DIST.	MINIMUM LOT SIZE		MAX. BLDG. HEIGHT (See § 325-10)		YARD DIMENSIONS (SEE ALSO § 325-18, 325-19)				MINIMUM BUILDING HEIGHT		
						Area in Square Feet	Width in Feet at Street Line	Number of Stories	Height in Feet	MAXIMUM PERCENT LOT COVERAGE BY BUILDINGS	FRONT		SIDE		REAR	
											Required Minimum	Other Side at Least				Other Side at Least
1	2	3	4	5		6	7	8	9	10	11	12	13	14/15	16	
R-1 Single Family Residential	1. One-family detached dwg. occupancy. a. An individual or family or functional family (see Ord. 97-1) (see definition, § 325-3) plus not more than one unrelated occupant per dwg. unit. b. If dwg. 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, free station. 5. By SPECIAL PERMIT OF BOARD OF APPEALS: (See § 325-9): a. Corner and related buildings. b. Public utility structure except office. 6. Adult Day Care Home. 7. All school and related buildings.	1. Required off-street parking. 2. Private garage for not more than 3 cars. 3. Structures for coast purposes, not to remain over two years. 4. Sign in conjunction with permitted use (see § 325-20 Ordinance, Ch. 272 City of Ithaca Municipal Code) 5. 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 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).	1. Residence: a. 1 space for first 3 bed or sleeping rooms per dwg. unit. b. 2 spaces for 4 or 5 bed or sleeping rooms per dwg. unit. c. 1 space for ea. add'l. bed or sleeping room in the dwg. 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	10	25% or 50 feet	NONE
						1. One-family detached dwg.: 6,000. 2. Other uses: 7,500.	1. One-family detached dwg.: 50. 2. Other uses: 60.	3	35	25	25	10	10	25% or 50 feet	NONE	
R-2 Two Family Residential	1. One-family detached or semi-detached dwg. occupied by an individual or family or functional family plus not more than two unrelated occupants. 2. Two-family dwg. ea. unit of which may be occupied by an individual or family plus not more than two unrelated occupants per unit. 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 dwg., zero-lot line. 9. R-2c only: One-family attached dwg.	1. Accessory uses as permitted in an R-1 district. 2. R-2c only: Private garage for not more than six (6) cars per building.	1. Same as R-1. 2. Home occupation: 1 space. 3. Neighborhood commercial facility: 1 space per 500 gross SF of floor area.	1. Same as R-1. 2. Neighborhood commercial facility: See § 325-21.	R2a	1. One-family detached or semi-detached dwg.: 6,000. 2. Other uses: 7,500.	1. One-family detached or semi-detached dwg.: 50. 2. Other uses: 60.	3	35	30	25	10	10	25% or 50 feet	NONE	
						1. One-family detached or semi-detached dwg.: 3,000. 2. Other uses: 4,000.	1. One-family detached or semi-detached dwg.: 40. 2. Other uses: 40.	3	35	35	10	10	25% or 50 feet	NONE		
R-3 Multi Family Residential	1. One-family detached, semi-detached or attached dwg. or two-family dwg. 2. Any use permitted in R-1 and R-2. 3. Multiple dwg. (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. 11. Any use permitted by special permit in R-1 and R-2. 12. Neighborhood commercial facility. 13. Hoagler-Sawyer. 14. Bed and Breakfast Homes and Inns	1. Any accessory uses as permitted in R-2. 2. Private garage for 4 or more cars. 3. Neighborhood parking area subject to regulations of § 325-20 (B). 4. Rooming or boarding house and/or: 1 space per bedroom. 5. Cooperative household (See § 325-3). 6. Fraternity, sorority or group house: 1 space per 2 persons housed. 7. Dormitory: 1 space per 4 persons. 8. Hospital, nursing home, similar uses: 1 space per 5 beds. 9. See Requirements for Collegetown Parking Overlay Zone	1. Same as R-2. 