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	Residential				Nonresidential					
Use	RS-1	RS-2	RS-3	RG-1	RG-2	СРО	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										٠
Antique shops, thrift store (excluding refinishing or repairing)							•	•	•	
Any existing industrial use										•
Appliance sales (retail)								٠	•	
Artist or photographic studios						٠	٠	٠	•	
Automated teller machine (ATM)						٠	•	٠	•	
Automobile body shops									С	
Automobile rental/leasing								٠	•	
Automobile sales/service (new and used)									С	
Automobile repair services)								٠	•	
Automotive parts store								٠	•	
Bait and tackle shops								٠	•	
Bakeries (wholesale)									•	
Bakeries, (baking on-site, retail)								٠	•	
Banks/loan companies/financial institutions (with or without drive-through facilities)							٠	•	•	
Bar, tavern								٠	•	
Barber and/or beauty shop						٠	•	٠	•	
Bicycle sales and service							٠	٠	٠	
Body art, tattoo parlor								С	С	٠
Boat and marine motor sales and service, including boat yards									С	•



TABLE II.1		Re	esident	ial		Nonresidential					
Use	RS-1	RS-2	RS-3	RG-1	RG-2	СРО	CN	CG	CI	IW	
Bowling alleys									٠		
Building supplies/materials								•	٠		
Building trade contractor with outside storage yard/heavy equipment									٠	٠	
Bulk storage yards, not including bulk storage of flammable liquids and acids										•	
Bus passage/parcel pickup/no terminals								٠	٠		
Cabinet shops									٠		
Call centers and/or data processing centers									٠	٠	
Car washes								С	٠		
Carpet outlets								•	٠		
Ceramic sales and studios							•	•	٠		
Churches, religious assembly						٠	٠	٠	٠		
Child or adult care centers						•	٠	٠	٠		
Cigar, vapor or smoke shops									٠		
Clinic in connection with industrial activity										٠	
Clinic, drug addiction									С		
Clothing shops (retail)							•	•	•		
Communication antennas and towers, including accessory buildings, tower support and peripheral anchors								•	٠		
Convenience store with or without fuel sales								•	٠		
Dance/music/gymnastic studios								•	٠		
Dentist						•	•	•	٠		
Department stores								•	٠		
Drive-in/drive-through restaurants								•	٠		
Dry cleaning establishment								•	٠		
Duplex or two-family dwellings				•	•						
Electrical shops (commercial)									٠		



TABLE II.1		Residential						nreside	ntial	
Use	RS-1	RS-2	RS-3	RG-1	RG-2	СРО	CN	CG	CI	IW
Electronics and machinery assembly										•
Establishments or facilities for the retail sale and service of all alcoholic beverages, either for on-premises or off-premises consumption, or both								С	٠	
Establishments or facilities for the retail sale and service of beer or wine either for on-premises or off-premises consumption, or both								•	٠	
Fabricators (plumbing, electrical, mechanical and sheet metal)									٠	
Facilities for assistance to needy having a revenue ruling as to tax exemption pursuant to section 501(c)(3), Internal Revenue Code, limited to referral services only, no walk-ins							•	•	٠	
Fitness center, gymnasium, tennis club								•	٠	
Fortune tellers								•	•	
Funeral homes (excluding crematoriums)							•	•	•	
Furniture stores								٠	٠	
Game room for bingo									٠	
Game rooms, including billiards (soundproofed), excluding for bingo								•	•	
Gun sales/repairs								•	٠	
Hardware stores								•	٠	
Health spas, massage therapy/licensed masseurs							•	•	•	
Heating/AC, commercial sales/service									٠	
Hobby/craft shops								•	•	
Home improvement center								•	٠	
Homes for aged, nursing homes, housing for the elderly, group homes				•	•	•	•	•	٠	
Home occupations	С	С	С	С	С					
Hospital							•	•	•	
Hotel, motel									•	
Interior decorating (no outside retail display)						•	•	•	•	



TABLE II.1		Re	esident	ial			Nor	nreside	ntial	
Use	RS-1	RS-2	RS-3	RG-1	RG-2	СРО	CN	CG	CI	IW
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										٠
Mobile food vendors								•	•	•
Motorcycle sales and service									•	
Multiple-family dwellings				•	•					
Nightclubs									•	
Non-emergency ambulance services						•	٠	•	•	
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.										•

TABLE II.1	Residential						Nonresidential					
Use	RS-1	RS-2	RS-3	RG-1	RG-2	СРО	CN	CG	CI	IW		
Paint/wallpaper (50 percent for storage)								•	•			
Pari-mutuel (Licensed)									•			
Parking lots including structures								•	•			
Parks			•	•	•	•	•	•	•			
Pawn shops (including check cashing and payday loans)									С			
Personal property mini-warehouse									С			
Pest control services									•			
Pet hotel (no outside pens or runs)								•	•			
Pet hotel (with outside pens or runs)									•	•		
Pet shops/per grooming (soundproofed)							•	•	•			
Pharmacies and medical marijuana treatment center dispensing facilities								•	•			
Plant nurseries, commercial sales, landscaping service									•			
Plant nursery (retail sales only)							•	•	•			
Printing shops (soundproofed)								•	•			
Printing, lithographing, publishing or similar establishments										•		
Private clubs and lodges				•	•	•	•					
Professional and business offices						•	•	•	•			
Radio or television broadcasting offices, studios, transmitters, antennas, communication antennas and towers, including accessory buildings, and tower support and peripheral anchors										•		
Railroad right-of-way, tracks, sidings, yards, etc.										•		
Restaurants (without drive-through)							•	•	•			
Restaurants (with drive-through)								•	•			
Retail establishments for sale of motorcycles, trucks and tractors, mobile homes, automotive vehicle parts and accessories, including junk yards or automotive vehicle wrecking yards (Provided that such establishments are screened on all sides by a solid fence or wall at least eight (8) feet in										•		

TABLE II.1	Residential						Nonresidential					
Use	RS-1	RS-2	RS-3	RG-1	RG-2	СРО	CN	CG	CI	IW		
height), heavy machinery and equipment, farm equipment and supplies, lumber and building supplies, monuments and similar uses												
Retail sales establishments							٠	٠	•			
Rooming and boarding houses				•	•							
Schools, public and private						•	٠					
Single-family dwellings	•	•	•	•	•	•	٠	٠	•			
Skating rinks									•			
Small household appliance repair								٠	•			
Television and radio sales (repairs)								٠	•			
Theaters (soundproofed)								٠	•			
Tire sales and service (new/used)									•			
TV/radio studios (excluding transmitting equipment)								٠	•			
Upholstery shops								٠	•			
Utility building sales									•			
Veterinary clinic, animal hospital (excluding boarding)							٠	٠	•			
Vocational, technical, trade or business school								٠	•	•		
Welding shops									•	•		
Well drilling and pump service									•			
Wholesaling from sample stocks with no manufacturing or storage								٠	•			
wholesaling, warehousing, mini-warehousing, storage or distribution establishments and similar uses										•		

TABLE II.2												
					RG-1			RG-2				
Residential Zoning Districts	RS-1	RS-2	RS-3	Single-f amily	Two-fa mily	Multi-f amily	Single-f amily	Two-fa mily	Multi-f amily			
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	СРО	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.