




# Maps to Accompany Congregate House Overlay Zone Proposal

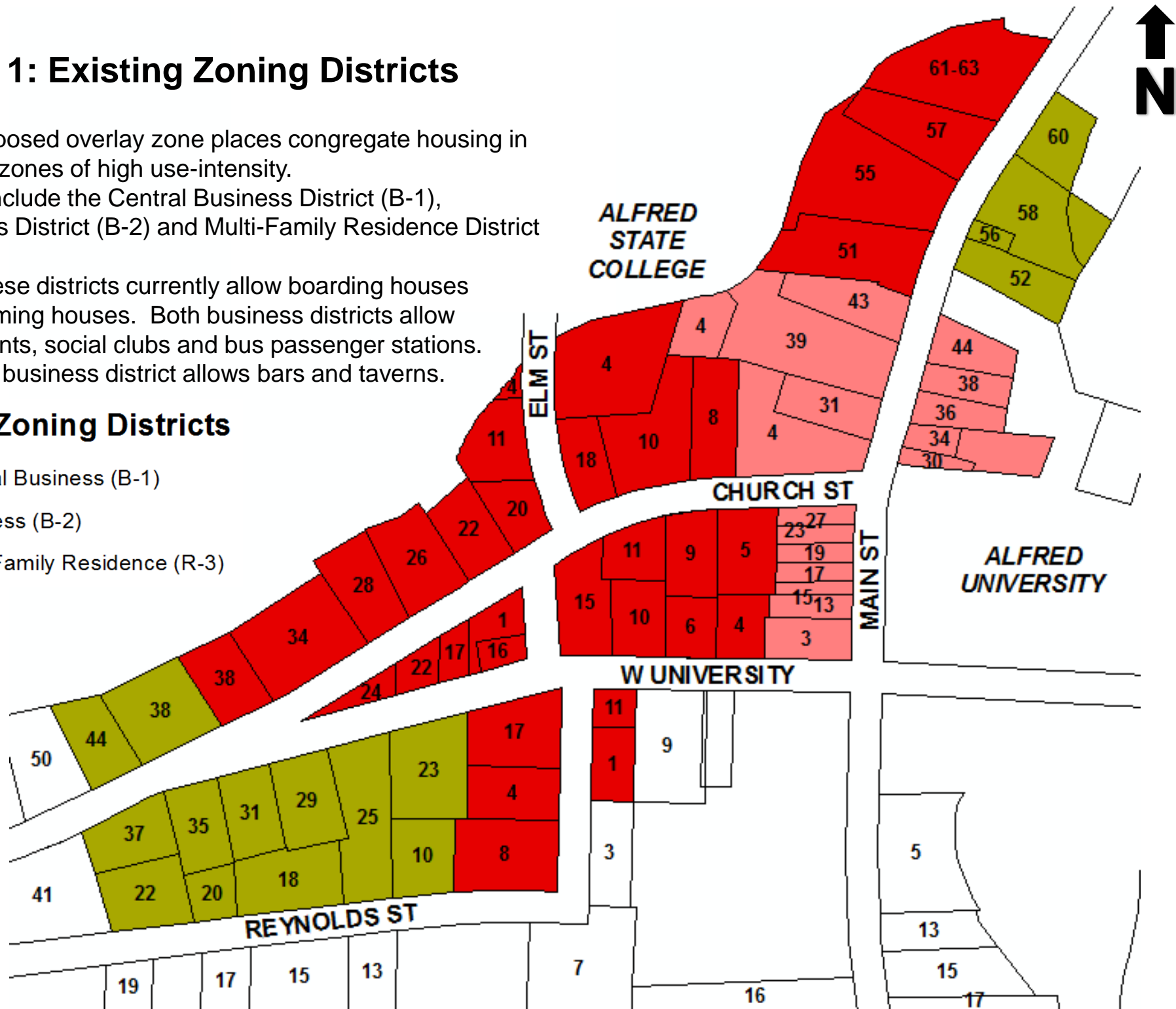
Village of Alfred,  
January 2014

# FIGURE 1: Existing Zoning Districts

- The proposed overlay zone places congregate housing in existing zones of high use-intensity.
- These include the Central Business District (B-1), Business District (B-2) and Multi-Family Residence District (R-3).
- All of these districts currently allow boarding houses and rooming houses. Both business districts allow restaurants, social clubs and bus passenger stations. The B-2 business district allows bars and taverns.

