

ZONING

407 Attachment 4

Town of Grand Island

**Schedule IV
Zoning Schedule of Use Controls
Residential, Business and Commercial Districts**

[Amended 5-16-2011 by L.L. No. 2-2011; 10-15-2012 by L.L. No. 3-2012; 1-21-2014 by L.L. No. 5-2014; 1-20-2015 by L.L. No. 3-2015; 9-16-2015 by L.L. No. 8-2015; 1-19-2016 by L.L. No. 2-2016; 2-3-2020 by L.L. No. 1-2020; 7-6-2020 by L.L. No. 10-2020; 6-6-2022 by L.L. No. 3-2022]

District	Purposes	Principal Uses and Structures	Accessory Uses and Structures	Special Uses
R-1A Low-Density Single-Family Residential District	To delineate areas where a rural atmosphere will be maintained and low-density development can occur. Provides for the development of neighborhoods that consist of primarily single-family housing for larger yards and homes. The following shall apply to all R-1A Districts.	A. Single-family detached dwelling B. Public parks and playgrounds C. Public and private schools D. House of worship E. Agricultural uses F. Keeping of up to 10 agricultural animals, with an agricultural animal permit G. Day-care center or nursery school	The following accessory buildings and structures are permitted in the district, provided that such accessory uses and buildings are not constructed or conducted until the main building has been constructed: A. Private attached garage or storage structure with outside building dimensions not to exceed 900 square feet and not to exceed a maximum of 20% of the rear yard with impervious surfaces B. Signs subject to the provisions of Town Code Chapter 295 C. Fences and walls subject to the provisions of this Code D. Private family swimming pools as regulated in this Code E. Satellite television receiving antenna F. Detached accessory storage structures subject to the provisions in §407-142 of this Code G. Docks, boathouses or piers	A. Bed-and-breakfast B. Cemetery C. Commercial riding stables D. Essential public services E. Home occupations F. Professional home office G. Nursery (including growing of plants and retail and wholesale sales)
R-1B Single-Family Residential District	Allows for low-density development in areas that are currently serviced without public sewer. Lot sizes are smaller than those in the R-1A District to allow for a slightly higher density of single-family homes. The following shall apply to all R-1B Districts in the Town of Grand Island.	A. Single-family detached dwellings B. Public parks and playgrounds C. Public and private schools D. Houses of worship E. Agricultural uses (minimum lot size of five acres) F. Day-care center or nursery school	Accessory uses and structures permitted in the R-1A District	A. Bed-and-breakfast B. Cemetery C. Essential public services D. Home occupations E. Keeping of up to 10 agricultural animals F. Nursery (including growing of plants and retail and wholesale sales) G. Professional home office
R-1C Single-Family Residential District	Allows for low-density development in areas that are currently serviced with public sewer. Lot sizes are smaller than those in the R-1B District to allow for a slightly higher density of single-family homes. The following shall apply to all R-1C Districts in the Town of Grand Island.	Principal uses and structures permitted in the R-1B District	Accessory uses and structures permitted in the R-1B District	A. Bed-and-breakfast B. Essential public services C. Home occupations D. Keeping of up to 10 agricultural animals E. Professional home office

