

## Zoning Districts and Requirements - City of Dunkirk

<b>ZONE</b>			<b><u>Lot Requirements</u></b>						<b><u>Yard Requirements</u></b>					<b><u>Height</u></b>	<b><u>Floor Area</u></b>
			<b>Minimum Lot Frontage</b>		<b>Minimum Lot Frontage (Corner)</b>	<b>Minimum Lot Area</b>	<b>Maximum Building Coverage</b>	<b>Maximum Lot Coverage</b>	<b>Minimum Front Yard</b>	<b>Minimum Side Yard (Principal)</b>	<b>Minimum Side Yard (Ancillary)</b>	<b>Minimum Rear Yard (Principal)</b>	<b>Minimum Rear Yard (Ancillary)</b>	<b>Maximum Building Height</b>	<b>Minimum Floor Area</b>
			<b>Lot Frontage</b>	<b>At Building Line</b>											
R-1 Single Family Residential	Single Family	1 Story	25 feet	70 feet	100 feet	8400 sq. ft.	35%	50%	30 feet	10 feet	5 feet	35 feet	25 feet	2.5 stories or 30 feet	900 sq. ft.
		1.5 or 2 Story	70 feet	70 feet	100 feet	8400 sq. ft.	35%	50%	30 feet	10 feet	5 feet	35 feet	25 feet	2.5 stories or 30 feet	800 sq. ft. - main floor
R-2 General Residential District	Single Family	1 Story	60 feet	60 feet	75 feet	6000 sq. ft.	35%	50%	25 feet	10 feet	5 feet	25 feet	25 feet	2.5 stories or 30 feet	800 sq. ft.
		1.5 or 2 Story	60 feet	60 feet	75 feet	6000 sq. ft.	35%	50%	25 feet	10 feet	5 feet	25 feet	25 feet	2.5 stories or 35 feet	720 sq. ft.
	Two Family	60 feet	60 feet	75 feet	6000 sq. ft.	35%	50%	25 feet	10 feet	5 feet	25 feet	25 feet	3 stories or 35 feet	500 sq. ft.	
R-3 Multi Family District	Single Family	1 Story	50 feet		75 feet	5000 sq. ft.	35%	50%	20 feet	5 feet	5 feet	20 feet	20 feet	2.5 stories or 30 feet	800 sq. ft.
		1.5 or 2 Story	50 feet		75 feet	5000 sq. ft.	35%	50%	20 feet	5 feet	5 feet	20 feet	20 feet	2.5 stories or 30 feet	720 sq. ft.
	Multi Family	2 Family	60 feet		75 feet	3000 sq. ft. per unit	35%	50%	20 feet	5 feet	5 feet	20 feet	20 feet	3 stories or 35 feet	500 sq. ft. per unit
		3 - 4 units	60 feet		75 feet	2500 sq. ft. per unit	35%	50%	20 feet	5 feet	5 feet	20 feet	20 feet	5 stories or 55 feet	500 sq. ft. per unit
		5 plus units	60 feet		75 feet	1500 sq. ft. per unit	35%	50%	20 feet	5 feet	5 feet	20 feet	20 feet	5 stories or 55 feet	500 sq. ft. per unit
	Other	60 feet		75 feet	6000 sq. ft.	35%	50%	20 feet	5 feet	5 feet	20 feet	20 feet	35 feet	N/A	
C-1 Tourism Commercial District	Residential	R-3		R-3	R-3	R-3	R-3	R-3	R-3	R-3	R-3	R-3	R-3	R-3	R-3
	Other	40 feet		40 feet	4000 sq. ft.	50%	80%	average of all buildings within 200 feet or 20 feet whichever is less	0 feet	0 feet	10 feet abutting non residential district or as required in abutting residential district	10 feet abutting non residential district or as required in abutting residential district	35 feet	Maximum Floor Area Ratio - 3	

