

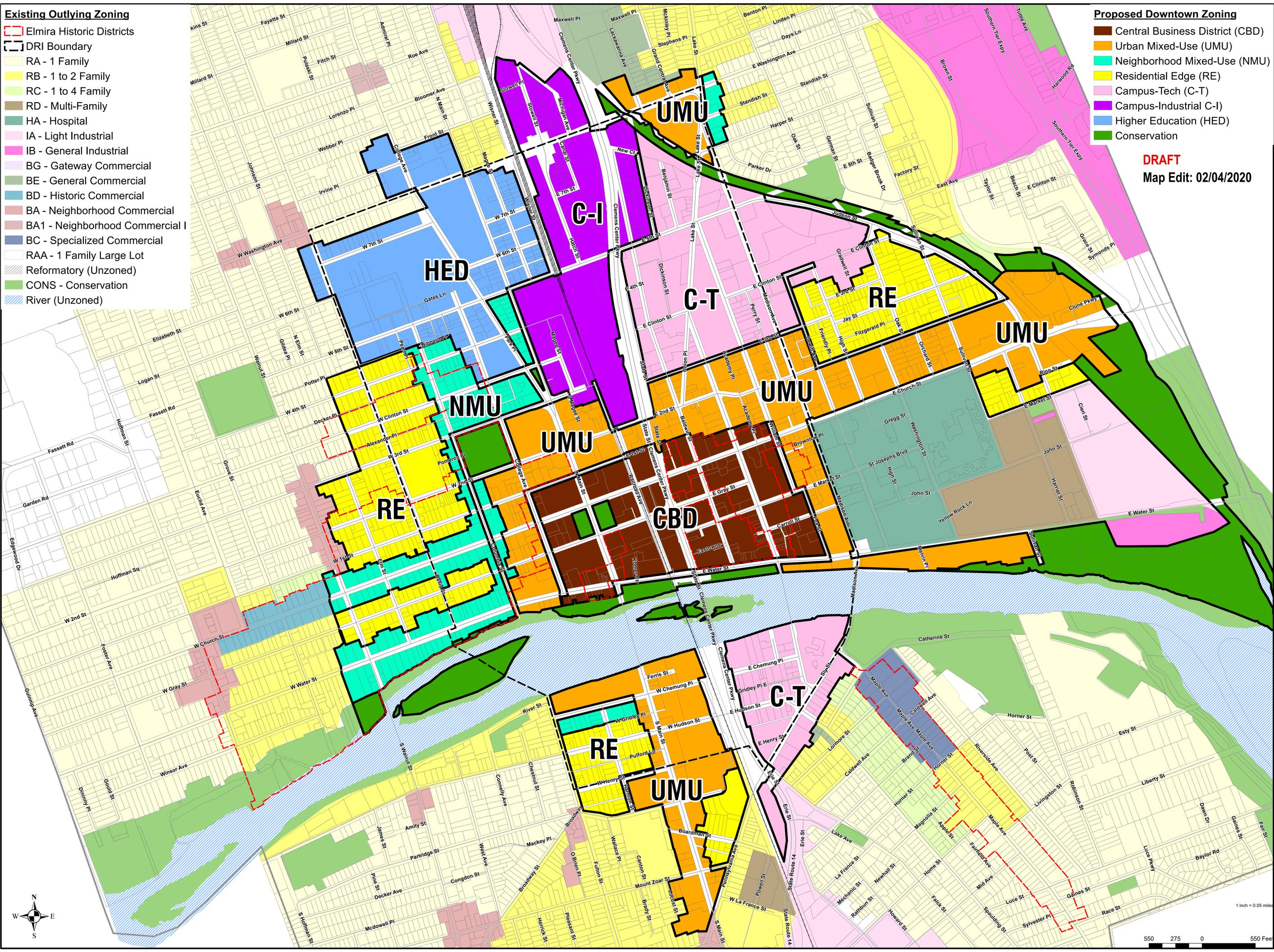
**Existing Outlying Zoning**

-  Elmira Historic Districts
-  DRI Boundary
-  RA - 1 Family
-  RB - 1 to 2 Family
-  RC - 1 to 4 Family
-  RD - Multi-Family
-  HA - Hospital
-  IA - Light Industrial
-  IB - General Industrial
-  BG - Gateway Commercial
-  BE - General Commercial
-  BD - Historic Commercial
-  BA - Neighborhood Commercial
-  BA1 - Neighborhood Commercial I
-  BC - Specialized Commercial
-  RAA - 1 Family Large Lot
-  Reformatory (Unzoned)
-  CONS - Conservation
-  River (Unzoned)

**Proposed Downtown Zoning**

-  Central Business District (CBD)
-  Urban Mixed-Use (UMU)
-  Neighborhood Mixed-Use (NMU)
-  Residential Edge (RE)
-  Campus-Tech (C-T)
-  Campus-Industrial C-I
-  Higher Education (HED)
-  Conservation

**DRAFT**  
Map Edit: 02/04/2020



1 inch = 0.05 miles

550 275 0 550 Feet