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District	Purposes	Principal Uses and Structures	Accessory Uses and Structures	Special Uses
R-1D Medium-Density Single-Family Residential District	Allows for medium-density development in areas that are currently serviced with public sewer. Lot sizes are smaller than those in the R-1C District to allow for a higher density of single-family homes in areas where medium-density housing is likely to occur. The following shall apply to all R-1D Districts in the Town of Grand Island.	Principal uses and structures permitted in the R-1C District	Accessory uses and structures permitted in the R-1C District	Specially permitted uses and structures permitted in the R-1C District
R-1E High-Density Single-Family Residential District	Allows for high-density development in areas where significant development has occurred in a particular pattern and future development should follow that pattern to be compatible with the neighborhood. Lot sizes are smaller than those in the R-1D District to allow for high-density single-family housing in the Town of Grand Island.	Principal uses and structures permitted in the R-1D District	Accessory uses and structures allowed in the R-1D District	A. Essential public services B. Home occupations C. Professional home office
R-2 Attached/Detached Single-Family Residential District	Allows for the development of single-family attached and detached residential dwellings, including townhouses, duplexes, and patio home configurations. The following shall apply to all R-2 Districts in the Town of Grand Island.	A. Single-family attached dwellings B. Patio home configuration C. Houses of worship D. Public and private schools E. Public parks and playgrounds	A. Residential developments shall comply with the Town subdivision provisions (Town Code Chapter 327). B. All accessory uses and structures allowed in the R-1E District C. Off-street parking areas for storage of private vehicles in connection with occupants of residential structures D. Structures required for the exclusive and customary maintenance of the primary permitted use E. Indoor and outdoor recreation facilities for the exclusive use of the residents of the primary permitted use. Such accessory uses shall be operated on a not-for-profit basis, and shall not be rented out or used by nonresidents, except incidental use by guests of residents F. Recreational facilities such as open or enclosed tennis courts, exercise facilities, picnic areas, gazebos or swimming pools G. One structure to house maintenance shops and vehicles to be used exclusively for the maintenance and management of the single-family attached dwelling unit development H. Common space for the exclusive use and convenience of residents of the single-family attached dwelling development and their guests to park vehicles. Such common space shall be adequately landscaped and buffered so as to screen the site from adjacent areas and uses	Home occupations

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<p>R-2A Attached/Detached Waterfront Single-Family Residential District</p>	<p>Allows for the development of single-family attached or detached residential dwellings that are on the waterfront or have direct access to the Niagara River by a navigable canal or stream. This includes townhouses, duplex and patio home configuration. The following shall apply to all R-2A Districts in the Town of Grand Island.</p>	<p>Principal uses and structures permitted in the R-2 District</p>	<p>A. Accessory uses and structures allowed in the R-1D District</p> <p>B. Off-street parking areas for storage of private vehicles in connection with occupants of residential structures</p> <p>C. Structures required for the exclusive and customary maintenance of the primary permitted use</p> <p>D. Indoor and outdoor recreation facilities for the exclusive use of the residents of the primary permitted use</p> <p>E. Docks, boathouses, piers for the docking of boats owned by the residents of the principal permitted residence and/or their guests</p> <p>F. Except for Town Board-approved actions of the association, on common property, no property owner shall erect or place an accessory building or structure on the premises. The following special accessory uses and structures may be established for the common and exclusive use of the owners of dwelling units and their guests. Such special accessory uses and structures shall be operated on a not-for-profit basis and subject to site plan approval:</p> <p>(1) Recreational facilities such as open or enclosed tennis courts, exercise facilities, picnic areas, gazebos or swimming pools</p> <p>(2) One structure to house maintenance shops and vehicles to be used exclusively for the maintenance and management of the single-family attached dwelling unit development</p> <p>(3) Common space for the exclusive use and convenience of residents of the single-family attached dwelling development and their guests to park vehicles. Such common space shall be adequately landscaped and buffered so as to screen the site from adjacent areas and uses.</p>	<p>Specially permitted uses and structures permitted in the R-2 District</p>
<p>R-3 Multiple-Family Residential District</p>	<p>Allows for the development of multifamily structures in the Town of Grand Island. The following shall apply to all R-3 Districts in the Town of Grand Island.</p>	<p>A. Multifamily dwellings including townhouses, duplexes, apartment buildings, single-family attached and patio homes</p> <p>B. Houses of worship</p> <p>C. Public and private schools</p> <p>D. Parks and playgrounds</p> <p>E. Nursing homes</p> <p>F. Boarding homes</p> <p>G. Nursery schools/day-care facilities</p>	<p>A. Accessory uses and structures allowed in the R-1D District</p> <p>B. Off-street garages or parking areas for vehicles in connection with occupants of the permitted principal use</p>	<p>A. Convenience stores</p> <p>B. Home occupations</p> <p>C. Medical and dental clinics</p> <p>D. Mobile home parks</p> <p>E. Restaurants</p>

