

# City of Olean Zoning Law Use Regulation Table

**Districts:**

- R1 = Single-Family Residential**
- R2 = Single-Family/General Residential**
- R3 = General Residential**
- RT = Residential Transition**
- CC = City Center**
- GC = General Commercial**
- WC = Waterfront Conservation**
- I = Industrial**
- I2 = General Industrial**
- I3 = Special Industrial**
- PR = Planned Residential**
- PB = Planned Business**

**Key to Abbreviations:**

- P* = *Permitted*
- SP* = *Special Permit Required*
- No Letter* = *Not Permitted*

TYPES OF USES	USE DISTRICTS											
RESIDENTIAL USES	R1	R2	R3	RT	CC	GC	WC	I	I2	I3	PR	PB
Bed and Breakfast			SP	P	P	P	P				SP	
Clustered Projects			SP			P	P				SP	
Detached single-family dwellings	P	P	P	P			P				P	
Dwelling units above 1st floor business				P	P	P	P					
Inns				P	P	P	P					
Mobile Home Parks							SP					
Multi-family dwellings			P	P	P	P	P				SP	
Semi-detached one-family dwelling			P	P			P				SP	
Senior Citizen housing	P	P	P	P	P	P					SP	
Townhouse			SP	P	P		P					
Two-family Dwellings			P	P			P				SP	

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<b>ACCESSORY USES</b>	<b>R1</b>	<b>R2</b>	<b>R3</b>	<b>RT</b>	<b>CC</b>	<b>GC</b>	<b>WC</b>	<b>I</b>	<b>I2</b>	<b>I3</b>	<b>PR</b>	<b>PB</b>
Accessory uses and structures customarily incident to any of the uses mentioned herein and not on the same lot			SP	SP	SP	P	P	P	P	P	P	P
Accessory uses and structures customarily incident to any of the uses mentioned herein and on the same lot	P	P	P	P	P	P	P	P	P	P	P	P
Antennas	P	P	P	P	P	P	P	P	P	P	P	P
Home Occupations	SP	SP	SP	P		P	P				SP	
Parking lots, Private	SP	SP	SP	P	P	P	P	P	P	P	P	P
<b>GENERAL USES</b>	<b>R1</b>	<b>R2</b>	<b>R3</b>	<b>RT</b>	<b>CC</b>	<b>GC</b>	<b>WC</b>	<b>I</b>	<b>I2</b>	<b>I3</b>	<b>PR</b>	<b>PB</b>
Adult Care facilities	SP	SP	P	P	P	P	P	P	P	P	P	P
Agricultural uses			P									
Cemeteries								P	P	P		
Churches or Places of worship	SP	SP	P	P	P	P	P				P	
Colleges & Institutions of higher education			SP	SP	P	P	SP	P	P	P	SP	SP
Daycare Centers			SP	P	P	P		SP	SP	SP	P	P
Governmental uses	P	P	P	P	P	P	P	P	P	P	P	P
Hospitals			SP									
Libraries	SP	SP	P	P	P	P	P				P	P
Museums	SP	SP	SP	P	P	P	P				P	P
Non-Profit Clubs, membership			SP	P	P	P	P					P
Nursery Schools			P	P	P	P					P	
Nursing (and Convalescent) Homes			SP	P		P						P
Private golf courses		SP				SP					SP	SP
Private or Public schools	P	P	P	P	P	P					P	P
Public parks and recreational uses	P	P	P	P	P	P	P	P	P	P	P	P
Public utilities or transportation uses				SP	P	P	P	P	P	P		P
Veterinary hospital				SP		P		SP	SP	SP		P

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<b>INDUSTRIAL USES</b>	<b>R1</b>	<b>R2</b>	<b>R3</b>	<b>RT</b>	<b>CC</b>	<b>GC</b>	<b>WC</b>	<b>I</b>	<b>I2</b>	<b>I3</b>	<b>PR</b>	<b>PB</b>
Auto-body repair/metal finishing shop								P	P	P		
Contractor yards (and equipment)								P	P	P		
Manufacture, fabrication, extraction, assembly, and other handling of material, including offices and showrooms								P	P	P		P
Research laboratories					P	P		P	P	P		P
Trucking terminals								P	P	P		
Warehousing and Wholesale and Retail distribution centers including offices and showrooms					P	P		P	P	P		P
<b>BUSINESS USES</b>	<b>R1</b>	<b>R2</b>	<b>R3</b>	<b>RT</b>	<b>CC</b>	<b>GC</b>	<b>WC</b>	<b>I</b>	<b>I2</b>	<b>I3</b>	<b>PR</b>	<b>PB</b>
Adult uses								SP	SP			
Amusement game centers					SP	P						P
Antique and craft shops				P	P	P	P					P
Art galleries				P	P	P	P					P
Bank and financial institutions				P	P	P	P	SP	SP	SP		P
Barber and Beauty Shops				P	P	P	P					P
Bars and night clubs				SP	P	P	P	SP	SP	SP		P
Bowling alleys					P	P						P
Car washes						P						
Crematories/crematoriums								P	P	P		
Drive-in uses				SP	SP	P		SP	SP	SP		P
Dry cleaning businesses				SP	P	P		P	P	P		P
Funeral homes				SP	SP	SP		P	P	P		SP
Garages, service/repair					P	P		P	P	P		P
Gasoline filling stations						P		SP	SP	SP		P
Gasoline/grocery service marts						P		SP	SP	SP		P
General business offices				P	P	P		P	P	P		P
Hotels and Motels				P	P	P	P	P	P	P		P
Medical clinics			SP		P	P						

### City of Olean Zoning Law Use Regulation Table

<b>BUSINESS USES</b>	<b>R1</b>	<b>R2</b>	<b>R3</b>	<b>RT</b>	<b>CC</b>	<b>GC</b>	<b>WC</b>	<b>I</b>	<b>I2</b>	<b>I3</b>	<b>PR</b>	<b>PB</b>
Newspaper and publishing facilities				P	P	P		P	P	P		P
Parking lots, commercial				SP	P	P	P	P	P	P		P
Parking structures					P	P		P	P	P		P
Personal service establishments				P	P	P	P					P
Photographic studio				P	P	P	P					P
Professional office building				P	P	P		P	P	P		P
Professional offices				P	P	P		P	P	P		P
Recreation uses, commercial				P	P	P	SP	P	P	P		P
Repair Shop (non-vehicle)					P	P		SP	SP	SP		
Restaurants Fast food					P	P	SP	SP	SP	SP		P
Restaurants Standard				P	P	P	SP	SP	SP	SP		P
Retail business and commercial uses other than listed above				SP	P	P		SP	SP	SP		P
Self-service laundries				SP	P	P						
Theaters				SP	P	P	P					P
Vehicle sales (automotive, boat, recreational) and/or repair					P	P		P	P	P		P

**This table is for reference only all questions should be directed to the Code Enforcement Office. If there are any discrepancies the City of Olean Zoning Law will apply.**