## Existing Zoning Districts




-  Central Business (B-1)
-  Business (B-2)
-  Multi-Family Residence (R-3)

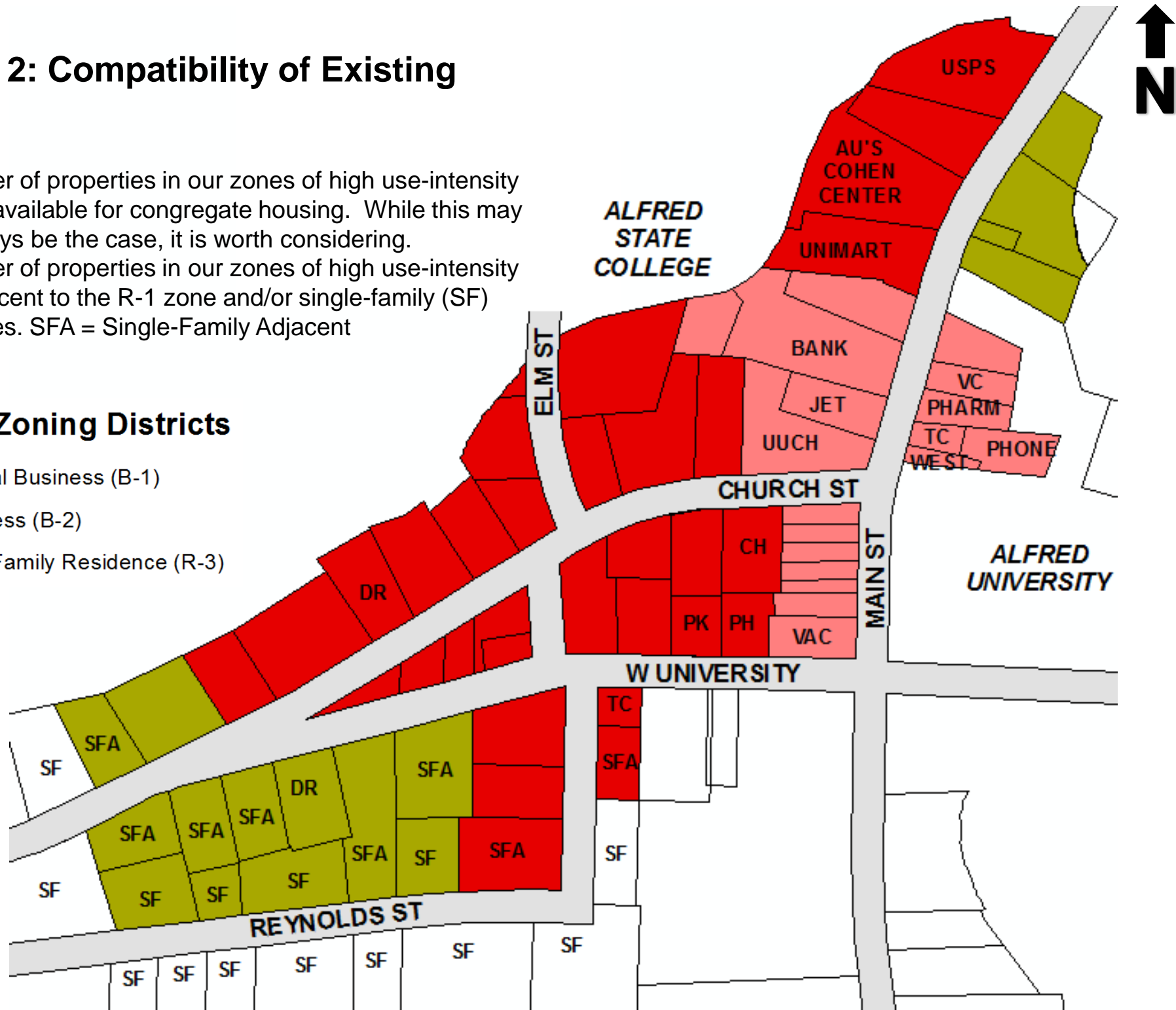


## FIGURE 2: Compatibility of Existing Uses

- A number of properties in our zones of high use-intensity are not available for congregate housing. While this may not always be the case, it is worth considering.
- A number of properties in our zones of high use-intensity are adjacent to the R-1 zone and/or single-family (SF) structures. SFA = Single-Family Adjacent

### Existing Zoning Districts


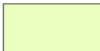
-  Central Business (B-1)
-  Business (B-2)
-  Multi-Family Residence (R-3)



# FIGURE 3: Existing Lot Size


- Minimum lot size requirements are intended to ensure sufficient space on the lot for the structure and associated needs – for example, off-street parking - while still meeting lot-line setbacks.