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Town Center Business District ¹	<p>Brings together diverse land uses in a unified development district. It encourages the development of a dense, compact, mixed-use district which will serve as a commercial destination and civic center for the Grand Island community. While automobile-friendly, the zone seeks to create a campus or village atmosphere hospitable to pedestrian access and circulation. The Town Center Business District is separated into the following subdistricts:</p> <p>A. NBD North Business District B. CBD Central Business District C. SBD South Business District</p>	<p>A. The following are principal uses in the North and South Business Districts (NBD and SBD):</p> <p>(1) Commercial uses:</p> <p>(a) Restaurants up to 5,000 square feet in area (b) Banks, savings and loans, credit unions (c) Personal services and instructional establishments (d) Professional or general business offices (e) Animal hospital or veterinary clinic (f) Automobile wash, gas stations, motor vehicle repair service or motor vehicle service station facilities (g) Convenience stores (h) Drive-through businesses including restaurants, banks, and drug stores (i) Nurseries (including growing of plants and retail and wholesale sales)</p> <p>(2) Retail uses:</p> <p>(a) Retail stores up to 5,000 square feet in area (b) Retail plazas, and mixed-use facilities up to 15,000 square feet</p> <p>(3) Public and community uses:</p> <p>(a) Houses of worship (b) Public and private schools (c) Parks and playgrounds (d) Fraternal clubs and lodges (e) Nursery schools and day-care centers (f) Public, private, trade or industrial schools, and other educational facilities (g) Civic activities and services, including but not limited to library, civic center, or amphitheater</p> <p>(4) Entertainment and recreation uses:</p> <p>(a) Recreational and amusement enterprises conducted entirely within a completely enclosed building</p> <p>(5) Hospitality industry uses:</p> <p>(a) Motels and motor courts (b) Bed-and-breakfast establishments</p> <p>(6) Medical and research-related uses:</p> <p>(a) Assisted- and independent-living facilities</p>	<p>The following are accessory uses, buildings and structures permitted in the NBD, SBD, and CBD Districts, provided that all accessory uses of buildings are not constructed until the main building has been constructed:</p> <p>A. Indoor and outdoor recreation facilities, such as swimming pools, saunas, exercise studios and tennis courts, which are provided for the exclusive use of the occupants of the primary permitted use B. Satellite television receiving antenna C. Transit shelters and street furniture D. Off-street parking and loading areas subject to the provisions of this Code E. No more than one accessory structure for the exclusive and customary storage or maintenance needs of the primary permitted use, including the storage of maintenance vehicles F. Temporary buildings for uses incidental to construction work which shall be removed upon completion or abandonment of the construction work G. Signs pursuant to Chapter 295, Signs H. Fences, walls and hedges, subject to the provisions of this Code I. Outdoor storage for new or used car or trailer lots J. Clubhouses at golf courses, country clubs and yacht clubs, including restaurants and banquet facilities for members and guests [Added 7-6-2020 by L.L. No. 10-2020] K. Maintenance buildings, storage buildings and garages [Added 7-6-2020 by L.L. No. 10-2020] L. Swimming pools and tennis courts [Added 7-6-2020 by L.L. No. 10-2020] M. Restaurants and snack bars for paying patrons of amusement parks, indoor recreational facilities, and campgrounds [Added 7-6-2020 by L.L. No. 10-2020] N. Campground offices, recreation and game rooms, laundries and guest shower/bathroom facilities, and a campground lodge that includes up to five guest rooms for overnight accommodations for up to 10 guests [Added 7-6-2020 by L.L. No. 10-2020]</p>	<p>A. North and South Business (NBD and SBD) Districts:</p> <p>(1) Commercial uses, standalone buildings:</p> <p>(a) Restaurants over 5,000 square feet in area (b) Kennels</p> <p>(2) Retail uses:</p> <p>(a) New or used car, trailer sales, boats or recreational vehicles and accessory repair departments (b) Retail stores from 5,000 to 15,000 square feet in area (c) Retail stores, retail plazas and mixed-use facilities from 15,000 square feet to 30,000 square feet in area</p> <p>(3) Public and community uses: essential public services</p> <p>(4) Entertainment and recreation uses:</p> <p>(a) Bars, taverns, and nightclubs (b) Recreational and amusement enterprises not conducted entirely within a completely enclosed building</p> <p>(5) Hospitality Industry uses: hotels</p> <p>(6) Residential uses:</p> <p>(a) Single-family attached developments at a density of more than 16 units per acre (b) Multifamily residential developments at a density of more than 16 units per acre</p> <p>(7) Commercial/recreational uses: [Added 7-6-2020 by L.L. No. 10-2020]</p> <p>(a) Restaurants open to the public and banquet facilities available for rent by the public, located at golf courses, yacht clubs, and country clubs (b) One caretaker's residence</p>

