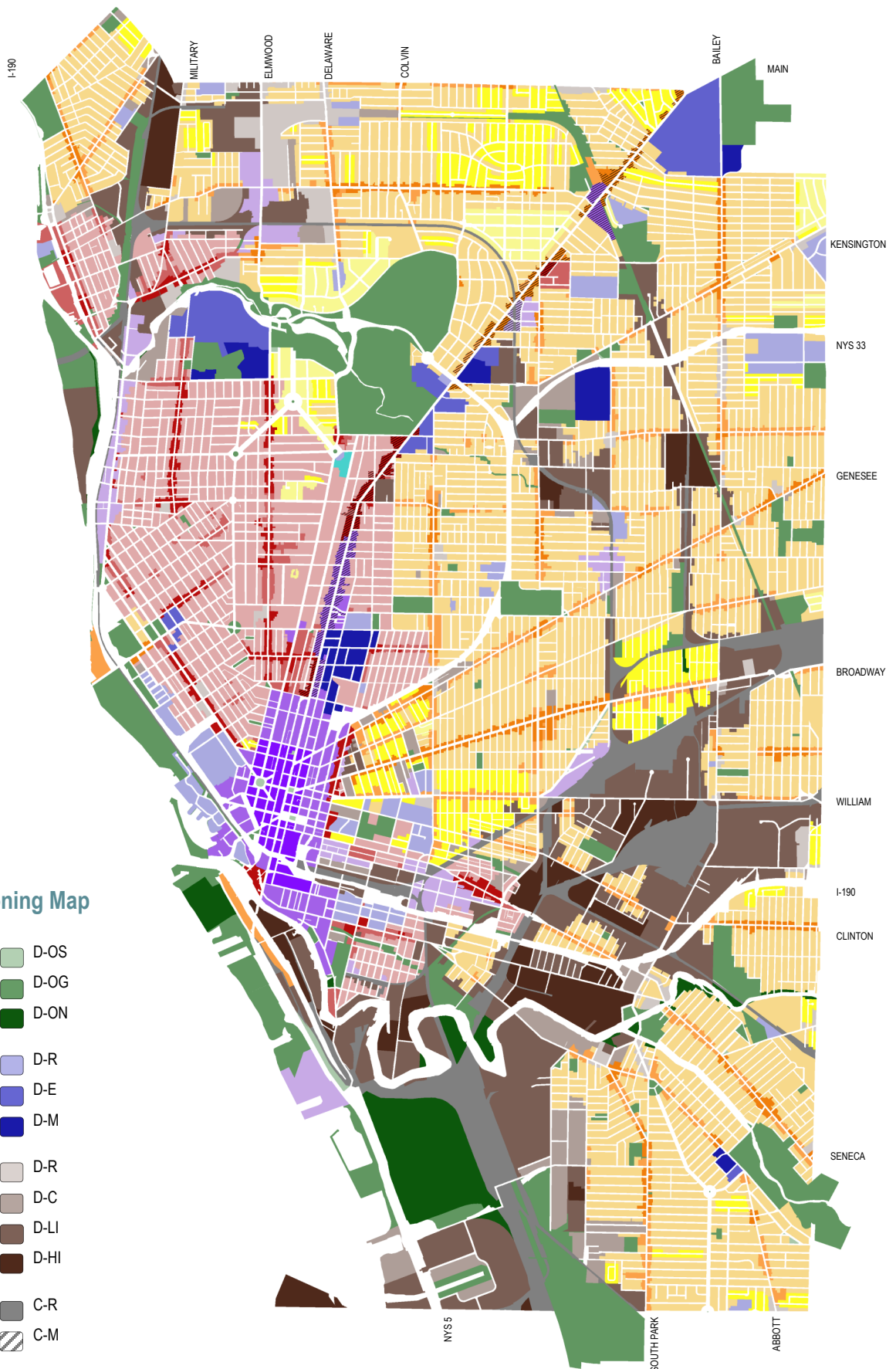


Citywide Zoning Map

- | | |
|--|--|
|  N-1-D |  D-OS |
|  N-1-C |  D-OG |
|  N-1-S |  D-ON |
|  N-2-C |  D-R |
|  N-2-E |  D-E |
|  N-2-R |  D-M |
|  N-3-C |  D-R |
|  N-3-E |  D-C |
|  N-3-R |  D-LI |
|  N-4-30 |  D-HI |
|  N-4-50 |  C-R |
|  C-M | |



