

# ZONING

## 144 Attachment 15

### Town of Orchard Park

#### Supplemental Height, Lot, Yard and Bulk Regulations

[Added 12-6-1989; amended 4-27-2011 by L.L. No. 1-2011; 7-15-2015 by L.L. No. 4-2015; 5-1-2019 by L.L. No. 4-2019; 5-4-2022 by L.L. No. 4-2022; 10-2-2024 by L.L. No. 2-2024]

	Minimum Lot Dimensions				Minimum Yard Dimensions								
	Area (square feet)	Area Dwelling Unit (square feet)	Width (feet)	Depth (feet)	Front (feet)	Side (feet)	Rear (feet)	Rear for Accessory Buildings (feet)	Minimum Habitable Floor Area	Maximum Height of Buildings (stories, feet)	Maximum Height Accessory Areas (feet)	Maximum Lot Coverage	
A-1 Agricultural													
One-family	54,500	54,500	160	300	75	30/80 <sub>4</sub>	100	20		2 1/2	35	18	8%
R-1 Residential													
One-family	25,000	25,000	120	180	60	15/45 <sub>7</sub>	60	15		2 1/2	35	18	14%
R-1 Residential													
One-family, One-story	25,000	25,000	120	180	60	15/45 <sub>7</sub>	60	15		2 1/2	35	18	17%
R-2 Residential													
One-family	20,000	20,000	110	150	50	15/40 <sub>6</sub>	50	10		2 1/2	35	18	14%
R-2 Residential													
One-family, One-story	20,000	20,000	110	150	50	15/40 <sub>6</sub>	50	10		2 1/2	35	18	20%
R-3 Residential Detached:													
One-family	14,500	14,500	100	120	40	15	40	10		2 1/2	35	18	15%
Two-family	24,000	12,000	125	175	40	25	40	10		2 1/2	35	18	15%
Multifamily	10 acres	6 units per acre (maximum)	—	—	50	30	50	10		2	30	18	20%
R-4 Residential Detached:													
One-family	13,000	13,000	90	120	40	15	40	10		2 1/2	35		17%
Two-family	24,000	12,000	125	175	40	25	40	10		2 1/2	35		15%

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	Minimum Lot Dimensions				Minimum Yard Dimensions								
	Area (square feet)	Area Dwelling Unit (square feet)	Width (feet)	Depth (feet)	Front (feet)	Side (feet)	Rear (feet)	Rear for Accessory Buildings (feet)	Minimum Habitable Floor Area	Maximum Height of Buildings (stories, feet)		Maximum Height Accessory Areas (feet)	Maximum Lot Coverage
Multifamily	4 acres	6 units per acre (maximum)	—	—	50 <sup>1</sup>	30 <sup>2</sup>	50 <sup>2</sup>			2	30		20%
B-1 Commercial	20 acres <sup>3</sup>		—	—	50	4	20			2 1/2	35		40%
B-2 Commercial			80	150	50	4	20			2 1/2	35		40%
B-3 Commercial			80	150	50	4	20			2 1/2	35		40%
B-4 Commercial			80	150	50	4	20			2 1/2	35		40%
I-1 Industrial			150	200	50		20			2 1/2	40		40%
D-R Development and Research	1 acre		100		20	20	20			(Separate schedule)	35	35	40%
D-R-2 Development and Research	1 acre		150	200	50	25	40			4 hotels 3 mix-use	56 42	56 742	40% 40%

NOTES:

- <sup>1</sup> No building closer than 75 feet to boundary, of special exception used.
- <sup>2</sup> No building closer than 75 feet to any property line.
- <sup>3</sup> Twenty-acre requirement shall apply to submitted principal use only and shall not apply to special exception use.
- <sup>4</sup> A ten-yard setback is required in all B Zones unless in a shopping center or business center where buildings on different lots are connected.
- <sup>5</sup> Twenty feet where adjoining any residence.
- <sup>6</sup> The Supplemental Height Lot, Yard and Bulk Regulations shall apply to any subdivision lot which has not received concept approval on the date of the adoption of this schedule and to any newly created lot which is filed in the Erie County Clerk's office after the date of the adoption of the schedule. The Supplemental Height Lot, Yard and Bulk Regulations shall apply to any subdivision lot for which a preapplication plan is submitted after the date of the adoption of this schedule. Any lot newly created by a deed which is recorded in the Erie County Clerk's office after the date of adoption of this schedule shall be subject to the Supplemental Height Lot, Yard and Bulk Regulations.
- <sup>7</sup> The two numbers separated by a "/" designate the following. The first number indicates the minimum setback for either side setback. The second number indicates the minimum total side setback for the combined side setbacks.
- <sup>8</sup> When an Industrial or Development and Research Zone abuts a residential or agricultural zone, the minimum rear setback shall be 40 feet.