



PREPARED BY:

# Department of Planning and Development

## CITY OF WILMINGTON

### ZONING STANDARDS SUMMARY\*

APRIL 2019

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\*Please note: This document is to be used for summary purposes only. For comprehensive zoning requirements, see Chapter 48 of the Wilmington City Code, which can be accessed at: [https://library.municode.com/de/wilmington/codes/code\\_of\\_ordinances](https://library.municode.com/de/wilmington/codes/code_of_ordinances) The City Zoning Map can be accessed at: [www.WilmingtonDE.gov/about-us/about-the-city-of-wilmington/city-maps](http://www.WilmingtonDE.gov/about-us/about-the-city-of-wilmington/city-maps)

# Residential Districts

	R-1	R-2	R-2-A	R-3	R-4	R-5-A	R-5-A-1	R-5-B	R-5-C
CRITERIA	One-Family Detached Dwellings	One-Family Detached/Semi-Detached Dwellings	One-Family Detached/Semi-Detached Dwellings with Conversions	One-Family Row Houses	Row Houses with Conversions	Low Density Apartment Houses	Low to Medium Density Apartment Houses	Medium Density Apartment Houses	High Density Apartment Houses
USES PERMITTED AS A MATTER OF RIGHT	1. One-Family detached dwelling 2. Churches or other places of worship 3. Public or parochial elementary schools 4. Public libraries, public museums, public art galleries 5. Park, playgrounds 6. Cemetery 7. Day care by a family resident for no more than 6 non-transient children 8. Low-intensity home occupation, subject to conditions 9. Family day care home 10. Group day care homes and day care centers as accessory	1. Any use permitted in an R-1 district 2. One Family semi-detached dwelling 3. Water supply dams and reservoirs 4. Municipal fire house/ neighborhood police station 5. Public or parochial junior or senior high school 6. College or university 7. Public health or community center 8. Private art gallery or museum 9. Hospital, subject to conditions 10. Telephone center office 11. Bulletin board not exceeding 25 sq. ft. in	1. Any use permitted in an R-1 district 2. One-Family semi-detached dwelling 3. Water supply dams and reservoirs 4. Municipal fire house/ neighborhood police station 5. Public or parochial junior or senior high school 6. Private art gallery or museum 7. Bulletin board not exceeding 25 sq. ft. in connection with a high school 8. New two-family dwelling 9. Conversion of a two-family dwelling to an apartment house or the creation of additional units in an apartment house, subject to conditions 10. Apartment house with no more than 2 families on each story 11. Private school or nursery 12. Conversion of a	1. Any use permitted in an R-2 district 2. One-Family row house in a group of 3-10 row houses, provided that each group of row houses has at least 2 access points from the rear yard to the street	1. Any use permitted in an R-3 district 2. Apartment house with no more than 2 families on each story 3. Private school or nursery 4. Sanitarium or convalescent home not for the care of contagious disease 5. Dormitory, fraternity or sorority house 6. Bed and Breakfast guest facility as provided in Section 48-133(c)(4) 7. Group home, Type II, subject to conditions	1. Any use permitted in an R-1 district 2. One-Family row house in a group of 10 or fewer row houses 3. One-Family semi-detached dwelling 4. Garden apartments (maximum of 18 units per building) 5. Hospital or charitable institution, subject to conditions 6. Telephone central office 7. Public or community health center 8. Private art gallery or museum 9. Bed and Breakfast guest facility as provided in Section 48-133(c)(4) 10. Group home, Type II, subject to conditions 11. Neighborhood police station	1. Any use permitted in an R-4 district 2. Apartment building	1. Any use permitted in an R-4 district 2. Two-Family dwelling 3. Apartment building 4. Medical or professional office 5. Hospital or charitable institution, subject to conditions 6. Community garage, subject to conditions 7. Group of 4 attached houses – quadruplex units, each having adjoining walls on lot lines 8. Public health or community center 9. Municipal police station 10. Antenna mounted to a roof at a minimum height of 10 stories or 100'	1. Any use permitted in an R-5-B district

	R-1	R-2	R-2-A	R-3	R-4	R-5-A	R-5-A-1	R-5-B	R-5-C
CRITERIA	One-Family Detached Dwellings	One-Family Detached/Semi-Detached Dwellings	One-Family Detached/Semi-Detached Dwellings with Conversions	One-Family Row Houses	Row Houses with Conversions	Low Density Apartment Houses	Low to Medium Density Apartment Houses	Medium Density Apartment Houses	High Density Apartment Houses
	uses, subject to conditions 11. Group home, Type I, subject to conditions	connection with an educational institution	non-residential building for use as an apartment house 13. Bed and Breakfast guest facility as provided in Section 48-133(c)(4) 14. Group home, Type II, subject to conditions						

	R-1	R-2	R-2-A	R-3	R-4	R-5-A	R-5-A-1	R-5-B	R-5-C
CRITERIA	One-Family Detached Dwellings	One-Family Detached/Semi-Detached Dwellings	One-Family Detached/Semi-Detached Dwellings with Conversions	One-Family Row Houses	Row Houses with Conversions	Low Density Apartment Houses	Low to Medium Density Apartment Houses	Medium Density Apartment Houses	High Density Apartment Houses
USES PERMITTED UNDER ZONING BOARD OF ADJUSTMENT APPROVAL	<ol style="list-style-type: none"><li>1. Private school or nursery</li><li>2. Municipal fire house/ neighborhood police station</li><li>3. Utility-user connecting equipment, subject to conditions</li><li>4. Moderate-intensity home occupation, subject to conditions</li><li>5. Group day care home</li><li>6. Group home, Type II</li><li>7. Concealed antenna mounted on a building</li></ol>	<ol style="list-style-type: none"><li>1. Private school or nursery</li><li>2. Private club or lodge not conducted for gain</li><li>3. Parking lot accessory to a commercial use in an adjoining district</li><li>4. Moderate-intensity home occupation, subject to conditions</li><li>5. Utility user connecting equipment, subject to conditions</li><li>6. Group day care home</li><li>7. Group home, Type II</li><li>8. Concealed antenna mounted on a building</li></ol>	<ol style="list-style-type: none"><li>1. Moderate-intensity home occupation, subject to conditions</li><li>2. Utility user connecting equipment, subject to conditions</li><li>3. Group day care home</li><li>4. Bed and Breakfast guest facility (subject to fewer conditions than a by-right Bed and Breakfast, see Section 48-133(d)(4))</li><li>5. Concealed antenna mounted on a building</li><li>6. Conversion of a one-family dwelling to a two-family dwelling*</li><li>7. Conversion of a one-family dwelling to an apartment house *</li></ol>	<ol style="list-style-type: none"><li>1. Any use permitted in R-2 districts under Section 48-132(d)</li><li>2. Community garage, subject to conditions</li><li>3. Educational TV station including studios and offices</li><li>4. A convalescent or nursing home, subject to conditions</li><li>5. A group of 10 or fewer row houses without access to the rear yard from the street, subject to conditions</li><li>6. Ground floor commercial use in a corner property, subject to conditions</li><li>7. Utility-user connecting equipment, subject to conditions</li><li>8. Medical or professional office, subject to conditions</li><li>9. Ground floor corner property used for</li></ol>	<ol style="list-style-type: none"><li>1. Private club or lodge not conducted for gain</li><li>2. Community garage, subject to conditions</li><li>3. Two-Family dwelling (new or conversion*), subject to conditions</li><li>4. Conversion of a three-story, one- or two-family dwelling for the use of more than two families, subject to conditions*</li><li>5. Electric sub-station</li><li>6. Parking lot accessory to a commercial use in an adjoining district</li><li>7. Moderate-intensity home occupation, subject to conditions</li><li>8. Rooming house, subject to conditions</li><li>9. Utility user connecting equipment, subject to conditions</li><li>10. Medical or professional office, subject to</li></ol>	<ol style="list-style-type: none"><li>1. Any use permitted in R-1 districts under Section 48-131(d)</li><li>2. Electric substation</li><li>3. Moderate-intensity home, subject to conditions</li><li>4. Medical or professional office, subject to conditions</li><li>5. Bed and Breakfast guest facility as provided in Section 48-133(c)</li></ol>	<ol style="list-style-type: none"><li>1. Any use permitted in R-4 districts under Section 48-135(d) except community garages (Subsection (d)(2))</li><li>2. Ground floor commercial use in a corner property, subject to conditions</li><li>3. Educational TV station including studios and offices</li><li>4. Office or studio of a decorator, florist, optician, photographer or similar activity when operated in an apartment building, subject to conditions</li><li>5. Parking spaces accessory to an apartment house in an adjoining commercial or residential district</li></ol>	<ol style="list-style-type: none"><li>1. Private club or lodge not conducted for gain</li><li>2. Funeral home, subject to conditions</li><li>3. Electrical substation</li><li>4. Parking lot accessory to a commercial use in an adjoining district</li><li>5. Parking spaces accessory to an apartment house in an adjoining commercial district, subject to conditions</li><li>6. Moderate-intensity home occupation, subject to conditions</li><li>7. Office or studio of a decorator, florist, optician, photographer or similar activity in an apartment house, subject to conditions</li><li>8. Professional offices</li><li>9. Rooming house</li><li>10. Utility user connecting equipment, subject to conditions</li></ol>	<ol style="list-style-type: none"><li>1. Any use permitted in R-5-B under Section 48-138(d)</li><li>2. Sale of convenience commodities or services as an accessory use to an apartment house</li></ol>