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		<ul style="list-style-type: none"> (b) Hospitals, nursing homes and skilled nursing facilities (7) Residential uses: <ul style="list-style-type: none"> (a) Single-family attached residence structures at a density of eight or fewer units per acre (b) Duplex residences at a density of eight or fewer units per acre (c) Multifamily residential developments of eight or fewer units per acre (8) Other uses: <ul style="list-style-type: none"> (a) Uses of a light-manufacturing nature employing electricity or other unobjectionable motor power or processes free from objectionable odors, fumes, dirt, dust, vibrations, or noise beyond the limits of the walls of an enclosed building not exceeding 30,000 square feet (9) Commercial/recreational uses: [Added 7-6-2020 by L.L. No. 10-2020] <ul style="list-style-type: none"> (a) Amusement parks (b) Privately owned golf courses, whether or not open to the public (c) Campgrounds (d) Country clubs (e) Golf driving ranges (f) Yacht clubs (g) Indoor recreational facilities, including, but not limited to, ice hockey arenas and indoor soccer facilities B. The following are principal uses in the Central Business District (CBD): <ul style="list-style-type: none"> (1) Commercial uses: <ul style="list-style-type: none"> (a) Restaurants (b) Banks, savings and loans, and credit unions (c) Personal services and instructional establishments (d) Professional or general business offices 		<ul style="list-style-type: none"> B. Central Business District (CBD): <ul style="list-style-type: none"> (1) Commercial uses, standalone buildings: <ul style="list-style-type: none"> (a) Automobile wash, gas stations, motor vehicle repair service or motor vehicle service facilities (b) Convenience stores (with or without gas pumps) (2) Retail uses: retail stores, retail plazas and mixed-use facilities over 60,000 square feet in area (3) Public and community uses: essential public services (4) Entertainment and recreation uses: recreational and amusement enterprises not conducted entirely within a completely enclosed building (5) Hospitality industry uses: motels and motor courts (6) Residential uses: <ul style="list-style-type: none"> (a) Single-family attached developments at a density of more than 16 units per acre (b) Multifamily residential developments at a density of more than 16 units per acre (7) Commercial/recreational uses: [Added 7-6-2020 by L.L. No. 10-2020] <ul style="list-style-type: none"> (a) Restaurants open to the public and banquet facilities available for rent by the public, located at golf courses, yacht clubs, and country clubs (b) One caretaker's residence

