

ZONING

240 Attachment 2

**City of Corning  
Use Regulation Table**

<b>Residential Uses</b>	<b>R1</b>	<b>R2</b>	<b>MR</b>	<b>RT</b>	<b>C</b>	<b>CL</b>	<b>BD</b>	<b>I</b>	<b>PC</b>
One-family dwelling	P	P	S	P	P/S				
Two-family dwelling		P	S	P	P/S				
Mobile home park			S						
Multifamily - 6 or fewer units		S	S	S	P/S		S		
Multifamily - 7 or more units, multifamily complex			S	S	S	S			
Townhouse		S	S	S					
Additional dwelling units on the same lot		S	S	S					
<b>Assembly Uses</b>	<b>R1</b>	<b>R2</b>	<b>MR</b>	<b>RT</b>	<b>C</b>	<b>CL</b>	<b>BD</b>	<b>I</b>	<b>PC</b>
Amusement game center					P/S				
Art galleries including retail sales					P/S		S		S
Bar and nightclub					P/S	S			S
Bowling alley					S	S			
Church or place of worship	S	S	S	S	S	S	S	S	
Club, membership				S	P/S	S	S		
Cultural facilities (library, museum, tourist attractions)				S	P/S	S	S		S
Funeral homes				S	P/S	S			
Parks and recreational uses	S	S	S	S	S	S	S	S	S
Restaurant, fast-food					P/S				
Restaurant, standard					P/S	S	S		S
Sporting, indoor, outdoor, stadiums, arenas					S	S	S		
Theater					S	S			S
<b>Business, Commercial and Retail Uses</b>	<b>R1</b>	<b>R2</b>	<b>MR</b>	<b>RT</b>	<b>C</b>	<b>CL</b>	<b>BD</b>	<b>I</b>	<b>PC</b>
Antique and craft shops					P/S	S			S
Automotive use, car wash					S	S			
Automotive use, gasoline filling stations					S	S			
Automotive use, vehicle sales (auto, boat, recreational)					S	S			
Automotive use, garage service and repair, towing service					S	S			
Bank, financial institutions					P/S	S	S		
Barber and beauty shops				S	P/S				
Boardinghouse, lodging house, bed-and-breakfast		S		S	S				

CORNING CODE

Commercial storage units						S	S	S	
<b>Business, Commercial and Retail Uses</b>	<b>R1</b>	<b>R2</b>	<b>MR</b>	<b>RT</b>	<b>C</b>	<b>CL</b>	<b>BD</b>	<b>I</b>	<b>PC</b>
Contractor yard (and equipment)						S		S	
Day-care, residence		S		S	S				
Day-care center or facility			S	S	S		S		
Governmental uses	S	S	S	S	P/S	S	S	S	S
Hotel/motel					P/S	S	S		
Kennel/animal care/pet store					S	S	S		
Laundry, self-service laundry, dry-cleaning business					P/S	S			
Manufacture, fabrication, extraction assembly and other handling of material						S	S	S	
Medical clinic, hospital				S	P/S	P/S	P/S		
Newspaper and publishing facilities, printing shops					P/S	S			
Offices general or professional				S	P/S	S	S		
Parking lot, commercial					S	S			
Parking structure					S	S	S	S	
Personal service establishments				S	P/S	S			
Photographic studios				S	P/S				S
Private, public schools	S	S	S	S	P/S	S	S	S	
Public utility and transportation uses				S	P/S	S	S	S	S
Research laboratories					S	S	S	S	
Retail store					P/S	S			
Supervised care facility				S	S	S	S		
Trucking terminals						S		S	
Uses, adult						S			
Warehousing and wholesale and retail distribution centers					P/S	S	S	S	
Wind energy, conversion system	S	S	S	S	S	S	S	S	
Retail business and commercial uses other than listed above					P/S	S			
<b>Accessory Uses</b>	<b>R1</b>	<b>R2</b>	<b>MR</b>	<b>RT</b>	<b>C</b>	<b>CL</b>	<b>BD</b>	<b>I</b>	<b>PC</b>
Antennas					S	S	S	S	S
Drive-in uses, drive-up window					S	S			
Home occupation	S	S		S	S				
Parking lot, private				S	S	S	S	S	
Solar energy systems not supported from structure	S	S	S	S	S	S	S	S	

P = Permitted

S = Site plan approval required

No letter = Not permitted

## ZONING

P/S = Permitted in an existing structure/site plan approval required for any lot or building expansion