## Existing Lot Size

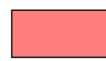


-  < 8000 Sq. Ft.
-  > 8000 Sq. Ft.

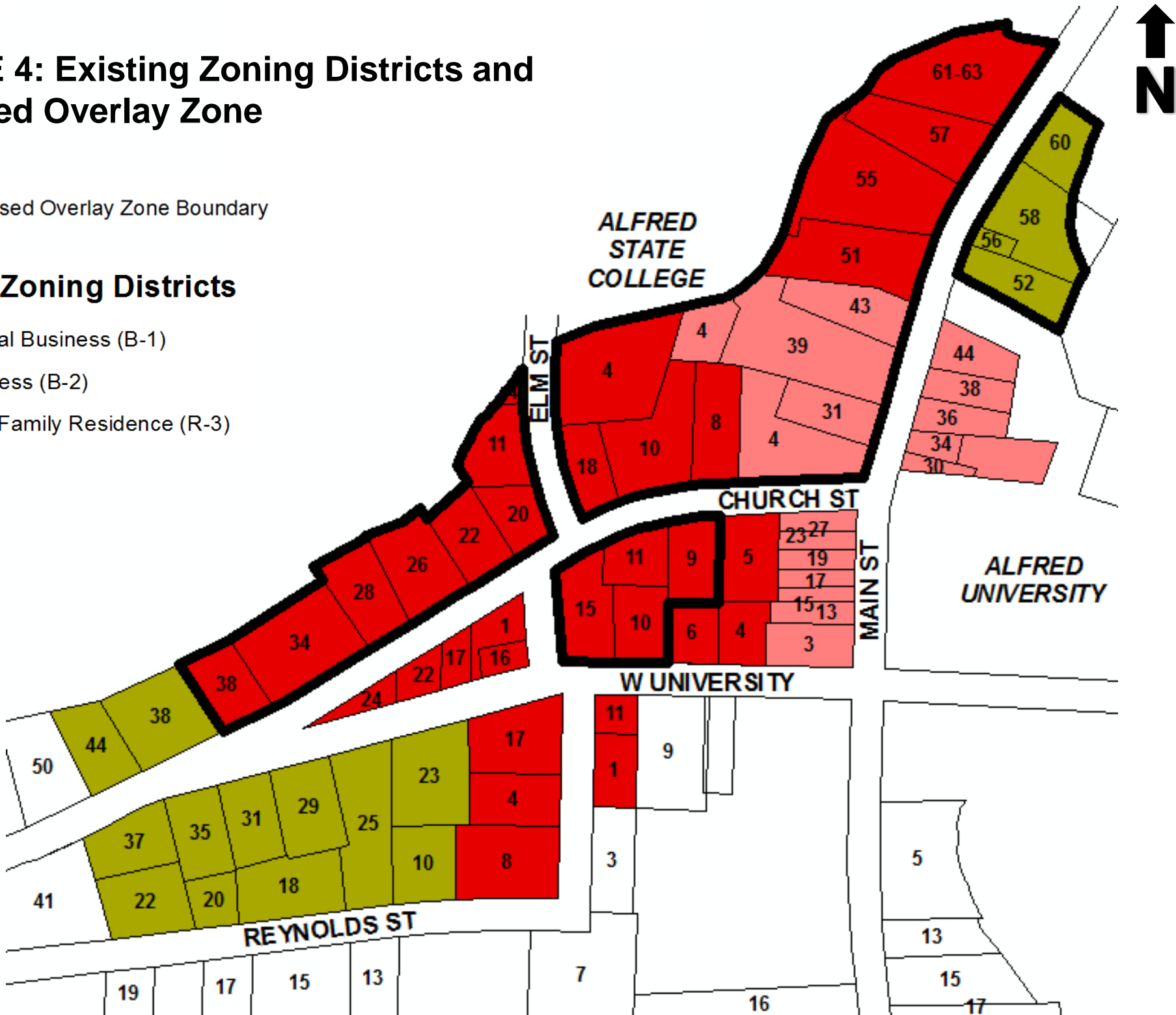


# FIGURE 4: Existing Zoning Districts and Proposed Overlay Zone



 Proposed Overlay Zone Boundary

## Existing Zoning Districts




-  Central Business (B-1)
-  Business (B-2)
-  Multi-Family Residence (R-3)