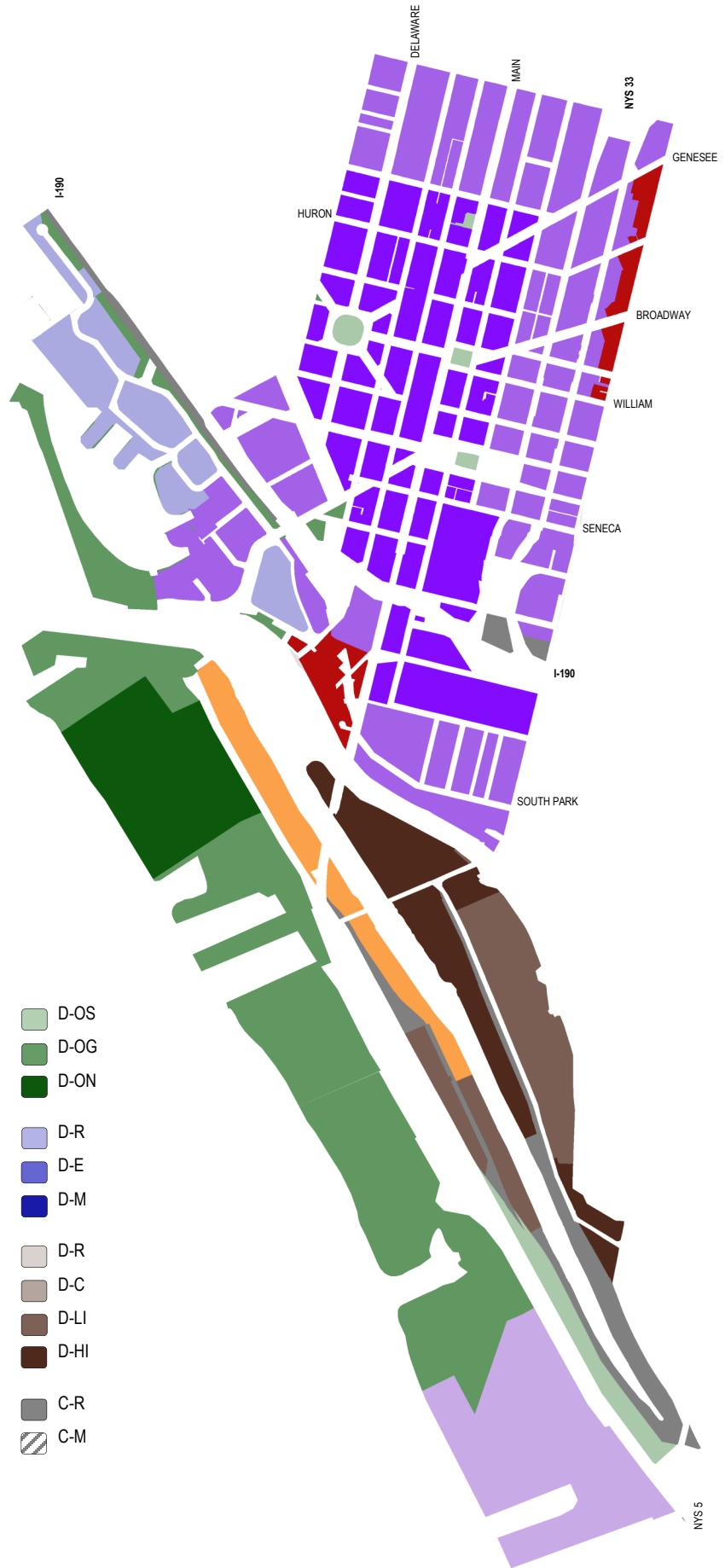
Central Zoning Map

Downtown
Inner Harbor
Outer Harbor
Waterfront Village



Place-type characteristics

- The Central Business District is generally mapped N-1D and N-1C
- The Cobblestone District is mapped N-1C
- The historic footprint of the Erie Canal Harbor is mapped N-2C
- Firemen's Park, Fountain Plaza, Lafayette Square, and Niagara Square are mapped D-OS
- The tip of Erie Basin Marina is mapped D-OG
- The northern section of the Outer Harbor is mapped D-OG and D-ON, while a strip along the outlet of the City Ship Canal is mapped N-2E
- The foot of Ohio Street, including Terminal A and Freezer Queen, is mapped N-1S
- Kelly Island is mapped D-IL and D-IH



- | | |
|--|--|
| N-1-D | D-OS |
| N-1-C | D-OG |
| N-1-S | D-ON |
| N-2-C | D-R |
| N-2-E | D-E |
| N-2-R | D-M |
| N-3-C | D-R |
| N-3-E | D-C |
| N-3-R | D-LI |
| N-4-30 | D-HI |
| N-4-50 | C-R |
| C-M | |

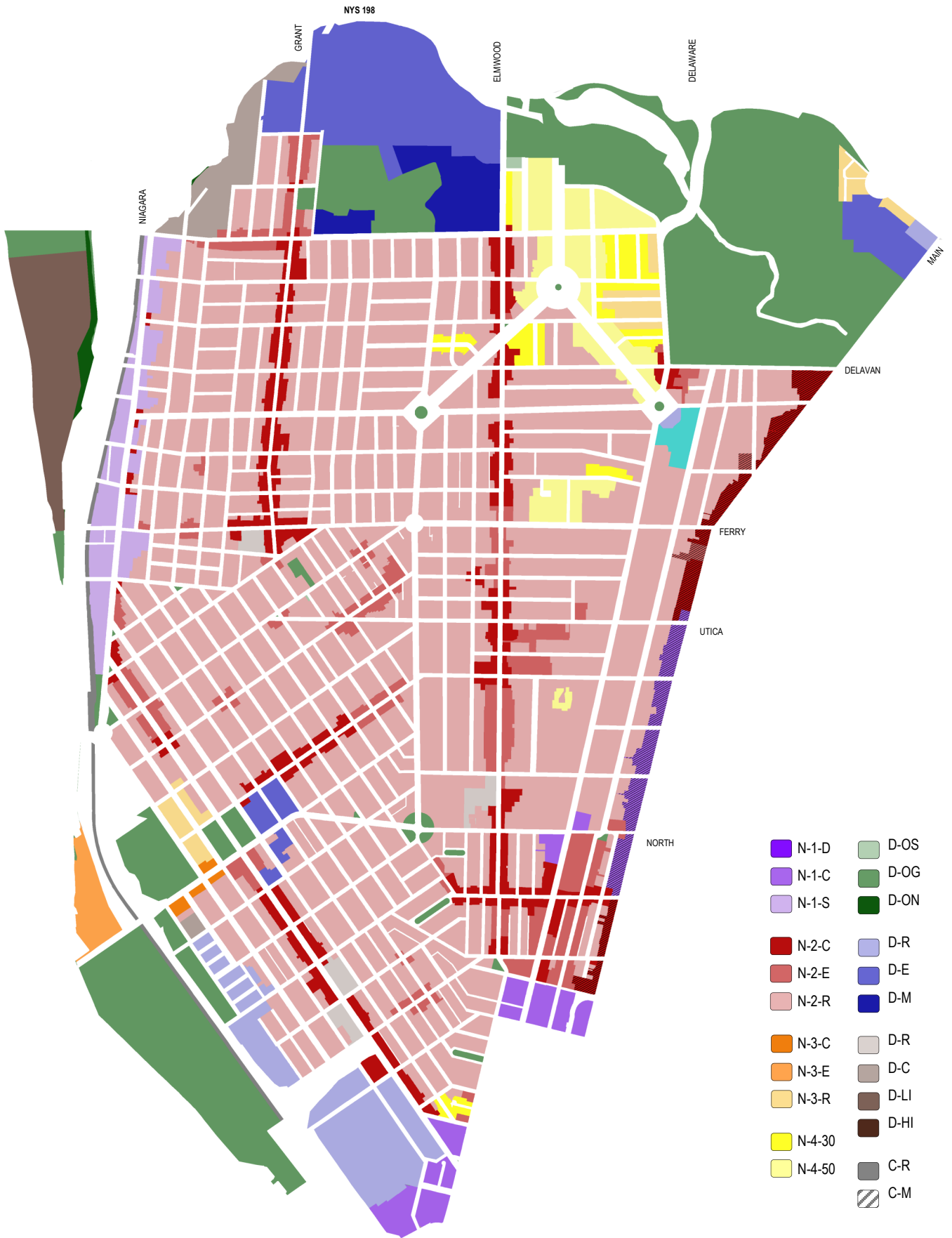
West Zoning Map

Allentown
Elmwood Village
Five Points
Grant-Ferry
Lower West Side
Prospect Hill
Upper Rock
West Village