2. Multiple dwg. with 25 or more dwg. units: 1 space for up to 10,000 SF of floor space, plus 1 space for each additional 5,000 SF or major fraction thereof. 3. Nursing home, hospital or sanatorium: 1 space per 100 persons housed. 4. Dormitory: 1 space per 4 persons. 5. Hospital, nursing home, similar uses: 1 space per 5 beds. 6. See Requirements for Collegetown Parking Overlay Zone	1. Same as R-2. 2. Multiple dwg. with 25 or more dwg. units: 1 space for up to 10,000 SF of floor space, plus 1 space for each additional 5,000 SF or major fraction thereof. 3. Nursing home, hospital or sanatorium: 1 space per 100 persons housed. 4. Dormitory: 1 space per 4 persons. 5. Hospital, nursing home, similar uses: 1 space per 5 beds. 6. See Requirements for Collegetown Parking Overlay Zone	R3a	1. One-family detached or semi-detached dwg.: 2,500 for 1st occupant +500 for ea. add'l. occupant. 2. One-family detached dwg., new const.: 4,000 for 1st occupant +500 for ea. add'l. occupant. 3. Multiple dwg., new const.: 3,000 for 1st 1-3 units +500 for ea. add'l. unit +300 per room let for profit. 4. One-family attached dwg., conversion: 7,000 for 1st 1-3 units +750 for ea. add'l. unit +500 per room let for profit. 5. Multiple dwg., conversion: 7,000 for 1st 1-3 units +750 for ea. add'l. unit +500 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 dwg.: 40. 2. One-family detached dwg., zero lot line: 40. 3. One-family semi-detached dwg.: 50. 4. One-family attached dwg.: 50. 5. Two-family dwg.: 50. 6. Other uses: 40.	3	35	30	25	10	10	25% or 50 feet	NONE	
						1. One-family detached or semi-detached dwg.: 3,000. 2. Other uses: 4,000.	1. One-family detached or semi-detached dwg.: 30. 2. One-family attached dwg.: 40. 3. Multiple dwg.: 40. 4. Fraternity, sorority or group house: 100. 5. Other uses: 50.	4	40	35	10	10	20% or 50 feet	NONE		
R-U Business	1. Any use permitted in R-3. 2. Any use permitted in R-1 and R-2. 3. Multiple dwg. (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. 11. Any use permitted by special permit in R-1 and R-2. 12. Neighborhood commercial facility. 13. Hoagler-Sawyer. 14. Bed and Breakfast Homes and Inns	Any accessory use permitted in R-3.	1. Same as R-1. 2. Multiple dwg. with 25 or more dwg. units: 1 space for up to 10,000 SF of floor space, plus 1 space for each additional 5,000 SF or major fraction thereof. 3. Nursing home, hospital or sanatorium: 1 space per 100 persons housed. 4. Dormitory: 1 space per 4 persons. 5. Hospital, nursing home, similar uses: 1 space per 5 beds. 6. See Requirements for Collegetown Parking Overlay Zone	1. Same as R-1. 2. Multiple dwg. with 25 or more dwg. units: 1 space for up to 10,000 SF of floor space, plus 1 space for each additional 5,000 SF or major fraction thereof. 3. Nursing home, hospital or sanatorium: 1 space per 100 persons housed. 4. Dormitory: 1 space per 4 persons. 5. Hospital, nursing home, similar uses: 1 space per 5 beds. 6. See Requirements for Collegetown Parking Overlay Zone	R3b	1. One-family detached or semi-detached dwg.: 10,000. 2. One-family semi-detached or two-family dwg.: 15,000. 3. Multiple dwg., new const.: 3,000 for 1st 1-3 units +500 for ea. add'l. unit +300 per room let for profit. 4. One-family attached dwg., conversion: 4,000 for 1st 1-3 units +500 for ea. add'l. unit +300 per room let for profit. 5. Multiple dwg., 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 dwg.: 75. 2. One-family semi-detached or two-family dwg.: 100. 3. Multiple dwg.: 40. 4. Fraternity, sorority or group house: 100. 5. Other uses: 75.	4	40	30	25	10	10	25% or 50 feet	NONE	
