

ZONING

225 Attachment 2

Village of Orchard Park

Schedule II

Height, Lot, Yard and Bulk Regulations

[Amended 5-13-1991 by L.L. No. 3-1991; 7-13-1998 by L.L. No. 3-1998; 7-13-1998 by L.L. No. 4-1998; 3-8-1999 by L.L. No. 2-1999; 6-26-2023 by L.L. No. 11-2023]

District	Area (square feet)	Minimum Lot Dimensions			Minimum Yard Dimensions (feet)			Maximum Height of Buildings		Maximum Lot Coverage (percent)	Minimum Habitable Floor Area
		Area Per Dwelling Unit (square feet)	Width (feet)	Depth (feet)	Front	Side	Rear	Stories	Feet		
R-1 Residential											
One-family	15,000	15,000	100	150	35****	8/12 - 10/10	50	2 1/2	35	20	1,400
R-2 Residential											
One-family	12,000	12,000	80	150	35****	8/12 - 10/10	50	2 1/2	35	20	1,200
R-3 Residential											
One-family	12,000	12,000	80	150	35****	8/12 - 10/10	50	2 1/2	35	20	1,200
Two-family	15,000	7,500	100	150	35****	8/12 - 10/10	50	2 1/2	35	20	1,200/unit
Multifamily and townhouses	30,000	4,000	150	150	35****	15/15	40	2 1/2	35	30	800/unit
R-4 Residential											
One-family	12,000	12,000	80	150	35****	8/12 - 10/10	50	2 1/2	35	20	1,200
Two-family	15,000	7,500	100	150	35****	8/12 - 10/10	50	2 1/2	35	20	1,200/unit
Multifamily and townhouses	30,000	4,000	150	150	35****	15/15	40	2 1/2	35	30	800/unit
Nonresidential special uses	15,000	N/A	100	150	35****	8/12 - 10/10	50	2 1/2	35	35*	N/A

ORCHARD PARK CODE

District	Area (square feet)	Minimum Lot Dimensions			Minimum Yard Dimensions (feet)			Maximum Height of Buildings		Maximum Lot Coverage (percent)	Minimum Habitable Floor Area
		Area Per Dwelling Unit (square feet)	Width (feet)	Depth (feet)	Front	Side	Rear	Stories	Feet		
R-5 Residential											
One-family	8,900	8,900	80	125	30	8/12 - 10/10	50	2 ½	35	15	1,200
B-1 Commercial											
Single-family or multifamily	6,000	—	50	100	As deemed appropriate upon site plan review**	10	20	2 1/2	35	85* Maximum footprint per building up to 3,500 square feet without special use permit	600/unit
B-2 Professional-Commercial	12,000	—	80	150	15	8/12 - 10/10	50	2 1/2	35	60* Maximum footprint per building up to 2,000 square feet without special use permit	600/unit
								Special use permit***			
I-1 Industrial	20,000	—	80	120	30	10	30	2 1/2	35	40	

NOTES:

* See definition of lot coverage.

** And shall be consistent with surrounding structures and accommodate sidewalks/pedestrians, and follow the Village’s streetscape design requirements.

*** Special use permit required for modification or new construction that 1) Results in height less than 22 feet; or 2) increases/decreases height of existing structure by more than 10%.

****The minimum front setback shall be 35 feet or existing building front line, whichever is greater.