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		<ul style="list-style-type: none"> (e) Animal hospital or veterinary clinics (f) Drive-through business, including restaurants, banks, and drugstores (2) Retail uses: <ul style="list-style-type: none"> (a) Retail stores up to 15,000 square feet in area (b) Retail plazas and mixed-use facilities up to 60,000 square feet in area (3) Public and community uses: <ul style="list-style-type: none"> (a) Houses of worship (b) Public and private schools (c) Parks and playgrounds (d) Fraternal clubs and lodges (e) Nursery schools, or day-care centers (f) Public, private, trade or industrial schools, and other educational facilities (g) Civic activities and services, including but not limited to library, civic center, police or fire stations, or amphitheater (4) Entertainment and recreation uses: <ul style="list-style-type: none"> (a) Bars, taverns, and nightclubs (b) Recreational and amusement enterprises conducted entirely within a completely enclosed building (5) Hospitality industry uses: <ul style="list-style-type: none"> (a) Hotels (b) Bed-and-breakfast establishments (6) Medical and research-related uses: assisted- and independent-living facilities (7) Residential uses: <ul style="list-style-type: none"> (a) Single-family attached residence structures at a density of no less than nine nor more than 16 units per acre (b) Multifamily residential developments at a density of no less than nine nor more than 16 units per acre (8) Commercial/recreational uses: [Added 7-6-2020 by L.L. No. 10-2020] <ul style="list-style-type: none"> (a) Amusement parks 		

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		<ul style="list-style-type: none"> (b) Privately owned golf courses, whether or not open to the public (c) Campgrounds (d) Country clubs (e) Golf driving ranges (f) Yacht clubs (g) Indoor recreational facilities, including, but not limited to, ice hockey arenas and indoor soccer facilities 		
<p>B-1 General Business District²</p>	<p>To provide districts to accommodate those activities that are particularly oriented to the automobile. The B-1 requirements are as follows.</p>	<ul style="list-style-type: none"> A. Hotels and motels and motor courts B. Commercial recreational and amusement enterprises conducted entirely within a completely enclosed building C. Restaurants D. Banks E. New or used car, trailer sales, boats or recreational vehicles and accessory repair departments F. Retail not exceeding 60,000 gross square feet G. Personal service establishments H. Dance, art, music or photo studios I. Nursery or day-care centers J. Professional, business, medical or dental offices or clinics K. Animal hospital or veterinary clinic L. Nursery (including growing of plants and retail and wholesale sales) M. Fraternal clubs and lodges N. House of worship 	<p>The following accessory uses, building and structures are permitted in the General Business District, provided that such accessory uses and buildings are not conducted or constructed until the main building has been constructed:</p> <ul style="list-style-type: none"> A. Indoor and outdoor recreation facilities, such as swimming pools, saunas, exercise studios, tennis courts, bike and walking trails and pedestrian plazas and courts, which are provided for the exclusive use of the occupants of the primary permitted use B. Satellite television receiving antenna C. Transit shelters and street furniture D. Off-street parking and loading areas subject to the provisions of this Code E. No more than one accessory structure for the exclusive and customary storage or maintenance needs of the primary permitted use, including the storage of maintenance vehicles F. Temporary buildings for uses incidental to construction work which shall be removed upon completion or abandonment of the construction work G. Signs pursuant to Town Code Chapter 295 H. Outdoor storage for new or used car or trailer lots 	<p>The following are special permitted uses subject to the provisions of Article XXV:</p> <ul style="list-style-type: none"> A. Adult-care facility B. Commercial recreational and amusement enterprises not conducted entirely within a completely enclosed building C. Bars, taverns and nightclubs D. Campgrounds E. Essential public services F. Hospital G. Kennels H. Automobile wash, motor vehicle repair service or motor vehicle service station facilities