	R-1	R-2	R-2-A	R-3	R-4	R-5-A	R-5-A-1	R-5-B	R-5-C
CRITERIA	One-Family Detached Dwellings	One-Family Detached/Semi-Detached Dwellings	One-Family Detached/Semi-Detached Dwellings with Conversions	One-Family Row Houses	Row Houses with Conversions	Low Density Apartment Houses	Low to Medium Density Apartment Houses	Medium Density Apartment Houses	High Density Apartment Houses
				neighborhood retail store, subject to conditions 10. Ground floor corner property used for offices, subject to conditions	conditions 11. Group day care home 12. Bed and Breakfast guest facility as provided in Section 48-133(c)(4) 13. Concealed antenna mounted on a building			11. Group day care home 12. Bed and Breakfast guest facility as provided in Section 48-133(c)(4) 13. Conversion of a one- or two-family dwelling to an apartment house, subject to conditions* 14. Concealed antenna mounted on a building	
* Note: Any building that had been designed for use as a single-family residence but has been converted to a multi-family use and has been vacant for one year or more shall not thereafter be used for multi-family use and shall instead revert to single-family use.									

	R-1	R-2	R-2-A	R-3	R-4	R-5-A	R-5-A-1	R-5-B	R-5-C
CRITERIA	One-Family Detached Dwellings	One-Family Detached/Semi-Detached Dwellings	One-Family Detached/Semi-Detached Dwellings with Conversions	One-Family Row Houses	Row Houses with Conversions	Low Density Apartment Houses	Low to Medium Density Apartment Houses	Medium Density Apartment Houses	High Density Apartment Houses
PERMITTED ACCESSORY USES AND BUILDINGS	1. Taking of up to 3 nontransient boarders 2. Bulletin board not exceeding 25 sq. ft. in connection with a place of worship, elementary school, nursery, library, or public museum 3. Private garage for up to 4 motor vehicles, depending on sq. footage 4. Other uses or buildings incident to the uses permitted in R-1 districts 5. Noncommercial antenna	1. Same as R-1 2. Other uses or buildings incident to the uses permitted in R-2 districts	1. Same as R-1 2. Other uses or buildings incident to the uses permitted in R-2-A districts	1. Same as R-2 2. Other uses or buildings incident to the uses permitted in R-3 districts	1. Same as R-3, except that a private garage may accommodate 6 motor vehicles 2. Other uses or buildings incident to the uses permitted in R-4 districts	1. Same as R-1 2. Private garage for more than 6 motor vehicles accessory to a garden apartment 3. Other uses or buildings incident to the uses permitted in R-5-A districts	1. Same as R-4 2. Other uses or buildings incident to the uses permitted in R-5-A-1 districts	1. Same as R-4 2. Other uses or buildings incident to the uses permitted in R-5-B districts	1. Same as R-5-B 2. Other uses or buildings incident to the uses permitted in R-5-C districts
MAXIMUM HEIGHT	3 stories, 40'	3 stories, 40'	3 stories ,40'	3 stories, 40'	3 stories, 40'	3 stories, 40'	5 stories, 60'	15 stories, 180'	None prescribed
MAXIMUM FLOOR AREA RATIO (F.A.R.)	None prescribed	None prescribed	None prescribed	None prescribed	None Prescribed	Garden apartments: 0.75 All other uses: None	All uses: 2.0	All uses: 3.5	All uses: 6.0
MINIMUM FRONT SETBACK	30'	25'	25'	15'	15'	Semi-detached/row houses: 15' All other uses: 30'	15'	15'	15'
MINIMUM SIDE YARD SETBACK	<ul style="list-style-type: none"> <li>8' – 3 stories or fewer</li> <li>10' – 4 stories</li> </ul>	<ul style="list-style-type: none"> <li>8' – 3 stories or fewer</li> <li>10' – 4 stories</li> </ul>	<ul style="list-style-type: none"> <li>8' – 3 stories or fewer</li> <li>10' – 4 stories</li> <li>15' – corner lot</li> </ul>	<ul style="list-style-type: none"> <li>5' – detached</li> <li>5' – semi-detached</li> <li>5' – corner lot</li> </ul>	<ul style="list-style-type: none"> <li>5' – detached</li> <li>5' – semi-detached</li> <li>5' – corner lot</li> </ul>	<ul style="list-style-type: none"> <li>None prescribed for an attached building</li> <li>10' – semi-</li> </ul>	<ul style="list-style-type: none"> <li>None prescribed for row houses</li> <li>5' – semi-detached</li> <li>5' – detached</li> </ul>	<ul style="list-style-type: none"> <li>1/6 of the height of the nearest outside wall of the building, no</li> </ul>	<ul style="list-style-type: none"> <li>1/6 of the height of the nearest outside wall</li> </ul>