						1. One-family detached or semi-detached dwg.: 3,000. 2. Other uses: 4,000.	1. One-family detached or semi-detached dwg.: 30. 2. One-family attached dwg.: 40. 3. Multiple dwg.: 40. 4. Fraternity, sorority or group house: 100. 5. Other uses: 40.	4	40	40	10	10	20% or 50 feet	NONE		
B-1 Business	1. Any use permitted in R-3. 2. Any use permitted in R-1 and R-2. 3. Multiple dwg. (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. 11. Any use permitted by special permit in R-1 and R-2. 12. Neighborhood commercial facility. 13. Hoagler-Sawyer. 14. Bed and Breakfast Homes and Inns	1. Any accessory use permitted in R-3. 2. Employment, customer or public parking areas (See § 325-20). 3. Signs as permitted by Sign Ordinance. 4. Home Occupation. 5. Office of government. 6. Public, private or parochial school. B-1b: See § 325-41, Design Review	1. Same as R-3. 2. Office building: 1 space.	1. Same as R-3. 2. Office building: 1 space.	B1a	1. Residential uses: same as R-3a. 2. All others: 5,000.	40	4	40	50	5	10	5	15% or 20 feet.	Minimum of 2 Stories	
						1. Residential uses: same as R-3a. 2. All others: 3,000.	30	6	50	90	5	5	10% or 15 feet.	Minimum of 2 Stories		
B-2 Business	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. 5. Confectionery, millinery, dressmaking and other activities involving light hand fabrication as well as sales. 6. Theater, bowling alley, auditorium or other similar place of public assembly. 7. Hotel, motel. B-2b and B-2c: 1. Any use permitted in B-2a 2. Parking Garages B-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. B-2a,b,c,d: BY SPECIAL PERMIT OF BD. OF APPEALS: 1. Redemption centers. See § 325-41, Design Review	1. Any accessory use permitted in B-1. 2. 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. Tavern, restaurant: 1 space per 50 SF net floor area in assembly space. 5. Hotel, motel: 1 space per guest room. 6. Other uses: See § 325-20. B-2b: Residential uses: 1 space per three persons. 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 on the second and/or higher floors is devoted to 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. See requirements for Collegetown Parking Overlay Zone.	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. Tavern, restaurant: 1 space per 50 SF net floor area in assembly space. 5. Hotel, motel: 1 space per guest room. 6. Other uses: See § 325-20. B-2b: Residential uses: 1 space per three persons. 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 on the second and/or higher floors is devoted to 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. See requirements for Collegetown Parking Overlay Zone.	B-2a: 1. Motel: 20,000. 2. All others: 3,000. B-2b: 1. Motel: 20,000. 2. All others: 2,500. B-2c: No minimum lot size. B-2d: 3,000	1. Motel: 100. 2. All others: 40.	4	40	50	5	10	5	15% or 20 feet.	NONE		
						1. Motel: 100. 2. All others: 25.	6	60	100%	NONE	NONE	NONE	10 feet minimum.	NONE		
B-4 Business	1. Any use permitted in B-2. 2. Gasoline station. 3. Parking Garages. 4. Motor vehicle sales and service. 5. Printing, heating, welding, air conditioning, plumbing or similar shop.	Any accessory use permitted in B-2.	Same as B-2a.	Same as B-2a.	B4a	3,000	40	4	40	50	NONE	10	5	15% or 20 feet	NONE	
						40	4	40	50	NONE	10	5	15% or 20 feet	NONE		
B-5 Business	1. Any use permitted in B-4.	Any accessory use permitted in B-2.	Same as B-4.	Same as B-4.	B4b	3,000	40	4	40	50	10	10	5	15% or 20 feet	NONE	
						40	4	40	50	100%	NONE	NONE	10 feet minimum.	NONE		