Place-type characteristics

- Neighborhood centers along Allen, Connecticut, Elmwood, Grant, and Main are mapped N-2C or N-2E, depending on intensity
- Residential areas are generally mapped N-2R, with some lower-intensity areas mapped N-3R, N-4-30, or N-4-50
- Gates Circle is mapped N-2R, with some adjacent parcels mapped N-1C
- Delaware and LaSalle parks are mapped D-OG
- Shoreline and Pine Harbor apartments are mapped D-R
- Buffalo State, D'Youville, and Medaille colleges are mapped D-E
- The Richardson Olmsted Complex is mapped D-OG, D-M, and D-E, reflecting the mix of uses on the site



- | | |
|---|--|
| ■ N-1-D | ■ D-OS |
| ■ N-1-C | ■ D-OG |
| ■ N-1-S | ■ D-ON |
| ■ N-2-C | ■ D-R |
| ■ N-2-E | ■ D-E |
| ■ N-2-R | ■ D-M |
| ■ N-3-C | ■ D-R |
| ■ N-3-E | ■ D-C |
| ■ N-3-R | ■ D-LI |
| ■ N-4-30 | ■ D-HI |
| ■ N-4-50 | ■ C-R |
| | C-M |

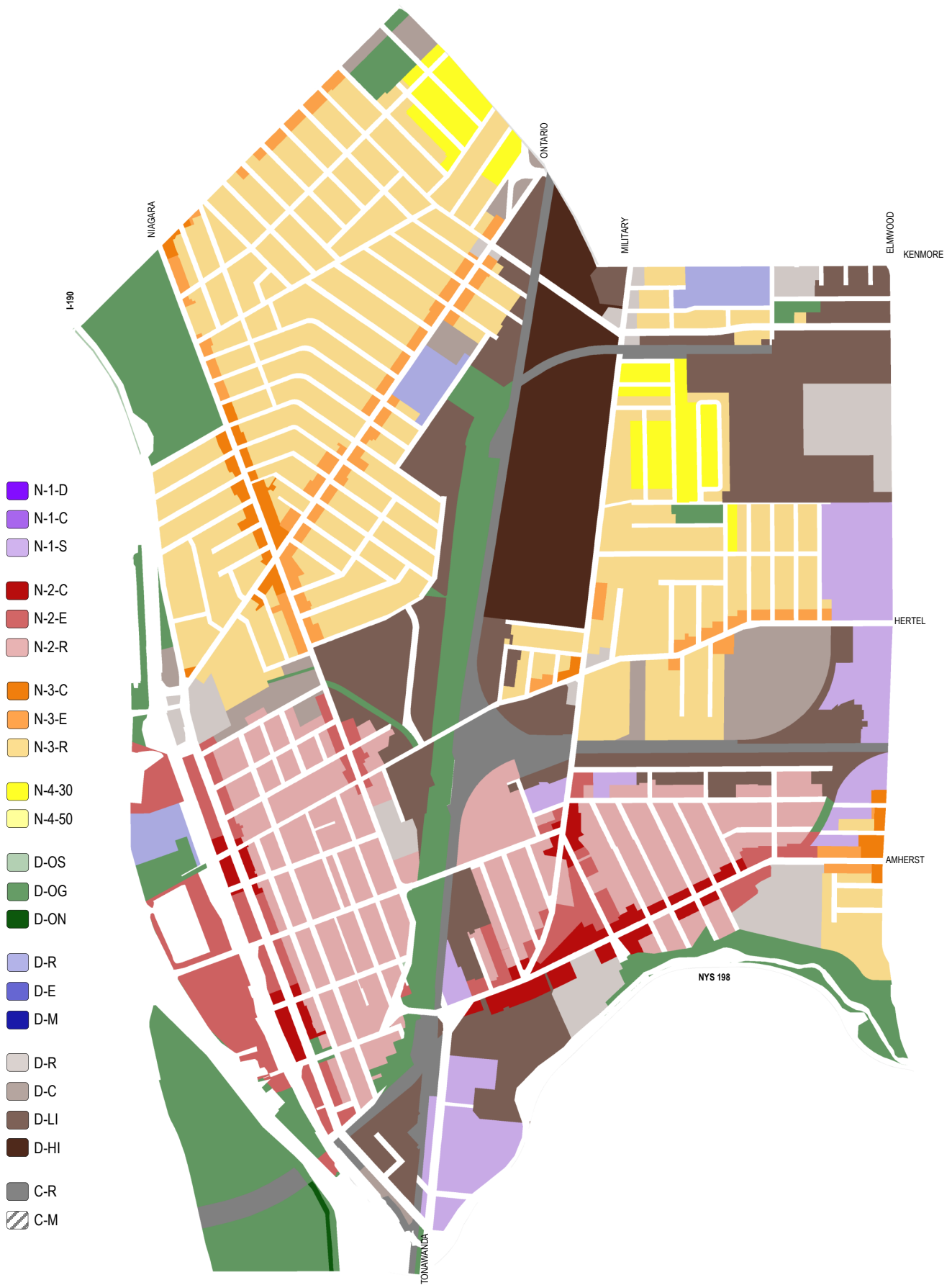
Northwest Zoning Map

Black Rock
Grant-Amherst
Riverside
West Hertel



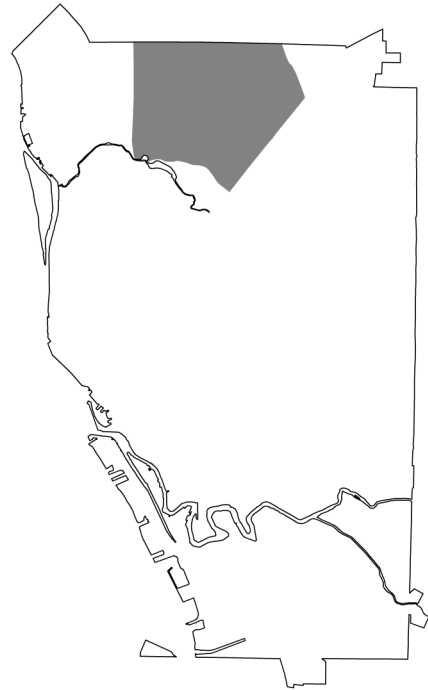
Place-type characteristics

- Industrial loft clusters at Black Rock Yards and Great Arrow are mapped N-1S
- Neighborhood centers along Amherst, Grant, Hertel, Niagara, and Tonawanda are mapped N-2C, N-2E, N-3C, or N-3E, depending on intensity
- The oldest residential sections of Black Rock, adjacent to Scajaquada Creek and Black Rock Harbor, are mapped N-2R
- Newer residential sections of Riverside and West Hertel are mapped N-3R, with some lower-intensity areas mapped N-4-30
- Black Rock Harbor is mapped N-2E and D-OG
- Riverside Park, Unity Island, and the banks of Scajaquada Creek are mapped D-OG
- Vacant rail corridors are mapped D-OG
- Various parcels adjacent to rail facilities are mapped D-IL
- The east side of Military, north of Hertel, is mapped D-IH



