

ZONING

240 Attachment 1

**City of Corning
Density Control Schedule**

District	Minimum Lot Size (square feet)	Lot Size Per Additional Principal Structure ⁽⁷⁾ (square feet)	Yard Requirements			Maximum Lot Coverage	Maximum Building Height	
			Front (feet)	Side (feet)	Rear (feet)		Feet	Stories
R1								
Single-family	6,250	NP	25	6	30	40%	35	3
Other permitted uses	15,000	NP	25	10	30	50%	12	1
R2								
Single-family	4,000	7,000	25	6	30	40%	35	3
Two-family	5,000	7,000	25	6	30	40%	35	3
Townhouse	4,000 each	4,000	25 or 10 per story	6 per story	30 or 10 per story	40%	35	3
Multifamily - 6 or fewer units	10,000	10,000	25 or 10 per story	6 per story	30 or 10 per story	40%	35	3
Lodging/boardinghouse	7,000	NP	25	6	30	40%	25	2
Other permitted uses	15,000	NP	25	10	30	50%	25	2
MR								
Single-family	5,750	5,750	25 or 10 per story	6 per story	30 or 10 per story	40%	60	5
Two-family	7,000	5,750	25 or 10 per story	6 per story	30 or 10 per story	40%	60	5
Townhouse	4,000 each	4,000	25 or 10 per story	6 per story	30 or 10 per story	40%	60	5
Multifamily - 6 or fewer units	10,000	10,000	25 or 10 per story	6 per story	30 or 10 per story	40%	60	5
Multifamily - 7 or more units	20,000	15,000	25 or 10 per story	6 per story	30 or 10 per story	40%	35	3
Other permitted uses	20,000	NP	25 or 10 per story	6 per story	30 or 10 per story	35%	35	3
RT								
Single-family	5,000	5,750	25	6	30	40%	35	3
Two-family	7,000	7,000	25	6	30	40%	35	3
Townhouse	4,000 each	4,000	25 or 10 per story	6 per story	30 or 10 per story	40%	35	3
Multifamily - 6 or fewer units	10,000	10,000	25	6	30	40%	35	3
Multifamily - 7 or more units	20,000	15,000	25 or 10 per story	6 per story	30 or 10 per story	40%	35	3
Lodging/boardinghouse	7,000	NP	25	6	30	40%	35	3
Other permitted uses	5,000	5,000	25	10	30	40%	35	3

CORNING CODE

District	Minimum Lot Size (square feet)	Lot Size Per Additional Principal Structure ⁽⁷⁾	Yard Requirements			Maximum Lot Coverage	Maximum Building Height	
			Front (feet)	Side (feet)	Rear (feet)		Feet	Stories
C								
Multifamily - 7 or more units	20,000	15,000	25 or 10 per story	6 per story	30 or 10 per story	50% ⁽⁴⁾	45	4
Lodging/boardhouse	7,000	NP	25	10	30	40%	35	3
Fast-food restaurant	10,000 ⁽⁶⁾	NP	N/A	10 ⁽²⁾	30 ⁽³⁾	50% ⁽⁴⁾	45	4
Gas station, service and repair garage	7,500 ⁽⁵⁾	NP	35	10	30	50% ⁽⁴⁾	45	4
Gas station-minimart combo	10,000 ⁽⁵⁾	NP	35	10	30	50% ⁽⁴⁾	45	4
Other permitted uses	⁽¹⁾		N/A	10 ⁽²⁾	30 ⁽³⁾	50% ⁽⁴⁾	45	4
CL								
Multifamily - 7 or more units	20,000	15,000	25 or 10 per story	6 per story	30 or 10 per story	50%	45	4
Gas station, service and repair garage	7,500 ⁽⁵⁾	NP	35	10	30	50%	45	4
Gas station-minimart combo	10,000 ⁽⁵⁾	NP	35	10	30	50%	45	4
Commercial	6,250		10	10	30	50%	45	4
Industrial	10,000		20	15	30	50%	45	4
BD	⁽¹⁾		10	10	30	50%	75	6
I	10,000		20	15	30	50%	75	6

NOTES:

- ⁽¹⁾ The minimum lot area shall be that necessary to accommodate the proposed structures and comply with all applicable requirements of this chapter.
- ⁽²⁾ No side yard required, except that a ten-foot setback will be required where a lot line abuts a residential district.
- ⁽³⁾ Except where lot abuts existing alley, no rear yard setback shall be required.
- ⁽⁴⁾ Except for Commercial Business Districts of Market Street from Wall Street at Bridge and Bridge Street from the Chemung River to Pulteney Street.
- ⁽⁵⁾ At least one frontage and width shall be a minimum of 100 feet.
- ⁽⁶⁾ At least one frontage shall be a minimum of 100 feet.
- ⁽⁷⁾ The minimum lot size for additional principal structures is the combined value of the minimum lot size plus the additional lot size for each additional principal structure.