CBD Central Business District	1. Any use permitted in B-2. See § 325-41, Design Review	Any accessory use permitted in B-2. See § 325-41, Design Review	NONE	Same as B-2a.	B4c	3,000	40	4	40	50	10	10	5	15% or 20 feet	25 feet and a minimum of 2 stories	
						40	4	40	50	100%	NONE	NONE	10 feet minimum.	NONE		
C-SU Court House Special Use	1. Any use permitted in R-3. 2. 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). 3. Medical or dental office (see § 325-42, 325-43, 325-44). See § 325-41, Design Review	1. Any accessory use permitted in R-3. 2. Home Occupation See § 325-41, Design Review	NONE	Same as R-3b.	B4d	3,000	40	4	40	50	10	10	5	15% or 20 feet	NONE	
						40	4	40	50	100%	NONE	NONE	10 feet minimum.	NONE		
I-1 Industrial	1. Any use permitted in B-5, except that dwg. units are prohibited. 2. Industrial, warehousing, wholesaling, storage and handling of bulk goods including rubbish as defined in § 196-11, lumberyards, and agriculture except that no animals may be kept within 50 ft. of any property line. 3. 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 of the Common Council. 4. All uses must conform to special performance standards governing establishment of industrial uses (see § 325-24). 5. Transfer station for recyclable materials.	1. Any accessory use permitted in B-5 except residential and home occupation.	1. Same as B-5. 2. Wholesale, industrial and similar uses: 1 space per 2 employees on maximum work shift, plus 1 space per 500 SF of gross square footage for office or sales use. 3. Same as B-2a. 4. Other uses: See § 325-21.	1. Same as B-5. 2. 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. add'l. 15,000 SF or major fraction thereof. 3. Same as B-5.	I1a	5,000	50	4	40	50	20	12	6	15% or 20 feet.	NONE	
						40	4	40	50	100%	NONE	NONE	10 feet minimum.	NONE		
M-1 Marine	1. Any use permitted in B-2 except establishments where food or drink is intended to be served to or consumed by persons in automobiles. 2. Boat fuel dispensing. 3. Recreational or cultural facility such as park, playground, art museum, fishing pier or yacht club. 4. Boatel. 5. Sale, rental, repair or storage of marine-related recreation equipment such as boats, marine engines, sails, cabin equipment. 6. Light manufacture of marine recreation-related products involving substantial hand fabrication such as sails, boat hulls, cabin fittings. 7. Printing.	1. Automobile parking lot (see § 325-20). 2. Boat fuel dispensing. 3. Snowmobile sales, service, rental in conjunction with boat sales, rental or service. 4. Signs as permitted by Sign Ordinance.	1. Same as B-5. 2. Other uses: As required in § 325-20 for uses similar in nature.	1. Same as B-5 (See § 325-21).	M1a	3,000	30 on street plus 30 on water, if water frontage.	4	40	50	5	10	5	15% or 20 feet.	25	
						40	4	40	50	100%	NONE	NONE	10 feet minimum.	NONE		
P-1 Park	1. Public recreation. 2. 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). 3. All public buildings, facilities and fountains.	Accessory uses and service buildings for permitted uses, upon issuance of a special permit as set forth in § 325-9.	1. Public recreation: 1 space per 10 persons viewing or participating. 2. Institutional: As set forth above and in § 325-20 for similar specific uses, subject also to § 325-9.	1. Same as B-5. 2. Institutional: As set forth above and in § 325-20 for similar specific uses, subject also to § 325-9.	P1a	3,000	30	NONE	NONE	35	25	10	10	10	10 feet minimum	NONE
						40	4	40	50	100%	NONE	NONE	10 feet minimum.	NONE		
U-1 University	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	U1a	No minimum lot size.	NONE	4	40	35	NONE	NONE	NONE	NONE	See § 325-16D.	
