

# ZONING

## 28 Attachment 2

### City of Olean Zoning Law Density Control Table

| Use District | Minimum Lot Area (square feet) | Minimum Lot Width (feet) | Minimum Yard Requirements (feet) |        |        | Maximum Lot Coverage |                |                   | Maximum Building Height (feet/story) | Minimum Building Separation On Same Lot (feet) |
|--------------|--------------------------------|--------------------------|----------------------------------|--------|--------|----------------------|----------------|-------------------|--------------------------------------|--|
|              |                                |                          | Front                            | Side   | Rear   | Principal Use (%)    | Garage Use (%) | Accessory Use (%) |                                      |  |
| R1           | 9,000                          | 60                       | 25                               | 4*     | 35     | 25                   | 7              | 2                 | 40 3                                 | 5  |
| R2           | 6,000                          | 50                       | 20                               | 4**    | 20     | 30                   | 10             | 2                 | 40 3                                 | 5  |
| R3           | 4,000                          | 40                       | 15                               | 4**    | 10     | 35                   | 12             | 5                 | 40 3                                 | 5  |
| RT           | 4,000                          | 40                       | 15                               | 4**    | 10     | 50                   | 12             | 10                | 40 3                                 | 0  |
| CC           | 2,000                          | 30                       | 0                                | 0      | 0      | 50                   | 12             | 10                | 75 5                                 | 0  |
| GC           | 2,000                          | 30                       | 0                                | 0      | 0      | 50                   | 12             | 10                | 40 3                                 | 0  |
| WC           | 4,000                          | 40                       | 15                               | 4**    | 10     | 35                   | 12             | 5                 | 40 3                                 | 5  |
| I            | N/A                            | N/A                      | 50                               | N/A    | N/A    | 50                   | 12             | 10                | 75 N/A                               | 0  |
| I2           | N/A                            | N/A                      | 50                               | N/A    | N/A    | 50                   | 12             | 10                | 75 N/A                               | 0***   |
| I3           | N/A                            | N/A                      | 50                               | 20**** | 10**** | 50                   | 12             | 10                | 75 N/A                               | 0***   |
| PR           | 10,000                         | 100                      | 40                               | 20     | 10     | 25                   | 10             | 10                | 30 2                                 | 5  |
| PB           | N/A                            | N/A                      | N/A                              | N/A    | N/A    | 25                   | 10             | 10                | 40 3                                 | 5  |

\* The minimum width required for a side yard is four feet on any side, with both sides together totaling a minimum of 25 feet.

\*\* The minimum width required for a side yard is four feet on any side, with both sides together totaling a minimum of 14 feet.

\*\*\* See section 10.22 for minimum separation distance requirements between adult uses and other specific uses.

\*\*\*\* These setbacks shall be doubled for any parcel that is adjacent to a residentially zoned area.