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		<b>Minimum Lot Frontage</b>		<b>Minimum Lot Frontage (Corner)</b>	<b>Minimum Lot Area</b>	<b>Maximum Building Coverage</b>	<b>Maximum Lot Coverage</b>	<b>Minimum Front Yard</b>	<b>Minimum Side Yard (Principal)</b>	<b>Minimum Side Yard (Ancillary)</b>	<b>Minimum Rear Yard (Principal)</b>	<b>Minimum Rear Yard (Ancillary)</b>	<b>Maximum Building Height</b>	<b>Minimum Floor Area</b>
		<b>Lot Frontage</b>	<b>At Building Line</b>											
C-2 Community Business District	Residential	R-3		R-3	R-3	R-3	R-3	R-3	R-3	R-3	R-3	R-3	R-3	
	Other	50 feet		50 feet	5000 sq. ft.	50%	80%	average of all buildings within 200 feet or 20 feet whichever is less	5 feet abutting non residential district or as required in abutting residential district	5 feet abutting non residential district or as required in abutting residential district	10 feet abutting non residential district or as required in abutting residential district	10 feet abutting non residential district or as required in abutting residential district	35 feet	Maximum Floor Area Ratio - 3



## Zoning District Uses - City of Dunkirk

ZONE	PERMITTED USES	PERMITTED ACCESSORY USES	PERMITTED USES WITH SITE PLAN REVIEW	SPECIAL PERMITTED USES
R-1 Single Family District	<ul style="list-style-type: none"> <li>• single family dwelling</li> </ul>	<ul style="list-style-type: none"> <li>• private garage, carport, workshop, pool house, gazebo and patio cover</li> <li>• off street parking for residents and guests of principal use</li> <li>• not more than one (1) commercial vehicle, not including trucks over one (1) ton capacity driven by the resident</li> <li>• private family swimming pool</li> <li>• one (1) of the following: camp or utility trailer or boat</li> <li>• sign</li> <li>• satellite television receiving antenna</li> <li>• fences, walls and hedges</li> <li>• incidental or subordinate uses and structure</li> </ul>	<ul style="list-style-type: none"> <li>• churches and other religious institution</li> <li>• public and semi-public facility</li> <li>• home occupation</li> </ul>	<ul style="list-style-type: none"> <li>• essential facility</li> <li>• bed and breakfast</li> </ul>
R-2 General Residential District	<ul style="list-style-type: none"> <li>• uses permitted in R-1</li> <li>• two family dwelling</li> <li>• accessory apartment</li> </ul>	<ul style="list-style-type: none"> <li>• accessory uses permitted in R-1</li> </ul>	<ul style="list-style-type: none"> <li>• site plan review uses permitted in R-1</li> <li>• accessory office</li> <li>• day care centers</li> </ul>	<ul style="list-style-type: none"> <li>• special permit uses permitted in R-1</li> <li>• tourist home</li> </ul>
R-3 Multi Family District	<ul style="list-style-type: none"> <li>• uses permitted in R-2</li> </ul>	<ul style="list-style-type: none"> <li>• accessory uses permitted in R-2</li> </ul>	<ul style="list-style-type: none"> <li>• site plan review uses permitted in R-2</li> <li>• multiple family dwelling</li> <li>• attached single family</li> <li>• public garage</li> <li>• private clubs and clubhouse</li> <li>• nursing or convalescent home</li> <li>• mobile home park</li> <li>• convenience stores with no gas service</li> </ul>	<ul style="list-style-type: none"> <li>• special permit uses permitted in R-2</li> <li>• boarding and rooming house</li> <li>• lodging house</li> <li>• fraternity or sorority house</li> </ul>
C-1 Tourism Commercial	<ul style="list-style-type: none"> <li>• uses permitted in R-3</li> </ul>	<ul style="list-style-type: none"> <li>• accessory uses permitted in R-3</li> </ul>	<ul style="list-style-type: none"> <li>• site plan review uses permitted in R-3</li> <li>• general business office</li> <li>• personal service establishment</li> <li>• florist, greenhouse and nursery</li> <li>• boat or marine sales and service</li> <li>• marina</li> <li>• hotel, motel or motor court</li> <li>• dance, art, music or photo studio</li> <li>• book, video cassette rental, stationary and art supply store</li> <li>• tobacco, magazine, photo processing and camera shop</li> <li>• gift, boutique, jewelry, novelty, greeting card and poster shop</li> <li>• hobby and handicraft shop</li> <li>• antique and second hand shop</li> <li>• nursery school</li> <li>• restaurants, excluding drive in restaurant</li> <li>• custom shops for woodworking</li> <li>• hardware store, implement/tool rental (sales, storage, service)</li> <li>• ice cream parlor</li> </ul>	<ul style="list-style-type: none"> <li>• special permit uses permitted in R-3</li> <li>• amusement enterprise</li> </ul>