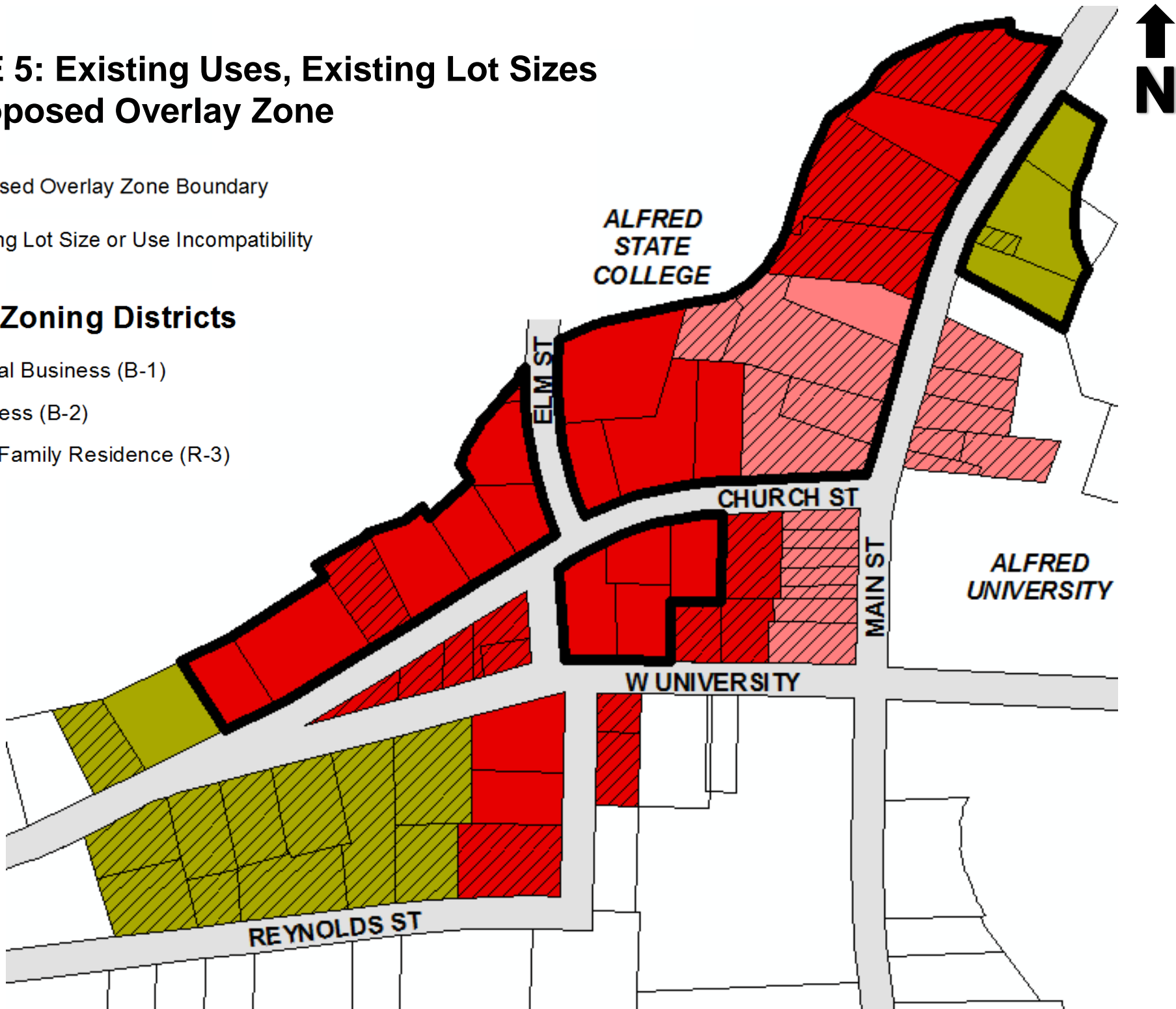


# FIGURE 5: Existing Uses, Existing Lot Sizes and Proposed Overlay Zone

-  Proposed Overlay Zone Boundary
-  Existing Lot Size or Use Incompatibility

## Existing Zoning Districts

-  Central Business (B-1)
-  Business (B-2)
-  Multi-Family Residence (R-3)



## FIGURE 6: Structure Size / Occupancy

- Minimum structure size and occupancy levels are intended to foster conditions suitable for congregate house living as well as the community as a whole.
- Text in **red** is structure size collected from the Allegany County Real Property Services online database.
- Text in **black** is the occupancy limit under the proposed regulations. An occupancy limit of zero (0) is listed for structures currently < 1800 sq. ft.