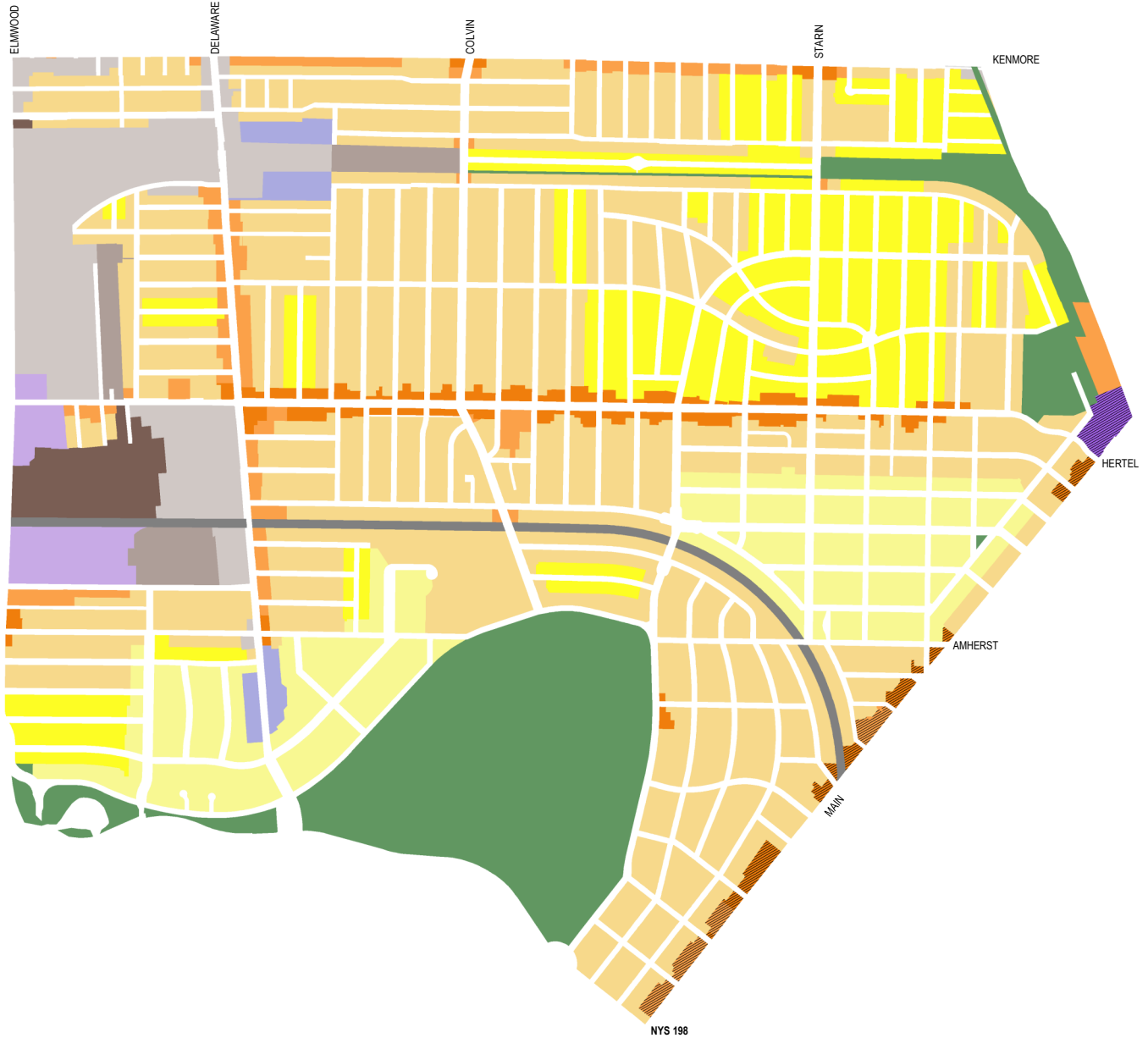
North Zoning Map

Central Park
North Park
Park Meadow
Parkside



Place-type characteristics

- Neighborhood centers along Hertel, Main, and parts of Delaware and Kenmore, are mapped N-3C or N-3E, depending on intensity
- Residential areas of North Park and Parkside are generally mapped N-3R, with lower-intensity areas mapped N-4-30
- Residential areas of Park Meadow and Central Park are generally mapped N-4-30 or N-4-50
- Delaware Park, Shoshone Park, and former rail right-of-way are mapped D-OG
- Some areas along Delaware and Elmwood, between Amherst and Kenmore, are mapped D-S



- | | | | | | | | |
|-------|-------|-------|--------|------|------|-----|------|
| N-1-D | N-2-C | N-3-C | N-4-30 | D-OS | D-R | D-R | D-HI |
| N-1-C | N-2-E | N-3-E | N-4-50 | D-OG | D-E | D-C | C-R |
| N-1-S | N-2-R | N-3-R | D-ON | D-M | D-LI | C-M | |