			<ul style="list-style-type: none"><li>• taverns/bars/nightclub</li><li>• bakery shop</li><li>• candy kitchen</li><li>• clothing, shoes or other retail sales operation</li><li>• commercial swimming pools or health club</li><li>• indoor recreation use</li></ul>	
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C-2 Community Business District	<ul style="list-style-type: none"> <li>• uses permitted in R-3</li> </ul>	<ul style="list-style-type: none"> <li>• accessory uses permitted in R-3</li> </ul>	<ul style="list-style-type: none"> <li>• site plan review uses permitted in R-3</li> <li>• drive in business</li> <li>• newspaper plants and printing establishment</li> <li>• automatic coin laundry and/or dry cleaning</li> <li>• sporting goods, bicycle and toy store</li> <li>• trophy, stamp and coin, jewelry and watch shop</li> <li>• gunsmith, locksmith, engraving and taxidermy shop</li> <li>• drug stores, pharmacies and optical shop</li> <li>• electronic equipment store</li> <li>• medical office</li> <li>• supermarket</li> <li>• department store</li> <li>• furniture store</li> <li>• appliance store</li> <li>• hospital</li> <li>• animal hospital or veterinary clinic</li> <li>• dental and medical clinic</li> <li>• trade or industrial school</li> <li>• theater</li> <li>• new/used car or trailer sales and accessory repair</li> <li>• automobile wash</li> <li>• self service gas station</li> <li>• motor vehicle service station</li> <li>• mortuaries or funeral home</li> <li>• liquor stores</li> </ul>	<ul style="list-style-type: none"> <li>• special permit uses permitted in R-3</li> <li>• sanitarium</li> <li>• kennel</li> </ul>
CBD - Central Business District	<ul style="list-style-type: none"> <li>• uses permitted in C-1</li> </ul>	<ul style="list-style-type: none"> <li>• accessory uses permitted in C-1</li> </ul>	<ul style="list-style-type: none"> <li>• site plan review uses permitted in C-1</li> <li>• drive in business</li> <li>• automatic coin laundry and/or dry cleaning</li> <li>• sporting goods, bicycle and toy store</li> <li>• trophy, stamp and coin, jewelry and watch shop</li> <li>• gunsmith, locksmith, engraving and taxidermy shop</li> <li>• professional office</li> <li>• administrative and executive office building, facility and use</li> <li>• electronic equipment store</li> <li>• medical office</li> <li>• department store</li> <li>• furniture store</li> <li>• appliance store</li> </ul>	<ul style="list-style-type: none"> <li>• special permit uses permitted in C-1</li> </ul>