	R-1	R-2	R-2-A	R-3	R-4	R-5-A	R-5-A-1	R-5-B	R-5-C
CRITERIA	One-Family Detached Dwellings	One-Family Detached/Semi-Detached Dwellings	One-Family Detached/Semi-Detached Dwellings with Conversions	One-Family Row Houses	Row Houses with Conversions	Low Density Apartment Houses	Low to Medium Density Apartment Houses	Medium Density Apartment Houses	High Density Apartment Houses
	<ul style="list-style-type: none"> <li>15' – corner lot</li> </ul>	<ul style="list-style-type: none"> <li>15' – corner lot</li> </ul>				detached <ul style="list-style-type: none"> <li>15' – all other buildings</li> <li>15' – corner lot</li> </ul>	<ul style="list-style-type: none"> <li>15' – all other buildings</li> </ul>	less than 5' <ul style="list-style-type: none"> <li>10' – corner lot</li> </ul>	of the building, no less than 5' <ul style="list-style-type: none"> <li>10' – corner lot</li> </ul>
MINIMUM REAR YARD SETBACK	<ul style="list-style-type: none"> <li>25' – 3 stories or fewer</li> <li>35' – 4 stories</li> </ul>	<ul style="list-style-type: none"> <li>25' – 3 stories or fewer</li> <li>35' – 4 stories</li> </ul>	<ul style="list-style-type: none"> <li>25' – 3 stories or fewer</li> <li>35' – 4 stories</li> </ul>	<ul style="list-style-type: none"> <li>20' – 3 stories or fewer</li> <li>30' – 4 stories</li> </ul>	<ul style="list-style-type: none"> <li>20' – 3 stories or fewer</li> <li>30' – 4 stories</li> </ul>	<ul style="list-style-type: none"> <li>20' for semi-detached or row house</li> <li>30' for all other buildings of 3 stories or fewer</li> <li>40' for a building 4 stories in height</li> </ul>	<ul style="list-style-type: none"> <li>20' for buildings up to 40' in height, plus 1' for every additional 2' in height</li> </ul>	<ul style="list-style-type: none"> <li>1/4 of height of the nearest outside wall, no less than 15'</li> </ul>	<ul style="list-style-type: none"> <li>1/4 of height of the nearest outside wall, no less than 15'</li> </ul>
MINIMUM LOT DIMENSIONS	All uses: <ul style="list-style-type: none"> <li>Lot area: 6,500 sq. ft.</li> <li>Width: 60'</li> </ul>	One-Family semi-detached: <ul style="list-style-type: none"> <li>Lot area: 2,500 sq. ft.</li> <li>Width: 25'</li> </ul> All other uses: <ul style="list-style-type: none"> <li>Lot area: 4,000 sq. ft.</li> <li>Width: 40'</li> </ul>	One-Family detached <ul style="list-style-type: none"> <li>Lot area: 4,000 sq. ft.</li> <li>Width: 40'</li> </ul> One Family semi-detached <ul style="list-style-type: none"> <li>Lot area: 2,500 sq. ft.</li> <li>Width: 25'</li> </ul> Two-Family dwelling <ul style="list-style-type: none"> <li>Lot area: 2,500 sq. ft.</li> <li>Width: 25'</li> </ul> Apartment house <ul style="list-style-type: none"> <li>Lot area: 1,000 sq. ft./family</li> <li>Width: 40'</li> </ul> Bed and Breakfast <ul style="list-style-type: none"> <li>Lot area: 4,000 sq. ft. plus 300 sq. ft. per guest room</li> <li>Width: 40'</li> </ul> All other uses <ul style="list-style-type: none"> <li>Lot area: 4,000 sq. ft.</li> <li>Width: 40'</li> </ul>	Row house <ul style="list-style-type: none"> <li>Lot area: 1,600 sq. ft.</li> <li>Width: 16'</li> </ul> One-Family semi-detached <ul style="list-style-type: none"> <li>Lot area: 2,500 sq. ft.</li> <li>Width: 25'</li> </ul> All other uses: <ul style="list-style-type: none"> <li>Lot area: 4,000 sq. ft.</li> <li>Width: 40'</li> </ul>	Row house <ul style="list-style-type: none"> <li>Lot area: 1,280 sq. ft.</li> <li>Width: 16'</li> </ul> One-Family semi-detached <ul style="list-style-type: none"> <li>Lot area: 2,000 sq. ft.</li> <li>Width: 25'</li> </ul> Two-Family dwelling <ul style="list-style-type: none"> <li>Lot area: 1,800 sq. ft.</li> <li>Width: 18'</li> </ul> Converted two-family <ul style="list-style-type: none"> <li>Lot area: 900 sq. ft. per family</li> <li>Width: 18'</li> </ul> Apartment house <ul style="list-style-type: none"> <li>Lot area: 600 sq. ft. per family</li> <li>Width: 40'</li> </ul> Bed and Breakfast <ul style="list-style-type: none"> <li>Lot area: 3,000 sq. ft. plus 200 sq. ft. per guest room</li> </ul>	One-Family detached <ul style="list-style-type: none"> <li>Lot area: 5,000 sq. ft.</li> <li>Width: 50'</li> </ul> One-Family semi-detached <ul style="list-style-type: none"> <li>Lot area: 2,500 sq. ft.</li> <li>Width: 25'</li> </ul> Row house <ul style="list-style-type: none"> <li>Lot area: 1,600 sq. ft.</li> <li>Width: 18'</li> </ul> Garden apartments <ul style="list-style-type: none"> <li>Lot area: 43,560 sq. ft.</li> <li>Width: None prescribed</li> </ul> All other uses <ul style="list-style-type: none"> <li>Lot area: 3,000 sq. ft.</li> <li>Width: 30'</li> </ul>	One-Family detached <ul style="list-style-type: none"> <li>Lot area: 4,000 sq. ft.</li> <li>Width: 40'</li> </ul> One-Family semi-detached <ul style="list-style-type: none"> <li>Lot area: 2,500 sq. ft.</li> <li>Width: 25'</li> </ul> Two-Family dwelling, new <ul style="list-style-type: none"> <li>Lot area: 2,500 sq. ft.</li> <li>Gross floor area: 1,500 sq. ft.</li> <li>Width: 25'</li> </ul> Conversion to two-family <ul style="list-style-type: none"> <li>Lot area: 2,500 sq. ft.</li> <li>Gross floor area: 1,500 sq. ft.</li> <li>Width: None prescribed</li> </ul> Apartment building <ul style="list-style-type: none"> <li>Gross floor area: 600 sq. ft. per</li> </ul>	Converted one- or two-family dwelling for additional families <ul style="list-style-type: none"> <li>Lot area: 1,000 sq. ft. per family</li> <li>Width: None prescribed</li> </ul> All other uses <ul style="list-style-type: none"> <li>Lot area: None prescribed</li> <li>Width: None prescribed</li> </ul>	Converted one- or two-family dwelling for additional families <ul style="list-style-type: none"> <li>Lot area: 1,000 sq. ft. per family</li> <li>Width: None prescribed</li> </ul> All other uses <ul style="list-style-type: none"> <li>Lot area: None prescribed</li> <li>Width: None prescribed</li> </ul>