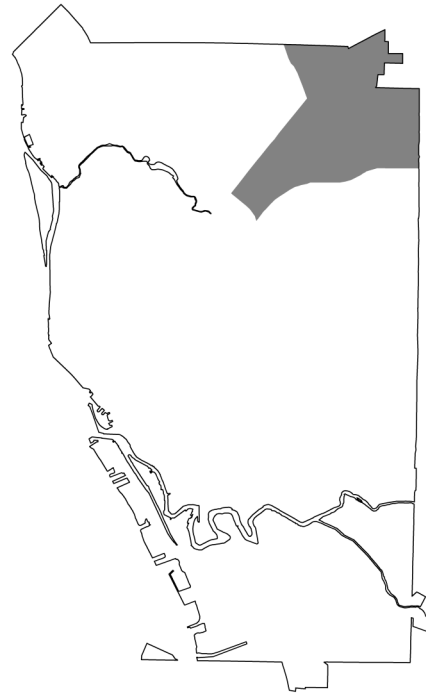
Northeast Zoning Map

Fillmore-Leroy

Kensington-Bailey

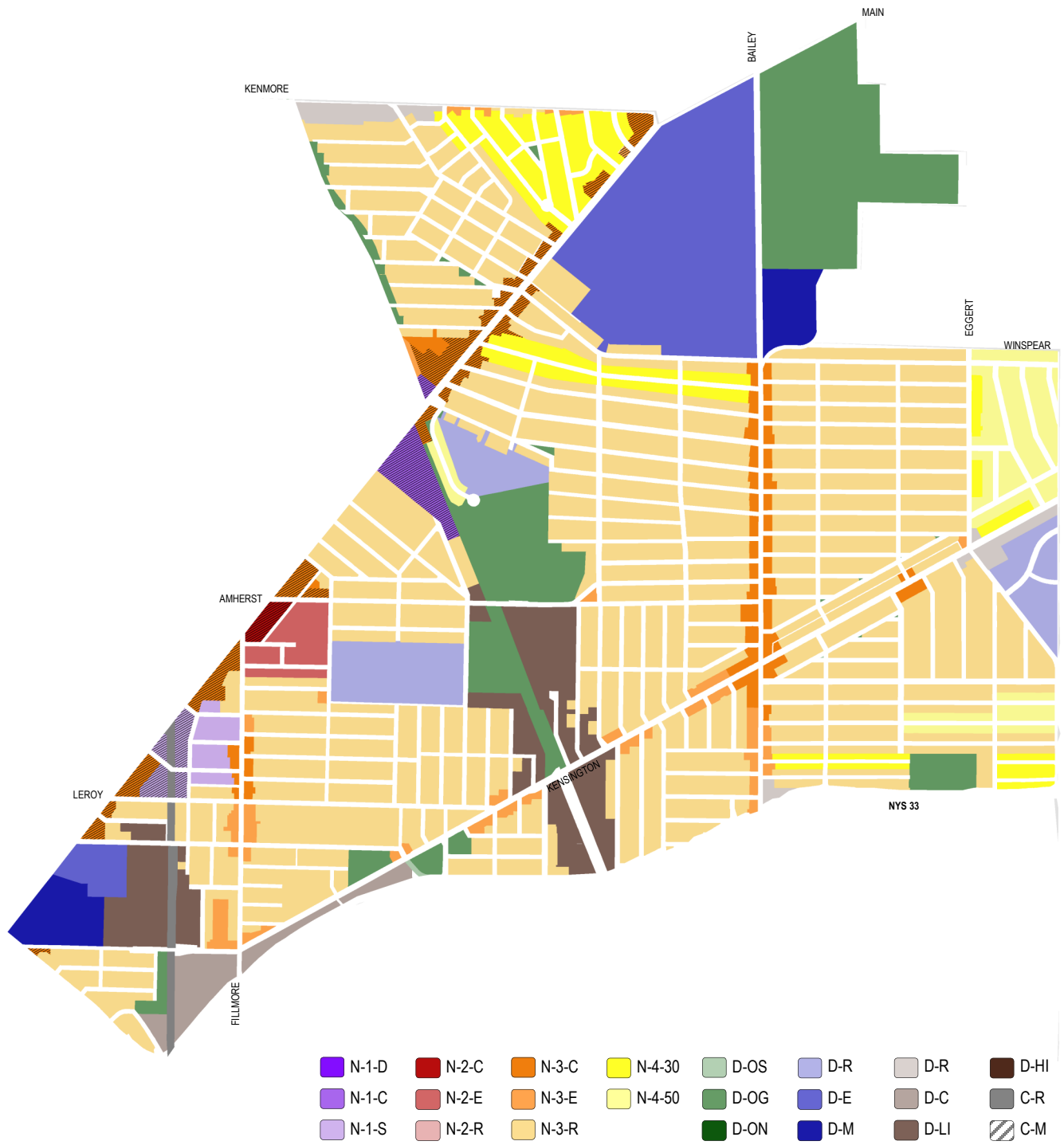
Kensington Heights

University Heights



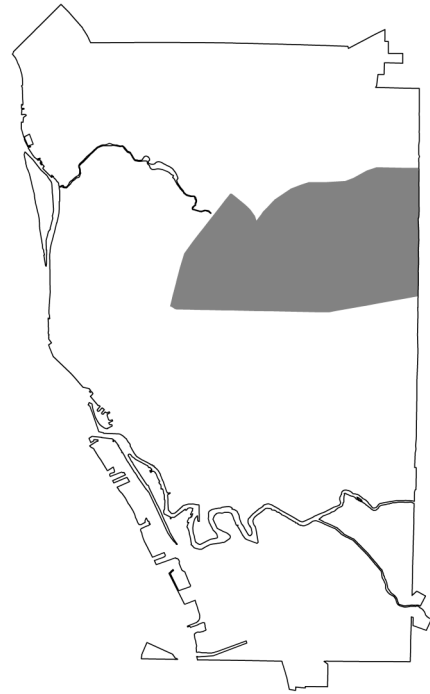
Place-type characteristics

- Neighborhood centers along Bailey, Fillmore, Main, and Kensington are mapped N-3C or N-3E, depending on intensity
- Residential areas of Fillmore-Leroy and Kensington-Bailey are mapped N-3R
- Residential areas of Kensington Heights and University Heights are mapped N-3R and N-4-30
- Grover Cleveland Golf Course, McCarthy Park, and former rail right-of-way are mapped D-OG
- Highland Park is mapped D-R
- Sisters Hospital is mapped D-M
- Various parcels adjacent to rail facilities are mapped D-IL