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<p>B-2 Waterfront Business District²</p>	<p>To create a district where small, water-related business can develop. Such districts will improve the economic base of the Town, offer residents an opportunity to gain access to the river and help attract tourists to the Town of Grand Island.</p>	<p>A. Bed-and-breakfasts B. Amusement enterprises conducted entirely within a completely enclosed building C. Restaurants, excluding restaurants with drive-in facilities, but including restaurants with outdoor patios D. Artists studios or art galleries E. Boat or marine sale and service F. Marinas, boat yards or launches, and yacht clubs G. Boat rental or charter services H. Small retail stores not exceeding 5,000 gross square feet I. Fraternal clubs and lodges</p>	<p>A. Docks, wharves, piers for the docking of boats B. Indoor and outdoor recreation facilities, such as swimming pools, saunas, exercise studios, tennis courts, bike and walking trails and pedestrian plazas and courts, which are provided for the exclusive use of the occupants of the primary permitted use C. Satellite television receiving antenna D. Transit shelters and street furniture E. Off-street parking and loading areas subject to the provisions of this Code F. Signs subject to the provisions of Chapter 295 G. Fences, walls and hedges subject to the provisions of Article XXIX H. Accessory structures for the exclusive and customary storage or maintenance needs of the primary permitted use, including the storage of maintenance vehicles I. Temporary buildings for the uses incidental to construction work which shall be removed upon completion or abandonment of the construction work J. At marinas, boat yards or launches, and yacht clubs, outdoor storage of boats</p>	<p>A. Amusement enterprises not conducted entirely within a completely enclosed building B. Bars, taverns, and nightclubs C. Campgrounds D. Hotels</p>
<p>B-3 Hamlet Business District²</p>	<p>To provide areas to accommodate businesses providing goods and services to residential neighborhoods, within hamlet or community center areas. It is the intent of this article to limit uses in B-3 Districts to lower-intensity commercial uses in smaller structures than allowed in other business districts, and to provide for development with a neighborhood appearance and function, utilizing smaller structures and landscaped areas in keeping with the residential character of the surrounding neighborhoods.</p>	<p>A. Banks B. Small retail not exceeding 5,000 gross square feet C. Restaurants not exceeding 5,000 gross square feet D. Personal service establishments not exceeding 5,000 gross square feet E. Nursery schools or day-care centers F. Professional, business, medical or dental offices or clinics not exceeding 5,000 gross square feet G. Public parks and open spaces</p>	<p>A. Satellite television receiving antenna B. Transit shelters and street furniture C. Off-street parking and loading areas subject to the provisions of this Code D. No more than one accessory structure not to exceed 500 square feet for the exclusive and customary storage or maintenance needs of the primary permitted use, including the storage of maintenance vehicles E. Temporary buildings for uses incidental to construction work which shall be removed upon completion or abandonment of the construction work F. Signs pursuant to Town Code Chapter 295</p>	<p>Essential public services</p>