	R-1	R-2	R-2-A	R-3	R-4	R-5-A	R-5-A-1	R-5-B	R-5-C
CRITERIA	One-Family Detached Dwellings	One-Family Detached/Semi-Detached Dwellings	One-Family Detached/Semi-Detached Dwellings with Conversions	One-Family Row Houses	Row Houses with Conversions	Low Density Apartment Houses	Low to Medium Density Apartment Houses	Medium Density Apartment Houses	High Density Apartment Houses
					<ul style="list-style-type: none"><li>Width: 30'</li></ul> All other uses <ul style="list-style-type: none"><li>Lot area: 3,000 sq. ft.</li><li>Width: 30'</li></ul>		<p>family</p> <ul style="list-style-type: none"><li>Width: 50'</li></ul> Conversion of non-residential to apartments <ul style="list-style-type: none"><li>Lot area: 1,000 sq. ft. per family</li><li>Gross floor area: 600 sq. ft.</li><li>Width: None prescribed</li></ul> Conversion of one- or two-family to apartment building <ul style="list-style-type: none"><li>Lot area: 1,000 sq. ft. per family</li><li>Gross floor area: 600 sq. ft.</li><li>Width: None prescribed</li></ul> Row house <ul style="list-style-type: none"><li>Lot area: 1,600 sq. ft.</li><li>Width: 16'</li></ul> Bed and Breakfast <ul style="list-style-type: none"><li>Lot area: 3,000 sq. ft. plus 200 sq. ft. per guest room</li><li>Width: 30'</li></ul> Sanitarium, convalescent home, hospital, charitable institution not of a correctional nature <ul style="list-style-type: none"><li>Lot area: None prescribed</li><li>Width: 50'</li></ul> All other uses <ul style="list-style-type: none"><li>Lot area: None prescribed</li><li>Width: None prescribed</li></ul>		



# Commercial Districts

	C-1	C-1-A	C-2	C-2-A	C-3	C-4	C-5	C-6
CRITERIA	Neighborhood Shopping	Neighborhood Commercial	Secondary Business Commercial Centers	Secondary Office and Business Centers	Central Retail	Central Office	Heavy Commercial	Special Commercial
USES PERMITTED AS A MATTER OF RIGHT	<ol style="list-style-type: none"> <li>Any use permitted in R-4 districts</li> <li>Conversion of three-story, two-family building for use by more than two families</li> <li>Retail store or shop for personal services</li> <li>Laundromat</li> <li>Office, bank or financial institution</li> <li>Restaurant or lunchroom</li> <li>Accessory parking for permitted uses</li> <li>Private garage</li> <li>Public parking garage</li> <li>Private club or lodge not conducted for gain</li> <li>A sign other than a billboard</li> <li>Municipal police station</li> <li>Consumer recycling collection center, subject to conditions</li> </ol>	<ol style="list-style-type: none"> <li>Any use permitted in R-4 districts except dormitories, sororities, fraternities, and convalescent homes</li> <li>Conversion of thee-story, two-family building for use by more than two families</li> <li>Retail store or shop for personal services, subject to conditions; and except gas stations, taprooms, bars, cafes, store or office for the care, keeping or grooming of animals, health or exercise facilities, or automobile sales or services</li> <li>Office, bank or financial institution, subject to conditions (see Section 48-192(c)(4))</li> <li>Accessory parking for permitted uses</li> <li>Private garage</li> <li>Public parking</li> </ol>	<ol style="list-style-type: none"> <li>Any use permitted in R-5-C districts and C-1 districts, but subject to fewer conditions (see Section 48-193(c)(1))</li> <li>Laundromat</li> <li>Hotel</li> <li>Motel</li> <li>Telephone central office</li> <li>Funeral home</li> <li>Place of business of carpenter, builder, caterer, cleaner, contractor, decorator, dyer, dressmaker, electrician, mason, furrier, upholsterer, milliner, optician, painter, plumber, photographer, shoemaker, tinsmith, roofer, and similar non-nuisance businesses</li> <li>Commercial parking lot, subject to conditions</li> <li>Public garage, including repair or</li> </ol>	<ol style="list-style-type: none"> <li>Detached or semi-detached dwelling</li> <li>Retail store or shop</li> <li>Office, bank or financial institution</li> <li>Place of business of carpenter, builder, caterer, cleaner, contractor, decorator, dyer, dressmaker, electrician, mason, furrier, upholsterer, milliner, optician, painter, plumber, photographer, shoemaker, tinsmith, roofer, and similar non-nuisance businesses</li> <li>Public garage, including repair or service (no painting or body work)</li> <li>Medical or dental laboratory</li> <li>Wholesale</li> </ol>	<ol style="list-style-type: none"> <li>Any use permitted in C-2 districts</li> <li>Wholesale storage or wholesale department, within a building, incidental to a retail establishment</li> <li>Finishing, fitting, converting, fabricating, assembling, and light manufacturing operations incidental and secondary to a retail store or service establishment</li> <li>Passenger terminal, rail or bus</li> <li>Newspaper office or printing plant</li> <li>Consumer recycling collection center, subject to conditions</li> </ol>	<ol style="list-style-type: none"> <li>Any use permitted in C-3 districts except: newspaper office or printing plant, commercial recreation, public garage with repair or service facilities, used car lot, gasoline service stations, arcade, or billboard</li> </ol>	<ol style="list-style-type: none"> <li>Any use permitted in C-3 districts</li> <li>Storage warehouse and storage yard, excluding lumber or bulk fuel storage</li> <li>Auto laundry</li> <li>Auto paint or body shop</li> <li>Carting, express, moving or hauling terminal</li> <li>Commercial sports park or arena</li> <li>Public utility substation, pumping station, regulator station, electrician, furrier</li> <li>Consumer recycling collection center, subject to conditions</li> <li>Free standing antenna towers and monopoles</li> </ol>	<ol style="list-style-type: none"> <li>Any use permitted in R-5-C districts</li> <li>Retail store or shop for the performance of personal services, subject to conditions</li> <li>Office, bank or other financial institution</li> <li>Restaurant or lunch room</li> <li>Accessory parking, subject to conditions</li> <li>Private garage, subject to conditions</li> <li>Public garage and service facility for motor vehicles, but not paint or body shop</li> <li>Private club or lodge not conducted for gain</li> <li>Hotel or motel</li> <li>Telephone central office</li> <li>Indoor theater or assembly hall</li> <li>Commercial parking lot</li> <li>A sign other than</li> </ol>

	C-1	C-1-A	C-2	C-2-A	C-3	C-4	C-5	C-6
CRITERIA	Neighborhood Shopping	Neighborhood Commercial	Secondary Business Commercial Centers	Secondary Office and Business Centers	Central Retail	Central Office	Heavy Commercial	Special Commercial
		garage 8. A sign other than a billboard 9. Consumer recycling collection center, subject to conditions	service (no body work or painting) 10. Used car lot 11. Indoor theater 12. Assembly hall 13. Commercial recreation uses, excluding amusement game machines and arcades 14. Gas stations, subject to conditions 15. All antenna uses except freestanding towers, tower farms and monopoles; subject to conditions 16. A sign other than a billboard 17. Family day care homes, group day care homes, and day care centers 18. Emergency shelter, subject to conditions 19. Consumer recycling collection center, subject to conditions	storage or wholesale department within a building or in conjunction with a retail establishment 8. Family day care and group day care homes 9. Bed and Breakfast guest facility, subject to conditions 10. Consumer recycling collection center, subject to conditions 11. Neighborhood police station				a billboard 14. Emergency shelter, subject to conditions 15. Antenna mounted to a roof at a minimum height of 10 stories or 100'