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ZONE	PERMITTED USES	PERMITTED ACCESSORY USES	PERMITTED USES WITH SITE PLAN REVIEW	SPECIAL PERMITTED USES
M-1 Light Industrial District	<ul style="list-style-type: none"> <li>• not applicable</li> </ul>	<ul style="list-style-type: none"> <li>• sign</li> <li>• satellite television receiving antenna</li> <li>• fences, walls and hedge</li> <li>• utility buildings and facility</li> <li>• incidental and subordinate uses and structure</li> </ul>	<ul style="list-style-type: none"> <li>• executive or administrative office</li> <li>• light manufacturing use</li> <li>• contractor's office, show room or storage yard</li> <li>• laboratory and related facility</li> <li>• warehouse</li> <li>• bottling works</li> <li>• small equipment repair, sharpening shops, supply rental shop</li> <li>• wholesale establishment</li> <li>• wholesale bakeries</li> <li>• in conjunction with industrial development</li> <li>• drive in business</li> <li>• restaurant</li> <li>• convenience store</li> <li>• day care facility</li> <li>• trade or industrial school</li> <li>• bulk storage facility</li> <li>• manufacturing, packaging and processing facility</li> <li>• lumber yards, building materials, welding supply shop</li> <li>• planing or woodworking mill</li> <li>• storage, sorting or baling</li> <li>• gunsmith, locksmith, engraving and taxidermy shop</li> </ul>	<ul style="list-style-type: none"> <li>• junkyard</li> </ul>
M-2 General Industrial District	<ul style="list-style-type: none"> <li>• not applicable</li> </ul>	<ul style="list-style-type: none"> <li>• accessory uses permitted in M-1</li> </ul>	<ul style="list-style-type: none"> <li>• site plan review uses permitted in M-1</li> <li>• caretaker or watch person residence</li> <li>• railroad freight and classification yard</li> <li>• welding shop</li> <li>• foundry</li> <li>• motor freight terminal</li> <li>• recycling center</li> <li>• recyclable material processing center</li> <li>• machine, sheet metal, electric motor repair, pump and heavy equipment repair shops, well drilling shops, storage of contractor's equipment and material</li> <li>• automobile wrecking</li> <li>• boiler making</li> <li>• metal plating works, electrolytic or hot dip process</li> <li>• asphalt batch, cement and concrete plants, blast furnace, coke oven</li> <li>• manufacturing, packaging and processing of chemicals and allied products</li> </ul>	<ul style="list-style-type: none"> <li>• special permit uses permitted in M-1</li> <li>• adult book store or adult news-rack</li> <li>• adult motion picture theater</li> <li>• exotic cabaret</li> </ul>

ZONE	PERMITTED USES	PERMITTED ACCESSORY USES	PERMITTED USES WITH SITE PLAN REVIEW	SPECIAL PERMITTED USES
O-S Open Space District	<ul style="list-style-type: none"> <li>• not applicable</li> </ul>	<ul style="list-style-type: none"> <li>• sign</li> <li>• fence or hedge</li> <li>• incidental or subordinate uses and structures</li> </ul>	<ul style="list-style-type: none"> <li>• public park, playground, play lot or tot lot</li> <li>• public play field, athletic field and facility</li> <li>• similar recreation and park uses</li> <li>• public or private boat docking facility, boat ramp, fishing and boating pond and lake access facility</li> </ul>	<ul style="list-style-type: none"> <li>• none</li> </ul>
H-1 Overlay District	<ul style="list-style-type: none"> <li>• uses permitted in the underlying district in accordance with the LWRP</li> </ul>	<ul style="list-style-type: none"> <li>• accessory uses permitted in the underlying district in accordance with the LWRP</li> </ul>	<ul style="list-style-type: none"> <li>• park</li> <li>• refreshment and service building</li> <li>• boat landing ramp</li> <li>• yacht club</li> <li>• boat rental</li> <li>• boat charter</li> </ul>	<ul style="list-style-type: none"> <li>• special permit uses permitted in the underlying district in accordance with the LWRP</li> </ul>
H-2 Overlay District	<ul style="list-style-type: none"> <li>• not applicable</li> </ul>	<ul style="list-style-type: none"> <li>• not applicable</li> </ul>	<ul style="list-style-type: none"> <li>• site plan review uses permitted in the underlying district in accordance with the LWRP</li> </ul>	<ul style="list-style-type: none"> <li>• special permit uses permitted in the underlying district in accordance with the LWRP</li> </ul>
H-D Historic Overlay District	<ul style="list-style-type: none"> <li>• uses permitted in the underlying district</li> </ul>	<ul style="list-style-type: none"> <li>• accessory uses permitted in the underlying district</li> </ul>	<ul style="list-style-type: none"> <li>• site plan review uses permitted in the underlying district</li> </ul>	<ul style="list-style-type: none"> <li>• special permit uses permitted in the underlying district</li> </ul>