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CR Commercial Recreational Facilities District	Designed to allow for privately owned, large-scale recreational facilities, including accessory uses and structures, such as restaurants, common to those facilities	<ul style="list-style-type: none"> A. Amusement parks B. Privately owned golf courses, whether or not open to the public C. Campgrounds D. Country clubs E. Golf driving ranges F. Yacht clubs G. Indoor recreational facilities, including but not limited to ice hockey arenas and indoor soccer facilities 	<ul style="list-style-type: none"> A. Club houses at golf courses, country clubs and yacht clubs, including restaurants and banquet facilities for members and guests B. Maintenance buildings, storage buildings and garages C. Swimming pools and tennis courts D. Restaurants and snack bars for paying patrons of amusement parks and campgrounds E. Campground offices, recreation and game rooms, laundries and guest shower/bathroom facilities F. Signs subject to the provisions of Town Code Chapter 295 G. Off-site parking and fencing in accordance with the provisions of this Code 	<ul style="list-style-type: none"> A. Restaurants open to the public and banquet facilities available for rent by the public, located at golf courses, yacht clubs, and country clubs B. One caretaker's residence
M-1 Light Industrial and Research District	Provides for light industrial and research uses and associated administrative offices. The district is established to encourage the development of non-noxious industry that provides employment and expands the local tax base. Residential uses are not permitted in the M-1 District to minimize or eliminate potential conflicts that may occur. Limited commercial uses are permitted for the convenience of the employees at work within the district. The M-1 District is established to attract non-polluting industry.	<ul style="list-style-type: none"> A. Principal uses allowed in the B-1 District B. Executive or administrative offices C. Uses of a light-manufacturing nature employing electricity or other unobjectionable motor power or processes free from objectionable odors, fumes, dirt, dust, vibrations, or noise beyond the limits of the walls of an enclosed building D. Trade or industrial schools, educational facilities E. Laboratories and related facilities for research, experimentation, testing and product development when conducted entirely within a building F. Office buildings for general purposes G. Research and development and light manufacturing supported by research and development H. Computer programming and other software services I. Warehouses and distribution centers, including ministorage facilities J. Bulk storage facilities K. Saw, knife and tool sharpening shops, small equipment repair (chain saws, lawn mowers, outboard motors, hedge trimmers, etc.) shops L. Wholesale establishments, packaging, distributing and parcel delivery services, including retail incidental to wholesale M. Lumber yards, building materials, welding supply shops and supplies stores N. Gunsmith, locksmith, engraving and taxidermy shops 	<ul style="list-style-type: none"> A. Accessory uses permitted in B-1 District B. Indoor and outdoor recreation facilities, such as swimming pools, saunas, exercise studios, tennis courts, bike and walking trails and pedestrian plazas and courts, which are provided for the exclusive use of the occupants of the primary permitted use C. Satellite television receiving antenna D. Transit shelters and street furniture E. Off-street parking and loading areas subject to the provisions of this Code F. Signs subject to the provisions of Town Code Chapter 295 G. Accessory structures for the exclusive and customary storage or maintenance needs of those primary permitted use, including the storage of maintenance vehicles H. Temporary buildings for uses incidental to construction work which shall be removed upon completion or abandonment of the construction work I. Outdoor storage of goods and materials 	<ul style="list-style-type: none"> A. Special uses permitted in the B-1 District B. When developed as part of the principal use: <ul style="list-style-type: none"> (1) Restaurants or cafeterias (2) Convenience stores (3) Day-care facilities (4) Banks, savings and loans and credit unions C. Retail sale of material manufactured, prepared or assembled on site

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M-2 General Industrial District	The M-2 Industrial District provides uses permitted in M-1 District and other uses, including contractors' yards and adult uses.	<ul style="list-style-type: none"> A. Principal uses allowed in the M-1 District B. Contractors' offices, show rooms, and outdoor storage yards 	<ul style="list-style-type: none"> A. Accessory uses permitted in the M-1 District B. Off-street parking and loading areas subject to the provisions of this Code C. Signs subject to the provisions of Town Code Chapter 295 D. Accessory structures for the exclusive and customary storage or maintenance needs of those primary permitted use, including the storage of maintenance vehicles E. Outdoor storage of goods and materials 	<ul style="list-style-type: none"> A. Uses permitted upon issuance of a special permit in the M-1 District B. Motor vehicle repair service
OS Open Space District	<p>To delineate areas where substantial development of the land in the way of buildings or structures is not desirable because of:</p> <ul style="list-style-type: none"> A. Special or unique conditions of topography, drainage, floodplain or other natural conditions, whereby considerable damage to buildings or structures and possible loss of life may occur due to the processes of nature. B. The lack of proper facilities or improvements resulting in the land not being suitable for development at the present time, and where such facilities or improvements must be undertaken on an area-wide, rather than an individual parcel basis, in order to adequately serve the community at a reasonable cost to the Town. C. Its designation as land for park, recreation and open space and to ensure their continuation as parks, recreation, scenic vistas and open space. 	<ul style="list-style-type: none"> A. Parks, playgrounds, play lots and tot lots. Play fields, athletic fields and facilities B. Public or private boat docking facilities, boat ramps, fishing and boating pond and river access facilities C. Wildlife or nature preserves D. Farm or other non-livestock agricultural operation, including: <ul style="list-style-type: none"> (1) Gardens (2) Nurseries (3) Greenhouses (4) Usual farm accessory buildings, not including dwellings or buildings housing farm animals or fowl 	<ul style="list-style-type: none"> A. Signs subject to the provisions of this Town Code Chapter 295 B. Fences, walls, and hedges subject to the provisions of this Code C. Off-street parking and loading areas subject to the provisions of this Code 	