	C-1	C-1-A	C-2	C-2-A	C-3	C-4	C-5	C-6
CRITERIA	Neighborhood Shopping	Neighborhood Commercial	Secondary Business Commercial Centers	Secondary Office and Business Centers	Central Retail	Central Office	Heavy Commercial	Special Commercial
USES PERMITTED UNDER ZONING BOARD OF ADJUSTMENT APPROVAL	<div><div>1.</div><div>Funeral home, subject to conditions (see Section 48-138(d)(2))</div><div>2.</div><div>Gas station, subject to conditions</div><div>3.</div><div>Permitted uses operating between midnight and 6am or with more than 2 but fewer than 5 amusement game machines, subject to conditions</div><div>4.</div><div>Group daycare homes</div><div>5.</div><div>Bed and Breakfast guest facility as provided in Section 48-133(d)(4)</div><div>6.</div><div>Conversion of a three-story, one-family building for the use of more than one family*</div></div>	<div><div>1.</div><div>Funeral home, subject to conditions (see Section 48-138(d)(2))</div><div>2.</div><div>Laundromat, medical office, Private club or lodge not conducted for gain, and retail store, subject to conditions (see Section 48-192(d)(2))</div><div>3.</div><div>Restaurant or lunchroom and retail food sales, subject to conditions (see Section 48-192(d)(3))</div><div>4.</div><div>Group daycare home as provided in Section 48-131(d)(15)</div><div>5.</div><div>Bed and Breakfast guest facility as provided in Section 48-133(d)(4)</div><div>6.</div><div>Concealed antenna mounted on a building</div><div>7.</div><div>Conversion of a three-story, one-family building for the use of more than one family*</div></div>	<div><div>1.</div><div>Public utility substation or regulator station</div><div>2.</div><div>Mini-warehouses, subject to conditions</div><div>3.</div><div>Up to 4 amusement game machines in a commercial recreation establishment, subject to conditions (see Section 48-191(d)(3))</div><div>4.</div><div>Arcade, subject to conditions</div><div>5.</div><div>Conversion of a three-story, one-family building for the use of more than one family*</div></div>	<div><div>1.</div><div>Public utility substation or regulator station, subject to conditions</div><div>2.</div><div>Research and development facility, subject to conditions</div><div>3.</div><div>Auto body repair, painting or custom body workshop (125' from residential district)</div></div>	<div><div>1.</div><div>Public utility substation or regulator station, subject to conditions</div><div>2.</div><div>Conversion of a three-story, one-family building for the use of more than one family*</div></div>	Same as C-3	<div><div>1.</div><div>Drive-in theaters, subject to conditions</div><div>2.</div><div>Amusement game machines, subject to conditions (see Section 48-191(d)(3))</div><div>3.</div><div>Arcade, subject to conditions</div><div>4.</div><div>Conversion of a three-story, one-family building for the use of more than one family*</div></div>	<div><div>1.</div><div>Commercial telecommunications antenna</div></div>
* Note: Any building that had been designed for use as a single-family residence but has been converted to a multi-family use and has been vacant for one year or more shall not thereafter be used for multi-family use and shall instead revert to single-family use.								

	C-1	C-1-A	C-2	C-2-A	C-3	C-4	C-5	C-6
CRITERIA	Neighborhood Shopping	Neighborhood Commercial	Secondary Business Commercial Centers	Secondary Office and Business Centers	Central Retail	Central Office	Heavy Commercial	Special Commercial
PERMITTED ACCESSORY USES AND BUILDINGS	1. Uses or buildings customarily incident to the uses permitted in C-1 districts 2. Noncommercial antenna	1. Uses or buildings customarily incident to the uses permitted in C-1-A districts 2. Noncommercial antenna	1. Uses or buildings customarily incident to the uses permitted in C-2 districts	1. Uses or buildings customarily incident to the uses permitted in C-2-A districts 2. Noncommercial antenna	1. Uses or buildings customarily incident to the uses permitted in C-3 districts	1. Uses or buildings customarily incident to the uses permitted in C-4 districts	1. Uses or buildings customarily incident to the uses permitted in C-5 districts	1. Uses or buildings customarily incident to the uses permitted in C-6 districts
CONDITIONAL USES							1. Adult entertainment establishment, subject to conditions 2. Billboard, subject to conditions	
PERMITTED HOURS OF OPERATION	Consumer recycling collection center: 7am-9pm  Retail store, laundromat, office/bank, restaurant/lunchroom, private club/lodge: 6am-midnight	Consumer recycling collection center: 7am-9pm  Neighborhood retail store or office, subject to the conditions in Section 48-192(c)(3): 6:30am-9pm	Consumer recycling collection center: 7am-9pm  Limitations on certain convenience stores, gas stations, fast food establishments (see Section 5-78(f))	Consumer recycling collection center: 7am-9pm  Retail: 5am - 11pm	Same as C-2	Same as C-2	Same as C-2	Same as C-2
OUTDOOR STORAGE				Permitted if incidental to permitted use, subject to conditions (see Section 48-194(e))			Permitted, excluding lumber or bulk fuel storage	
MAXIMUM HEIGHT	3 stories; 47'	3 stories; 47'	15 stories; 180'	None prescribed	15 stories; 180'	None prescribed; however, heights greater than twice the width of the widest street on which the building fronts must be set back (see below)	4 stories; 55'	None prescribed

	C-1	C-1-A	C-2	C-2-A	C-3	C-4	C-5	C-6
CRITERIA	Neighborhood Shopping	Neighborhood Commercial	Secondary Business Commercial Centers	Secondary Office and Business Centers	Central Retail	Central Office	Heavy Commercial	Special Commercial
MAXIMUM FLOOR AREA RATIO (F.A.R.)	1.5	1.5	5.0	1.0	6.0	20.0	3.0	10.0
MINIMUM FRONT SETBACK	10'	10'	Conform to average existing setback of buildings within 100' but does not need to be set back more than 15'	None prescribed	None prescribed	Buildings taller than twice the width of the street on which they front shall be set back 1' for every 6' in height above twice the width of the street	None prescribed	10'
MINIMUM SIDE YARD SETBACK	Side yards are generally not required in commercial districts except when required by Section 602 of the Building Code  Side yards provided where not required shall be a minimum of 4' wide  See Section 48-215 for additional exceptions for lots adjacent to residential zoning districts.	See C-1	See C-1	See C-1	See C-1	See C-1	See C-1	See C-1

	C-1	C-1-A	C-2	C-2-A	C-3	C-4	C-5	C-6
CRITERIA	Neighborhood Shopping	Neighborhood Commercial	Secondary Business Commercial Centers	Secondary Office and Business Centers	Central Retail	Central Office	Heavy Commercial	Special Commercial
MINIMUM REAR YARD SETBACK	All uses – 20' (see Section 48-214(c) for exceptions for thru lots)	All uses – 20' (see Section 48-214(b) and (c) for exceptions for corner and thru lots)	<b>Residential</b> 4” per foot of vertical distance from the grade along the rear wall to the highest point of the main roof, but not less than 15’  <b>Other Uses</b> 15’ for a height up to 45’ above the grade along the rear wall, plus 4” for every additional foot above that level  (See Section 48-214(b) and (c) for exceptions for corner and thru lots)	None prescribed	<b>Residential</b> 15’ for a height up to 35’ above the grade along the rear wall, plus 4” for every additional foot above that level  <b>Other Uses</b> 10’ for a height up to 35’ above the grade along the rear wall, plus 3” for every additional foot above that level  (See Section 48-214(b) and (c) for exceptions for corner and thru lots)	Same as C-3	All uses – 15' (see Section 48-214(b), (c) and (d) for exceptions)	None prescribed (see Section 48-214(b) for exceptions for corner lots)