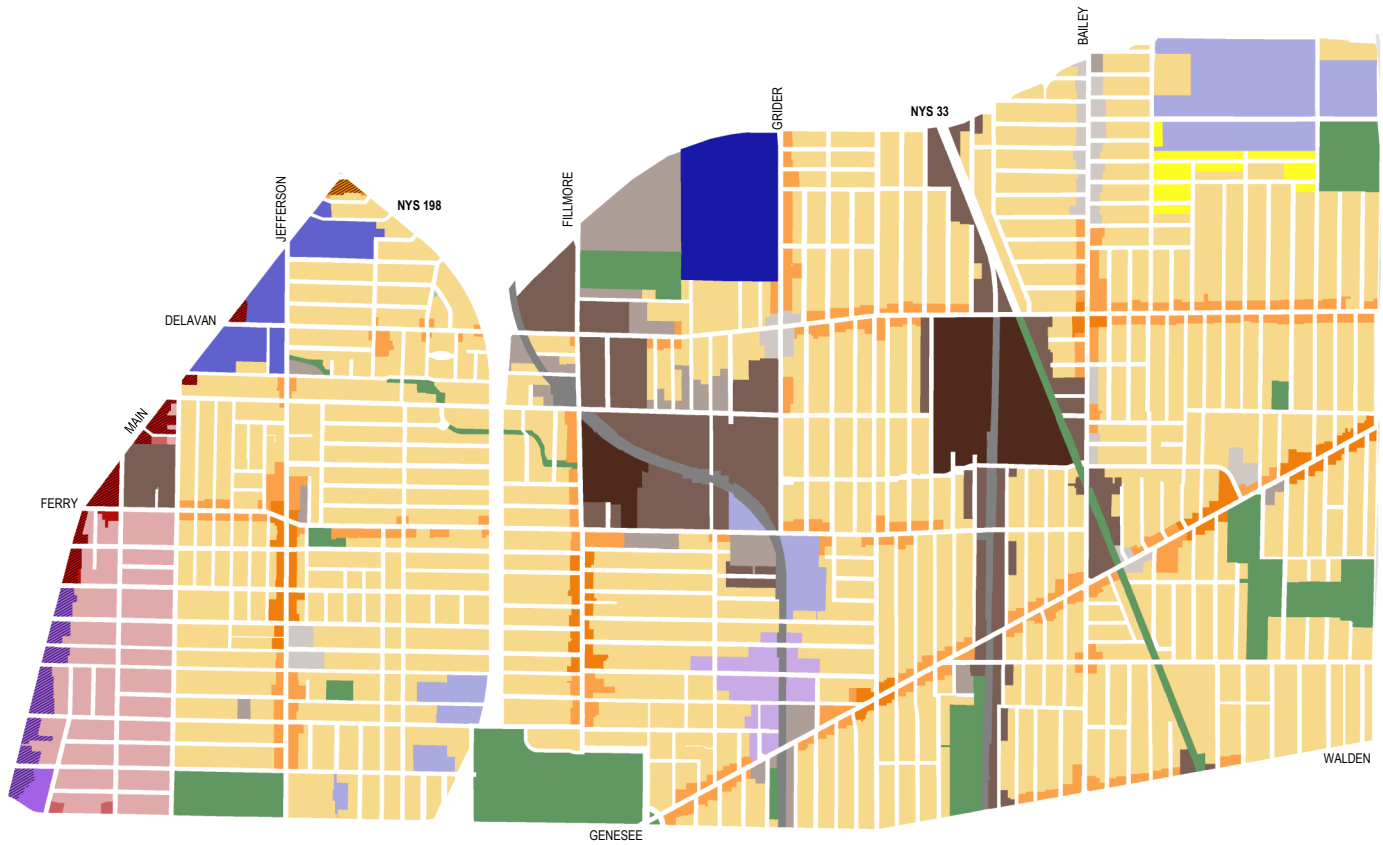
Masten Zoning Map

Cold Spring
Delavan-Bailey
Delavan-Grider
Genesee-Moselle
Hamlin Park
Masten Park
MLK Park
Schiller Park



Place-type characteristics

- Neighborhood centers along Bailey, East Delavan, Fillmore, Genesee, Jefferson, and Main are mapped N-3C or N-3E, depending on intensity
- Residential areas are generally mapped N-3R, with some areas mapped N-4-30
- Martin Luther King Jr. Park and Schiller Park are mapped D-OG
- Canisius College is mapped D-E
- Erie County Medical Center is mapped D-M
- The area around Fougerson and the Belt Line is mapped N-1S
- Various parcels adjacent to rail facilities are mapped D-IL
- The former Buflovak and American Axle plants are mapped D-IH



- | | | | | | | | |
|---|--|--|---|---|---|--|--|
| N-1-D | N-2-C | N-3-C | N-4-30 | D-OS | D-R | D-R | D-HI |
| N-1-C | N-2-E | N-3-E | N-4-50 | D-OG | D-E | D-C | C-R |
| N-1-S | N-2-R | N-3-R | | D-ON | D-M | D-LI | C-M |

