

ZONING

*144 Attachment 11*

**Town of Orchard Park**

**Schedule of Use Controls**

**I-1 Industrial**

[Amended 10-7-1992; 3-4-1998; 9-5-2001; 4-27-2011 by L.L. No. 1-2011; 8-24-2011 by L.L. No. 3-2011; 8-16-2017 by L.L. No. 11-2017; 10-24-2018 by L.L. No. 13-2018; 4-5-2023 by L.L. No. 1-2023]

**Permitted Principal Uses**

Any enclosed manufacturing, assembly or other light industrial operation meeting the requirements of the performance standards of this chapter, such as the following:  
laboratory facilities, light manufacturing of electrical equipment, metal fabrication, furniture and the like, collision shops and public garage  
Businesses and professional offices, including medical  
Commercial parking lot, subject to annual license issued by the Town Board and in accordance with rules, regulations and conditions established by the Town Board  
Hospitals, sanatoriums, nursing or convalescent home  
Lumberyards  
Warehouses for enclosed storage of goods and materials, distribution plants, wholesale businesses

**Permitted Accessory Uses**

Off-street parking  
Signs  
Other accessory uses customarily incidental to the principal uses

**Special Exception Uses**

Adult uses  
Day-care centers  
Contractor equipment and supplies  
Franchised motor vehicle dealerships  
Hotel/motel  
Restaurant

**Prohibited Uses**

Drive-in service facility

**NOTES:**

Exterior storage and display must be approved by the Planning Board.