

# ZONING

## 144 Attachment 14

### Town of Orchard Park

#### Schedule of Height, Lot, Yard and Bulk Regulations [Amended 7-15-1987]

|                              | Minimum Lot Dimensions |                                  |              |              | Minimum Yard Dimensions |                 |                 |       | Rear for Accessory Buildings (feet) | Minimum Habitable Floor Area (see separate schedule) | Maximum Height of Buildings (stories, feet) |    | Maximum Height Accessory Areas (feet) | Maximum Lot Coverage (%) |
|------------------------------|------------------------|----------------------------------|--------------|--------------|-------------------------|-----------------|-----------------|-------|-------------------------------------|--|---|----|---------------------------------------|--------------------------|
|                              | Area (square feet)     | Area Dwelling Unit (square feet) | Width (feet) | Depth (feet) | Front (feet)            | Side (feet)     | Rear (feet)     | 2 1/2 |                                     |  | 35  |    |                                       |                          |
| A-1 Agricultural             |                        |                                  |              |              |                         |                 |                 | 20    |                                     | 2 1/2  | 35  | 35 | 10                                    |                          |
| One-family                   | 40,000                 | 40,000                           | 120          | 150          | 50                      | 20              | 50              |       |                                     |  |   |    |                                       |                          |
| R-1 Residential              |                        |                                  |              |              |                         |                 |                 |       |                                     |  |   |    |                                       |                          |
| One-family                   | 20,000                 | 20,000                           | 100          | 150          | 50                      | 15              | 50              | 15    |                                     | 2 1/2  | 35  | 18 | 15                                    |                          |
| R-2 Residential              |                        |                                  |              |              |                         |                 |                 |       |                                     |  |   |    |                                       |                          |
| One-family                   | 15,000                 | 15,000                           | 100          | 120          | 40                      | 10              | 40              | 10    |                                     | 2 1/2  | 35  | 18 | 20                                    |                          |
| R-3 Residential              |                        |                                  |              |              |                         |                 |                 |       |                                     |  |   |    |                                       |                          |
| Detached:                    |                        |                                  |              |              |                         |                 |                 |       |                                     |  |   |    |                                       |                          |
| One-family                   | 13,500                 | 13,500                           | 90           | 100          | 30                      | 10              | 40              | 10    |                                     | 2 1/2  | 35  | 18 | 30                                    |                          |
| Two-family                   | 16,000                 | 8,000                            | 100          | 150          | 30                      | 10              | 40              | 10    |                                     | 2 1/2  | 35  | 18 | 30                                    |                          |
| Multifamily                  | 10 acres               | 8 units per acre (maximum)       | –            | –            | 50 <sup>1</sup>         | 30 <sup>1</sup> | 50 <sup>1</sup> | 10    |                                     | 2  | 30  | 18 | 20                                    |                          |
| R-4 Residential              |                        |                                  |              |              |                         |                 |                 |       |                                     |  |   |    |                                       |                          |
| Detached:                    |                        |                                  |              |              |                         |                 |                 |       |                                     |  |   |    |                                       |                          |
| One-family                   | 12,000                 | 12,000                           | 80           | 100          | 30                      | 10              | 40              | 10    |                                     | 2 1/2  | 35  |    | 30                                    |                          |
| Two-family                   | 16,000                 | 8,000                            | 100          | 150          | 30                      | 10              | 40              | 10    |                                     | 2 1/2  | 35  |    | 30                                    |                          |
| Multifamily                  | 4 acres                | 11 units per acre (maximum)      | –            | –            | 50 <sup>2</sup>         | 30 <sup>2</sup> | 50 <sup>2</sup> |       |                                     | 2  | 30  |    | 20                                    |                          |
| B-1 Commercial               | 20 acres <sup>3</sup>  | –                                | –            | –            | 50                      | <sup>4</sup>    | 20              |       |                                     | 2 1/2  | 35  |    | 40                                    |                          |
| B-2 Commercial               | –                      | –                                | 80           | 150          | 50                      | <sup>4</sup>    | 20              |       |                                     | 2 1/2  | 35  |    | 40                                    |                          |
| B-3 Commercial               | –                      | –                                | 80           | 150          | 50                      | <sup>4</sup>    | 20              |       |                                     | 2 1/2  | 35  |    | 40                                    |                          |
| B-4 Commercial               | –                      | –                                | 80           | 150          | 50                      | <sup>4</sup>    | 20              |       |                                     | 2 1/2  | 35  |    | 40                                    |                          |
| I-1 Industrial               | 40,000                 | –                                | 150          | 200          | 50                      | <sup>5</sup>    | 20              |       |                                     | 2 1/2  | 40  |    | 40                                    |                          |
| D-R Development and Research | 1 acre                 | –                                | 100          | –            | 50                      | 20              | 20              | –     | (see separate schedule)             | –  | 35  | 35 | 40                                    |                          |

**NOTES:**

<sup>1</sup> No building closer than 75 feet to boundary of special exception use.

<sup>2</sup> No building closer than 50 feet to any property line.

<sup>3</sup> Twenty-acre requirement shall apply to permitted principal use only and shall not apply to special exception use.

<sup>4</sup> None, but at least 10 feet if required by statute.

<sup>5</sup> Twenty feet where adjoining any residence.