# Manufacturing/Industrial Districts

	M-1	M-2
CRITERIA	Light Manufacturing	General Industrial
USES PERMITTED AS A MATTER OF RIGHT	<div>1. Book or periodical publishing</div> <div>2. Research, testing, or experimental laboratory, provided that the establishment employs no highly flammable or explosive processes</div> <div>3. Any light manufacturing processing, fabricating, or repair establishment operated in conformance with subsection 48-246(c)</div> <div>4. Wholesale sales, warehousing, or storage of any commodities, except commercial explosives or highly flammable liquids</div> <div>5. Office as an accessory use</div> <div>6. Retail store or shop for performance of personal services</div> <div>7. Restaurant or lunchroom</div> <div>8. Public utility and public service uses</div> <div>9. Repair, rental, and servicing of any commodity manufactured, processed or fabricated in an M-1 district</div> <div>10. Antenna mounted to a building at a minimum height of 60', subject to conditions</div> <div>11. A sign other than a billboard</div> <div>12. Any dwelling existing on the date of adoption the zoning ordinance (March 8, 1962).</div> <div>13. A dwelling for a caretaker on the premises</div> <div>14. Accessory uses and buildings customarily incidental to permitted M-1 uses</div> <div>15. Group day care homes and day care centers as accessory uses</div> <div>17. Emergency shelter, subject to conditions</div> <div>18. Consumer recycling collection center</div>	<div>1. Subject to the prohibitions and controls specified in Section 48-247(c)-(f), all uses not otherwise prohibited by law are permitted in any M-2 district, subject to the off-street parking and loading requirements of Chapter 48, Article X.</div>
USES PERMITTED UNDER ZONING BOARD OF ADJUSTMENT APPROVAL	<div>1. Concealed antenna mounted on a building</div> <div>2. Bed and Breakfast guest facility</div>	<div>1. The operation of ore smelting or a blast furnace, coke oven, open hearth furnace or a Bessemer converter, provided that the conditions contained in Section 48-247(c) are met</div> <div>2. The re-refining or recycling of used oil and related processes, subject to conditions</div> <div>3. Composting and recycling facilities</div>
PROHIBITED USES	None prescribed	<div>Except as provided elsewhere in Chapter 48, the following uses are prohibited in M-2 districts:</div> <div>1. Residential uses other than: a dwelling for a caretaker, watchman, or janitor employed on the premises; hotel or motel; or an emergency shelter</div> <div>2. Fertilizer manufacturing using organic material or the compounding of such fertilizers on a commercial scale</div> <div>3. Fireworks or explosives manufacturing</div> <div>4. Reduction of garbage, offal or dead animals on a commercial basis</div> <div>5. Refining of crude petroleum or related processes</div> <div>6. Waste incinerating</div>
PROTECTIVE CONTROLS	<div>1. In any permitted process involving the hazard of fire or explosion, a permit will not be issued until the ZBA has determined that technology reasonably available to the industry has been employed to control such hazards.</div>	Same as M-1

	M-1	M-2
CRITERIA	Light Manufacturing	General Industrial
STANDARDS OF EXTERNAL EFFECTS	1. All new uses must operate in compliance with current standards for sound vibration, heat, discharge, glare, odor, and air and water quality.	Same as M-1
CONDITIONAL USES	1. Adult entertainment establishments, subject to the conditions in Section 48-197(f) 2. Billboards, subject to the conditions in Section 48-197(f)	Same as M-1
PERMITTED HOURS OF OPERATION	Limitations on certain convenience stores, gas stations, and fast food establishments (see Section 5-78(f))	Same as M-1
MAXIMUM HEIGHT	4 stories; 55' (see Section 48-261(b) for exceptions)	90' (see Section 48-261(b) for exceptions)
MAXIMUM FLOOR AREA RATIO (F.A.R.)	2.0	3.0
MINIMUM FRONT SETBACK	1. For properties that front on residential zoning districts: 20' (with landscaping requirements) 2. For structures on streets less than 80' wide: 40' (see Section 48-263 for exceptions)	1. For properties that front on residential zoning districts: 20' (with landscaping requirements) 2. For structures permitted to be taller than 90', setback shall be at least the height of the structure
MINIMUM SIDE YARD SETBACK	2 side yards, each a minimum width of 6' for a 1-story building; and an additional width of 2' for every additional story, not to exceed 10' (see Section 48-265(b) for exceptions)	Same as M-1
MINIMUM REAR YARD SETBACK	15' (see Section 48-264 for exceptions)	15' for a height up to 60' above the grade along the rear wall, plus 3" for every additional foot above that level (see Section 48-264 for exceptions)



# Waterfront Districts

	W-1	W-2	W-3	W-4
CRITERIA	Waterfront Manufacturing	Waterfront Manufacturing/Commercial	Low-Intensity Manufacturing/Commercial	Waterfront Residential/Commercial
PROHIBITED USES	<ol style="list-style-type: none"> <li>Open air storage of junk, scrap metal, junked automobiles, scrap paper or rags, storage of used building material, any use constituting a junkyard, and operations involving mixing of asphalt, bituminous materials, cement and concrete or other uses that produce odors, fumes, smoke and vapors</li> <li>Barging operations for bulk transfers of more than 100 gallons of the flammable, explosive and petroleum products listed in Section 48-333(b)</li> <li>The re-refining or recycling of used oil and any related processes</li> <li>Any operation that transports, stores, or disposes of solid or hazardous waste (see Section 48-334 for exceptions)</li> </ol>	Same as W-1	Same as W-1, except no exceptions to prohibition on operations that transport, store, or dispose of solid or hazardous waste	Same as W-3
PROTECTIVE CONTROLS	<ol style="list-style-type: none"> <li>In any permitted process involving the hazard of fire or explosion, a permit will not be issued until the ZBA has determined that technology reasonably available to the industry has been employed to control such hazards</li> </ol>	Same as W-1	Same as W-1	Same as W-1
STANDARDS OF EXTERNAL EFFECTS	<ol style="list-style-type: none"> <li>All new uses must operate in compliance with current standards for sound vibration, heat, discharge, glare, odor, and air and water quality</li> </ol>	Same as W-1	Same as W-1	Same as W-1
USES PERMITTED AS A MATTER OF RIGHT	<ol style="list-style-type: none"> <li>Manufacturing, processing or repair</li> <li>Warehousing or wholesale sales</li> <li>Laboratory</li> <li>Carting, moving or building yard</li> <li>Bulk fuel storage</li> <li>Office as an accessory use</li> <li>A sign other than a billboard</li> <li>A dwelling or apartment for a caretaker</li> <li>Storage of construction materials or other dry commodities, subject to conditions</li> <li>Group day care homes and day care centers as accessory uses</li> <li>Consumer recycling collection centers</li> <li>Restaurants, lunchrooms</li> <li>Public service uses (police and fire stations)</li> <li>All antenna uses except tower farms</li> </ol>	<ol style="list-style-type: none"> <li>Manufacturing, processing or repair</li> <li>Warehousing or wholesale sales</li> <li>Laboratory</li> <li>Carting, moving or building yard</li> <li>Automobile services</li> <li>Offices, banks or other financial institutions</li> <li>Retail store or service</li> <li>Commercial marine use</li> <li>Commercial recreation</li> <li>Hydro power facility</li> <li>A sign other than a billboard</li> <li>Commercial parking lot or structure</li> <li>A dwelling or apartment for a caretaker</li> <li>Outdoor storage of construction</li> </ol>	<ol style="list-style-type: none"> <li>Wholesale storage/warehousing</li> <li>Publishing</li> <li>Laboratory</li> <li>Light manufacturing, processing or repair</li> <li>Horticultural use</li> <li>Commercial marine use</li> <li>Commercial recreation except amusement machine games and arcades</li> <li>Retail store or service supporting a recreational or marine facility</li> <li>A dwelling or apartment for a caretaker</li> <li>A sign other than a billboard</li> <li>Family or group day care home or</li> </ol>	<ol style="list-style-type: none"> <li>Single- and multi-family residential use, subject to conditions</li> <li>Library, museum or gallery</li> <li>Private or public school</li> <li>Private club or lodge not conducted for gain</li> <li>Office, bank or other financial institution</li> <li>Retail storage or service</li> <li>Hotel or motel</li> <li>Commercial marine use</li> <li>Commercial recreation except amusement machine games and arcades</li> <li>Parking lot accessory to commercial use</li> <li>Printing plant, subject to conditions</li> <li>Passenger terminal, rail, bus or helicopter</li> <li>A sign other than a billboard</li> <li>Non-profit charitable institution, subject to</li> </ol>