Ellicott Zoning Map

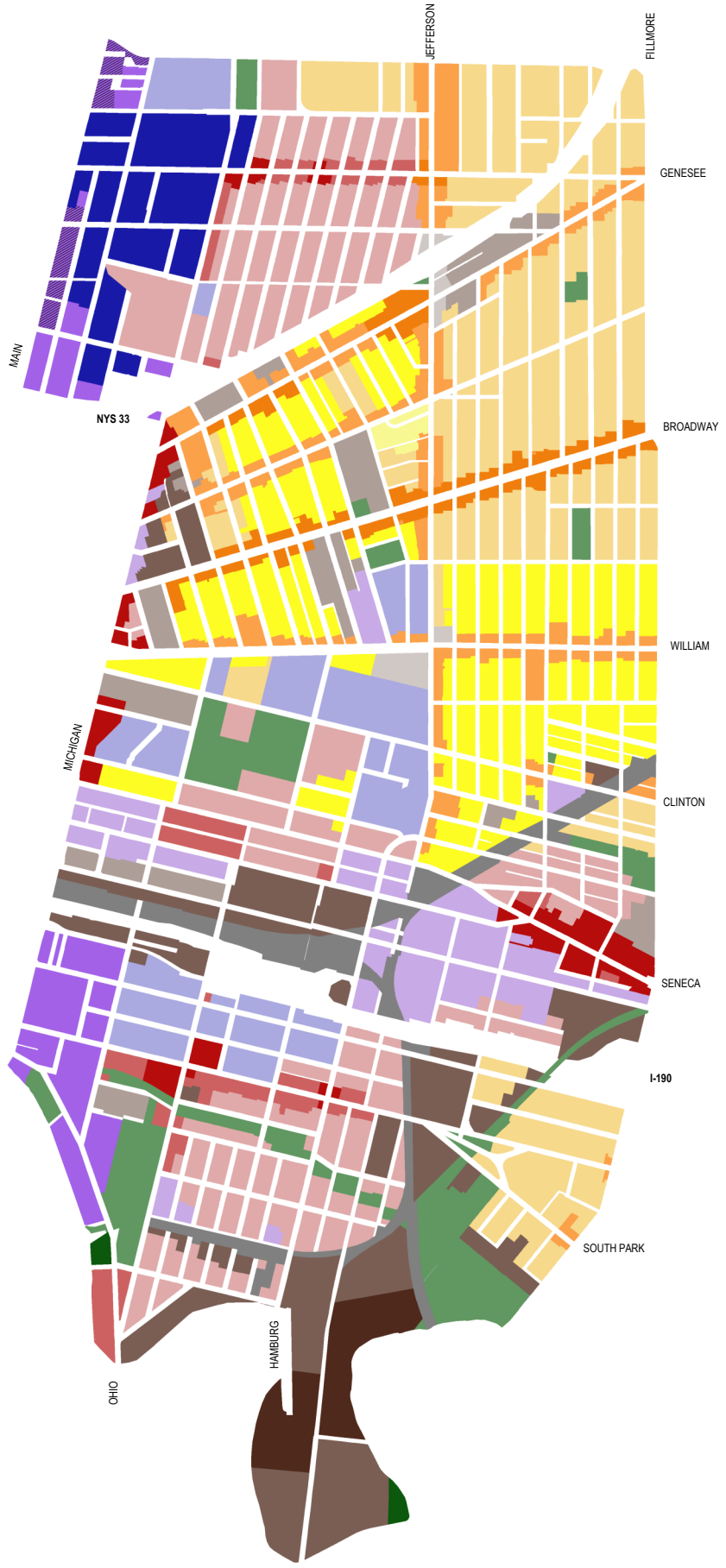
Fruit Belt
Hydraulics
Old First Ward
Pratt-Willert
Valley



Place-type characteristics

- Neighborhood centers along Broadway, Genesee, High, Michigan, Seneca, South Park, Sycamore, and William are mapped N-3C or N-3E, depending on intensity
- Residential areas of the Fruit Belt, Hydraulics, and Old First Ward are mapped N-2R
- Residential areas of Pratt-Willert are mapped N-2R, N-3R, N-4-30, and D-R, reflecting the mixed character of various urban renewal initiatives
- Residential areas of the Valley are mapped N-3R
- Residential areas to the north and south of William, east of Jefferson, are generally mapped N-4-30, reflecting high land vacancy and opportunities for single-family home development
- Fosdick Field, JFK Park, Red Jacket Riverfront Park, Riverfest Park, and the vacant DL&W rail corridor are mapped D-OG
- The Buffalo Niagara Medical Campus is mapped D-M
- Industrial loft clusters at the Hydraulics and sections of Broadway and Republic are mapped N-1S
- Industrial land along the Buffalo River is mapped D-IL and D-IH

- N-1-D
- N-1-C
- N-1-S
- N-2-C
- N-2-E
- N-2-R
- N-3-C
- N-3-E
- N-3-R
- N-4-30
- N-4-50
- D-OS
- D-OG
- D-ON
- D-R
- D-E
- D-M
- D-R
- D-C
- D-LI
- D-HI
- C-R
- C-M