						40	4	40	35	100%	NONE	NONE	10 feet minimum.	NONE		
MH-1 Mobile Homes	1. Mobile Home Parks 2. 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.	MH1a	50	1. Mobile Home Park: 5 acres 2. Mobile Home Lot: 5,000SF	4	40	35	10	5	20% or 25 feet.	NONE		
						40	4	40	35	100%	NONE	NONE	10 feet minimum.	NONE		
WEDZ West End Zone	WEDZ-1a: 1. Any use permitted in B-4. 2. Parking Lot 3. Recreational or cultural facility such as park, playground, art museum, 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. WEDZ-1b: 1. Any Primary Use permitted in B-2a.	WEDZ-1a: 1. Any Accessory Use permitted in B-4. 2. Boat fuel dispensing 3. Snowmobile sales, service, rental in conjunction with boat sales, rental or service. WEDZ-1b: 1. Any Accessory Use permitted in B-2a.	WEDZ-1a: None WEDZ-1b: Same as B-2a. See Section 325-4	WEDZ-1a: None WEDZ-1b: Same as B-2a.	WEDZ-1a	3,000	30	Five stories maximum, two stories minimum.	12 min. for 1st story measured from grade, 12' for each add'l. story, with an add'l. 5' for cornice. 2. 12 min. for 1st story measured from grade, 12' for 2nd story with additional 5' for cornice. 3. Factory building must have added pitched roof or equivalent roof structure. See § 325-35-4	100% (For parcels 50' or less wide) - Except as provided in § 325-35-4, 325-35-5, 325-35-6, 325-35-7, 325-35-8, 325-35-9, 325-35-10, 325-35-11, 325-35-12, 325-35-13, 325-35-14, 325-35-15, 325-35-16, 325-35-17, 325-35-18, 325-35-19, 325-35-20, 325-35-21, 325-35-22, 325-35-23, 325-35-24, 325-35-25, 325-35-26, 325-35-27, 325-35-28, 325-35-29, 325-35-30, 325-35-31, 325-35-32, 325-35-33, 325-35-34, 325-35-35, 325-35-36, 325-35-37, 325-35-38, 325-35-39, 325-35-40, 325-35-41, 325-35-42, 325-35-43, 325-35-44, 325-35-45, 325-35-46, 325-35-47, 325-35-48, 325-35-49, 325-35-50, 325-35-51, 325-35-52, 325-35-53, 325-35-54, 325-35-55, 325-35-56, 325-35-57, 325-35-58, 325-35-59, 325-35-60, 325-35-61, 325-35-62, 325-35-63, 325-35-64, 325-35-65, 325-35-66, 325-35-67, 325-35-68, 325-35-69, 325-35-70, 325-35-71, 325-35-72, 325-35-73, 325-35-74, 325-35-75, 325-35-76, 325-35-77, 325-35-78, 325-35-79, 325-35-80, 325-35-81, 325-35-82, 325-35-83, 325-35-84, 325-35-85, 325-35-86, 325-35-87, 325-35-88, 325-35-89, 325-35-90, 325-35-91, 325-35-92, 325-35-93, 325-35-94, 325-35-95, 325-35-96, 325-35-97, 325-35-98, 325-35-99, 325-35-100.	NONE	NONE	NONE	NONE	10 Min.	Two Stories or 24 Feet See Section 325-38
						40	4	40	50	100%	NONE	NONE	10 feet minimum.	NONE		
SW Southwest	SW-1: 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. SW-2: 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. SW-3: Same as SW-1. SW-4: Same as SW-1.	1. Any accessory use permitted in B-5, except gasoline filling stations and redemption centers. 2. 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. 3. Same as SW-1. 4. 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)	1. Same as B-5. 2. Same as B-5. 3. Same as B-5. 4. Same as B-5.	SW1	10,000	A minimum of 60% of a lot's street frontage must be occupied by a building or buildings.	5	60	Maximum 60% Subject to further provisions of § 325-4.	Minimum 30 feet from curb line. See General Note #10	NONE	NONE	NONE	Rear Yard - 15% or 20 feet, whichever is less	No minimum building height Minimum store size 5000 square feet
						40	5	60	Maximum 60% Subject to further provisions of § 325-4.	Minimum 15 feet from curb	NONE	NONE	NONE	Rear Yard - 15% or 20 feet, whichever is less	NONE	
WF Waterfront	1. Any use permitted in B-2. 2. Parking Lot 3. Recreational or cultural facility such as park, playground, art museum, 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	WF1a	3,000	Width in Feet at Street Line - 30	No Buildings Allowed	100% (For parcels 50' or less wide) - Except as provided in § 325-35-4, 325-35-5, 325-35-6, 325-35-7, 325-35-8, 325-35-9, 325-35-10, 325-35-11, 325-35-12, 325-35-13, 325-35-14, 325-35-15, 325-35-16, 325-35-17, 325-							