	W-1	W-2	W-3	W-4
CRITERIA	Waterfront Manufacturing	Waterfront Manufacturing/Commercial	Low-Intensity Manufacturing/Commercial	Waterfront Residential/Commercial
		materials or other dry commodities, subject to conditions 15. Group day care homes and day care centers as accessory uses 16. Consumer recycling collection center 17. Restaurants, lunchrooms 18. Public service uses (police and fire stations) 19. All antenna uses except tower farms	center 12. Bed and Breakfast guest facility as provided in Section 48-193(c)(1) 13. Restaurants, lunchrooms 14. Neighborhood police station	conditions 15. Indoor theater for the performing arts 16. Restaurants, lunchrooms 17. Automobile parking for permitted uses 18. Family or group day care home or center 19. Public service uses (police and fire stations)
USES PERMITTED UNDER ZONING BOARD OF ADJUSTMENT APPROVAL*	1. Non-accessory office use 2. Retail store or service 3. Residential use except single-family detached dwellings 4. Hotel or motel 5. Passenger terminal, helicopter 6. Public utility and public service uses 7. Bed and Breakfast guest facility as provided in Section 48-246(b)(16)	1. Residential use except single-family detached dwellings 2. Public utility uses 3. Passenger terminal, helicopter 4. Hotel or motel 5. Non-profit charitable institution not correctional in nature 6. Bed and Breakfast guest facility as provided in Section 48-246(b)(16) 7. Emergency shelter, subject to conditions	1. Residential use except single-family detached dwellings 2. Outdoor storage of construction material or other dry commodities, subject to conditions 3. Non-accessory office use 4. Carting or moving terminal or yard 5. Non-profit charitable institution not of a correctional nature 6. Amusement game machines, subject to conditions 7. Arcade, subject to conditions 8. Emergency shelter, subject to conditions 9. Concealed antenna mounted on a building	1. Light manufacturing provided that no highly flammable or explosive processes are employed 2. Hospital 3. Commercial parking lot or structure 4. Public utility uses 5. Wholesale storage 6. Newspaper or printing plant with other than sheet-fed printers 7. Amusement game machines, subject to conditions 8. Arcade, subject to conditions 9. Emergency shelter, subject to conditions 10. Concealed antenna mounted on a building 11. Place of business of a builder, carpenter, caterer, cleaner, contractor, decorator, electrician, painter, photographer, plumber, roofer, and similar non-nuisance businesses; provided, that power propelling units of processing equipment or machinery do not exceed five horsepower. Outdoor storage of materials and equipment, as well as automobile/truck repair services, are prohibited
CONDITIONAL USES	Any existing operation that is involved with the transport, disposal or on-site storage of solid waste or hazardous waste materials may continue, subject to conditions (see Section 48-336(d))	Same as W-1	None	None
PERMITTED HOURS OF OPERATION	Limitations on certain convenience stores, gas stations, and fast food establishments (see Section 5-78(f))	Same as W-1	Same as W-1	Same as W-1
* Such uses are also required to meet the Waterfront Development Review Standards.				

	W-1	W-2	W-3	W-4
CRITERIA	Waterfront Manufacturing	Waterfront Manufacturing/Commercial	Low-Intensity Manufacturing/Commercial	Waterfront Residential/Commercial
LANDSCAPE SCREENING	<div>1. Parking areas shall be screened from view year-round by fencing and/or landscaping</div> <div>2. No loading berth shall be used for storage if visible from an access street, the riverfront or wharves</div> <div>3. No loading berth other than a wharf shall be located directly on an access street or the riverfront</div> <div>4. All storage visible from access streets, adjacent properties or the riverfront shall be screened from view or organized in an orderly manner or permanent fixtures</div> <div>5. No storage is allowed between the building line and frontage streets or riverfront</div> <div>6. All outdoor temporary refuse collection areas shall be screened from view</div> <div>7. Ground level transformers shall be screened from view</div>	Same as W-1	Same as W-1	Same as W-1
MAXIMUM HEIGHT	6 stories, 72' (see Section 48-353(b) for exceptions)	Same as W-1	35'	Same as W-1
MINIMUM SETBACK FROM RIVERFRONT	<div><div><div>Depth of Property</div><div>Less than 200'</div><div>200'-400'</div><div>More than 400'</div></div><div><div>Setback Requirement</div><div>30'</div><div>40'</div><div>50'</div></div></div> <div>For any subdivision that abuts a recommended public easement, the Planning Department may require the dedication of, or provision for, a public access easement a minimum depth of 20' from the riverfront for implementing a waterfront walkway system</div>	Same as W-1	Same as W-1	Same as W-1
MAXIMUM FLOOR AREA RATIO (F.A.R.)	2.0	Same as W-1	0.25	<div>Row houses – 0.80</div> <div>Garden apartments – 1.0</div> <div>Walk-up apartments – 1.50</div> <div>Elevator apartment house – 2.0</div> <div>All other uses – 2.0</div>
MAXIMUM BUILDING COVERAGE RATIO	0.60	Same as W-1	0.25	<div>Row houses – 0.40</div> <div>Garden apartments – 0.40</div> <div>Walk-up apartments – 0.50</div> <div>Elevator apartment house – 0.50</div> <div>All other uses – 0.50</div>

