

ZONING

144 Attachment 16

Town of Orchard Park

Minimum Habitable Floor Area

District	Housing Type	Area (square feet)
A-1	One-family dwellings	
	One-story	1,200 on first floor
	Two-story	1,500 total 900 on first floor
R-1	One-family dwellings	
	One-story	1,400 on first floor
	Two-story	1,800 total 1,000 on first floor
R-2	One-family dwellings	
	One-story	1,200 on first floor
	Two-story	1,500 total 900 on first floor
R-3	One-family dwellings	
	One-story	1,100 on first floor
	Two-story	1,400 total 850 on first floor
	Two-family dwellings	
	One-story	2,000 on first floor
	Two-story	2,000 total 1,200 on first floor
R-4	Multifamily	800 per dwelling unit
	One-family dwellings	
	One-story	1,000 on first floor
	Two-story	1,300 total 800 on first floor

ORCHARD PARK CODE

District	Housing Type	Area (square feet)
	Two-family dwellings	Same as R-3
	Multifamily	700 per dwelling unit