

ZONING

*144 Attachment 13A*

**Town of Orchard Park**

**Schedule of Use Controls  
DR-2 Development and Research  
[Added 10-2-2024 by L.L. No. 2-2024]**

| <b>Permitted Principal Uses</b>  | <b>Permitted Accessory Uses</b>  | <b>Special Exception Uses</b>    | <b>Prohibited Uses</b>  |
|--|--|----------------------------------|---|
| <p>Eating and drinking establishments, deli butcher shop, fish shop, farmers markets, bakeries, ice cream shops, enclosed amusement uses, including, but not limited to: pool parlors, arcades, bowling alleys, skating rinks, indoor movie theaters, other similar uses with Planning Board approvals, mixed-use building, max height of building 3 stories or 42 feet, mixed-use development is limited to 2nd and 3rd floors plus a max of 2 units located on the 1st floor. The first floor shall be a minimum of 75% commercial square footage, no restrictions on commercial establishments in mixed-use and adult use business are prohibited, hotels, max height of 4 stories or 56 feet. Parking garages for development of hotels and mix-use only</p> | <p>Off-street parking signs<br/>Other accessory uses customarily incidental to the principal use outdoor storage, as approved by the Planning Board, with adequate screening<br/>Monument signage only</p> | <p>Drive-in service facility</p> | <p>Commercial or private self-storage unit<br/>pedestal signs</p> |