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<p>EED Enhanced Environment Overlay District</p>	<p>A. Recognizing the inherent ecological values of certain environmentally sensitive areas that define the quality of life in the Town of Grand Island, there are hereby established Enhanced Environment Districts (EED). The requirements of this article shall be in addition to those of the underlying districts.</p>	<p>The following uses, if allowed by the underlying zoning, shall serve as permitted uses within an EED, provided that they minimize new structures, the creation of impervious surfaces, excavation, fill or storage of materials and equipment.</p> <ul style="list-style-type: none"> A. Agricultural uses B. Open space, trails and recreational uses, such as wildlife study, hiking, hunting and fishing, provided that no extensive grading or road construction is required C. Lawns, gardens and play areas that may be associated with nearby residential uses D. Employment of recognized best management practices for the harvesting and thinning of trees to enhance or preserve woodlot viability or to effect the removal of individual trees, either alive or dead, for reasons relating to disease or safety E. Removal of nonnative or invasive plant species and replacement with native species that will enhance wildlife species production or diversity F. Nonhabitable structures associated with uses permitted herein G. For single-family dwellings and their appurtenant utilities and accessory structures, the minimum lot size shall be five acres except where substantive acreage is set aside for the purpose of protecting the environmental resource values that formed the basis for the establishment of a specific EED, provided such acreage is in the interests of the people of Grand Island. The final decision on variations from the five-acre minimum lot size shall be made by the Town Board after review and consultation with the Town of Grand Island Conservation Advisory Board. 		

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District	Purposes	Principal Uses and Structures	Accessory Uses and Structures	Special Uses
	<p>B. Because of these physical variations in the character of the land, different areas are intrinsically suited for different types and intensities of development. Development must be directed by the intrinsic character of the land in order that the health, safety, welfare and property of the citizens of the Town be protected and preserved. Proper and appropriate development is required for water and air quality, fish, wildlife and plant habitat in order to prevent the irretrievable loss of natural resources and to maintain the character of the community. As stated in the Town’s Comprehensive Plan, the full range of preservation options should be considered for the management of the Town’s six designated ecosystems. The purpose of this article is to protect the valuable ecosystems identified in the Comprehensive Plan and the Local Waterfront Revitalization Plan. In addition to those areas, portions of the Town to be protected are those containing or adjoining wetlands, those areas adjoining designated ecosystem areas, areas in floodplains, and any areas identified as home to any endangered or threatened species</p>			
<p>M/E Mining/Evacuation Overlay District</p>	<p>Provides a means of authorizing mining and/or excavation activities within the community, and minimizing potential adverse impacts from such activities</p>			
<p>PDD Planned Development Districts</p>	<p>The provisions of this section establish special procedures for amending this Code to permit the mapping of Planned Development Districts and should be read in conjunction with those articles establishing district regulations. The procedures herein established are intended to substitute procedural protections for substantive regulations in recognition of the fact that traditional density, bulk, spacing and use regulations, which may be useful in protecting the character of substantially developed and stable areas, may impose inappropriate pre-regulations and rigidities upon the development or redevelopment of parcels or areas which lend themselves to an individual, planned approach</p>			

NOTES:

¹ Multiple principal uses on one lot are permitted. See § 407-167.3.

² Multiple principal uses on one lot are permitted only with the issuance of a special permit. See § 407-167.3.