# Minimum Off-Street Parking Requirements for All Uses

USE AND DISTRICT	MINIMUM NUMBER OF SPACES
<b>ONE-FAMILY DWELLING; DETACHED, SEMIDETACHED OR ROW:</b>	
R-1, R-2	1 per family
<b>NEW CONSTRUCTION* OF ONE-FAMILY OR TWO-FAMILY DWELLING; SEMIDETACHED OR ROW:</b>	
<b>*on unimproved parcels that are large enough to be subdivided into six or more lots for such dwellings</b>	
R-3, R-4, and R-5-A-1	1 per family
<b>TWO-FAMILY DWELLING:</b>	
<b>(except conversions from one-family)</b>	
R-4	1 for every 2 families
C-3, C-4	None
All other districts where use is permitted	1 per family
<b>APARTMENT HOUSE:</b>	
<b>(see Section 48-444(a)(2) for exceptions)</b>	
R-4	2 for every 3 families
R-2-A, R-5-A, and R-5-A-1	1 per family
R-5-B	2 for every 3 families
R-5-C, W-4	1 for every 2 families
C-1, C-1-A, C-2, and C-5	2 for every 3 families
C-6	1 for every 2 families
<b>GROUP HOME TYPE 1 AND TYPE II:</b>	
R-1, R-2, R-2-A, R-3, R-4, R-5-A, R-5-A-1, R-5-B and R-5-C	1 for every 3 residents and 1 for every fulltime equivalent employee
<b>FAMILY DAY CARE HOME:</b>	
All districts where use is permitted	None
<b>GROUP DAY CARE HOME AND DAY CARE CENTER:</b>	
C-3, C-4	None
All other districts where use is permitted	1 for every 350 sq. ft. of indoor usable space devoted to such use
<b>BED AND BREAKFAST GUEST FACILITY:</b>	
R-2-A, R-4, R-5-A, R-5-A-1, R-5-B, R-5-C, C-1, C-1-A and C-2-A	1 for every guest room
C-2, C-3, C-4, C-5, C-6, M-1, W-1, W-2, W-3 and W-4	1 for every 2 guest rooms
<b>ROOMING HOUSE:</b>	
All districts where use is permitted	1 for every 5 guest rooms

USE AND DISTRICT	MINIMUM NUMBER OF SPACES
<b>DORMITORY, FRATERNITY OR SORORITY HOUSE:</b>	
All districts where use is permitted	1 for every 5 beds
<b>NURSERY THROUGH JR. HIGH SCHOOL:</b>	
All districts where use is permitted	2 for every 3 teachers and other employees except custodial employees
<b>HIGH SCHOOL:</b>	
All districts where use is permitted	2 for every 3 teachers, plus 1 for every 10 classroom seats
<b>HOSPITAL:</b>	
All districts where use is permitted	2 for every 3 beds
<b>SANITARIUM OR CONVALESCENT HOME:</b>	
All districts where use is permitted	1 for every 6 beds and 1 for every employee based on the estimated maximum number of employees working any given shift
<b>MEDICAL OFFICE OR OTHER PROFESSIONAL OFFICE BUILDING:</b>	
R-5-B, R-5-C, C-6, W-2 and W-4	3 for every physician or other professional practitioner
C-1-A (Medical offices in C-1-A can only be sole-practitioner, see next section. Other professional offices in C-1-A can have multiple practitioners.)	3 for every professional practitioner
<b>MEDICAL PRACTITIONER'S OFFICE OR PROFESSIONAL OFFICE OR STUDIO OF A SOLE-PRACTITIONER PROFESSIONAL PERSON:</b>	
R-3, R-4, R-5-A, R-5-A-1, C-1-A	3 for every office
R-5-B, R-5-C	1 for every 150 sq. ft. of such office space
<b>OFFICE, BANK OR OTHER FINANCIAL INSTITUTION:</b>	
C-1, C-2, C-5, M-1, M-2, W-2, W-3 and W-4	For buildings with a gross floor area of 1,000 sq. ft. or more: 1 for every 500 sq. ft. of gross floor area devoted to such uses
C-1-A	For buildings with a gross floor area of more than 1,500 sq. ft.: 1 for every 500 sq. ft. of gross floor area devoted to such uses
C-2-A	2 for every 500 sq. ft. of gross floor area devoted to such uses
C-6	1 for every 2,500 sq. ft. of gross floor area
<b>TELEPHONE CENTRAL OFFICE:</b>	
All districts where use is permitted	1 for every 3 employees
<b>RETAIL OR SERVICE ESTABLISHMENT:</b>	
C-1	For buildings with a gross floor area of 1,000 sq. ft. or more devoted to such uses: 1 for every 200 sq. ft. of gross floor area devoted to such uses
C-2-A	2 for every 500 sq. ft. of gross floor area devoted to such uses
C-3, C-4	None
C-6	1 for every 600 sq. ft. of gross floor area devoted to such uses
All other districts where use is permitted	For buildings with a gross floor area of 1,500 sq. ft. or more: 1 for every 300 sq. ft. of gross floor area devoted to such uses
<b>LAUNDROMAT:</b>	
C-1-A	1 for every four machines

USE AND DISTRICT	MINIMUM NUMBER OF SPACES
<b>PRIVATE CLUB OR LODGE:</b>	
C-1-A	1 for every 5 permanent seats or 1 for every 35 sq. ft. of floor area usable for seating, whichever is greater
<b>NEIGHBORHOOD RETAIL STORE OR SERVICE ESTABLISHMENT OF OVER 1,500 SQ. FT.; RESTAURANT OR LUNCHROOM; AND RETAIL FOOD STORE:</b>	
C-1-A	NEIGHBORHOOD RETAIL STORE OR SERVICE ESTABLISHMENT with more than 1,500 sq. ft. of total interior area devoted to such use: 1 for every 200 sq. ft. of interior floor area RESTAURANT OR LUNCHROOM: 1 for every table or 1 for every 4 seats, whichever is greater RETAIL FOOD STORE: 1 for every 200 sq. ft. of gross floor area
C-3, C-4	None
All other districts where use is permitted	1 for every 5 permanent seats or 1 for every 35 sq. ft. of floor area usable for seating if seats are not fixed
<b>COMMERCIAL RECREATION:</b>	
<b>Bowling alley:</b>	
C-3	None
All other districts where use is permitted	2 for every bowling lane
<b>Other commercial recreation:</b>	
C-3	None
<b>HOTEL:</b>	
C-3, C-4	None
All other districts where use is permitted	1 for every 2 sleeping rooms
<b>MOTEL:</b>	
All districts where use is permitted	1 for every sleeping room or suite
<b>INDOOR THEATER, ASSEMBLY HALL (EXCEPT CHURCH OR OTHER PLACE OF WORSHIP), PRIVATE CLUB OR LODGE, OR COMMERCIAL SPORTS PARK/ARENA:</b>	
All districts where use is permitted	1 for every 75 sq. ft. of floor area devoted to patron use
<b>FUNERAL HOME:</b>	
All districts where use is permitted	1 for every 35 sq. ft. of floor area available for seating in a chapel or other room used for public assembly
<b>EMERGENCY SHELTER FOR THE HOMELESS:</b>	
C-2, C-3, C-4, C-5, C-6, M-2, M-1, W-2, W-3 and W-4	1 for every employee, based on the estimated maximum number of employees working at any one time
<b>WAREHOUSE OR STORAGE ESTABLISHMENT:</b>	
C-1, C-2, C-3, C-4, C-5, C-6, M-1, M-2, W-1, W-2, and W-3	1 for every 3,000 sq. ft. of gross floor area
C-2-A	1 for every employee or 1 for every 2,000 sq. ft. of gross floor area, whichever is greater
<b>MANUFACTURING OR INDUSTRIAL ESTABLISHMENT:</b>	
C-2-A	1 for every employee or 1 for every 2,000 sq. ft. of gross floor area, whichever is greater
M-1, M-2, W-1, W-2 and W-3	1 for every 3 employees, based on the estimated maximum number of employees working at any one time, in an establishment with 4 or more employees