East Zoning Map

Broadway-Fillmore

Clinton-Bailey

Kaisertown

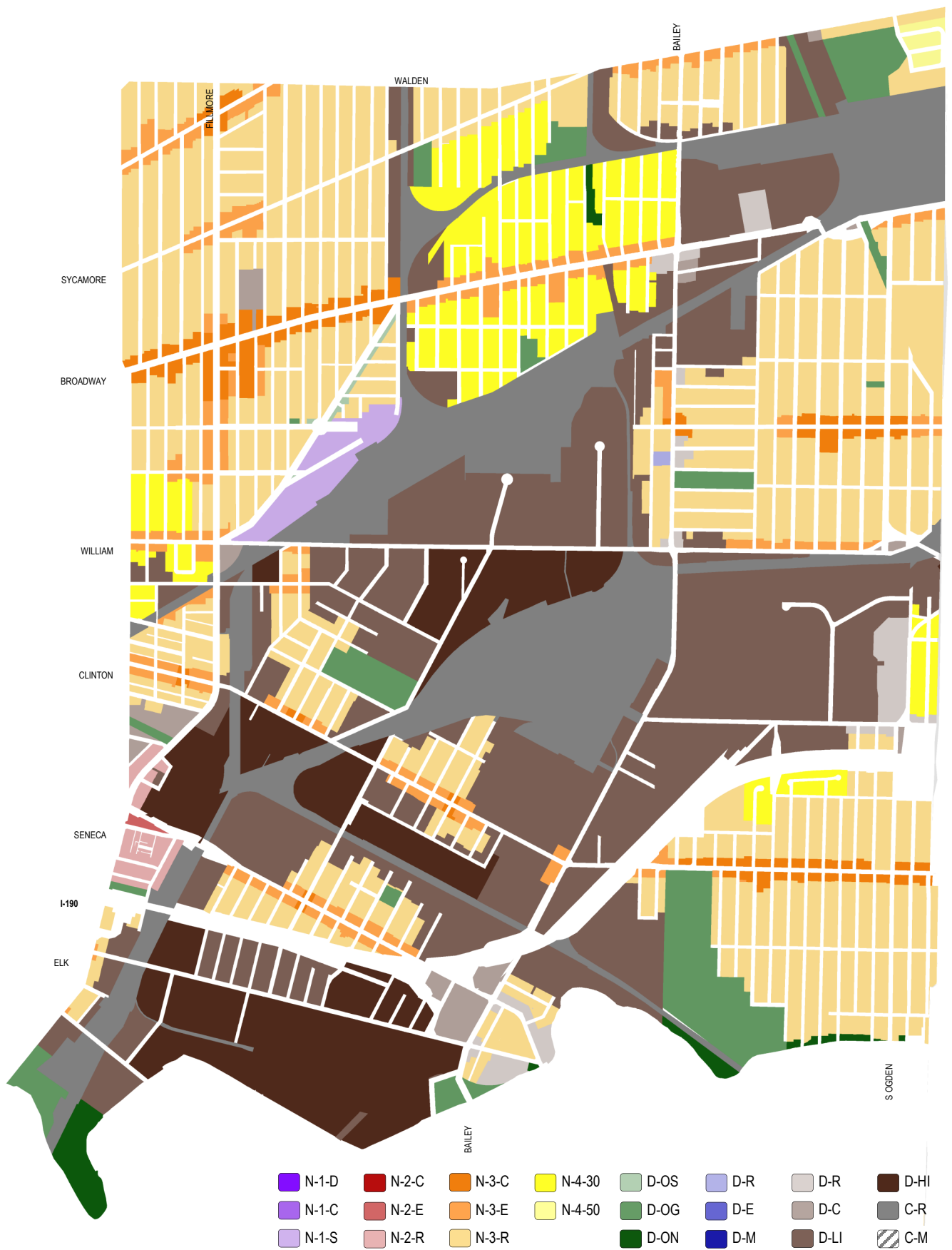
Lovejoy

Seneca-Babcock



Place-type characteristics

- Neighborhood centers along Broadway, Clinton, Lovejoy, Seneca, William, and parts of Fillmore and Sycamore, are mapped N-3C or N-3E, depending on intensity
- Residential areas are generally mapped N-3R
- Residential areas around Broadway, between Bailey and the Belt Line, are mapped N-4-30
- Franczyk Park, Hennepin Park, Houghton Park, and Walden Park are mapped D-OG
- Various parcels adjacent to rail facilities are mapped D-IL and D-IH
- Substantial rail lines and yards are mapped C-R



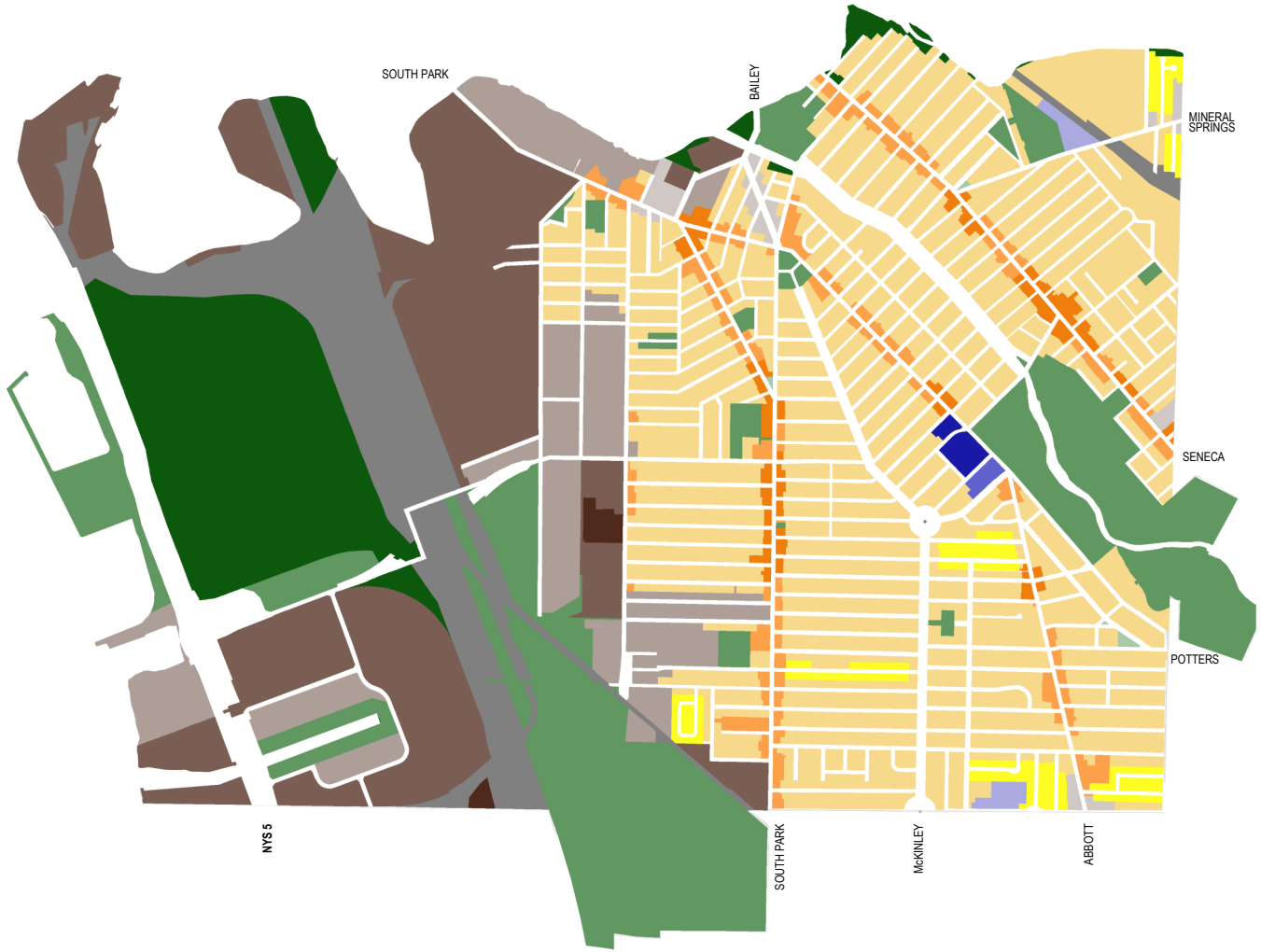
South Zoning Map

Seneca-Caz
South Buffalo
Triangle



Place-type characteristics

- Neighborhood centers along Abbott, Seneca, and South Park are mapped N-3C or N-3E, depending on intensity
- Residential areas are generally mapped N-3R, with some lower-intensity areas mapped N-4-30
- South Park and Cazenovia Park are mapped D-OG
- Tiff Nature Preserve and surrounding parcels are mapped D-ON
- Areas around Hopkins are mapped D-C
- RiverBend is mapped D-IL
- Lakeside Commerce Park is mapped D-C and D-IL
- Substantial rail lines and yards are mapped C-R



- | | | | | | | | |
|---|--|---|--|--|--|--|---|
| ■ N-1-D | ■ N-2-C | ■ N-3-C | ■ N-4-30 | ■ D-OS | ■ D-R | ■ D-R | ■ D-HI |
| ■ N-1-C | ■ N-2-E | ■ N-3-E | ■ N-4-50 | ■ D-OG | ■ D-E | ■ D-C | ■ C-R |
| ■ N-1-S | ■ N-2-R | ■ N-3-R | ■ D-ON | ■ D-M | ■ D-LI | C-M | |