

ZONING

144 Attachment 5

Town of Orchard Park

Schedule of Use Controls

R-3 Residential

[Amended 1-15-1986; 12-4-1991; 3-4-1992; 10-7-1992; 2-16-2000]

Permitted Principal Uses

Churches and other houses of worship
Farm
One-family dwelling
Recreation areas maintained by New York State, Erie
County or the Town of Orchard Park
Schools (public or private or nonprofit) offering an
academic course accredited by the State Education
Department
Tourist homes
Two-family dwellings³

Permitted Accessory Uses

Off-street parking
Private garages
Private greenhouses
Signs
Swimming pools
Other accessory uses customarily
incidental to the principal uses

Special Exception Uses

Golf course, except a commercially operated driving range or
miniature golf course. Floodlighting of the golf playing area
is prohibited
Home occupation
Multiple dwellings, townhouses¹
Private recreation club
Public stable²
Tennis court

NOTES:

¹ Must have site plan review by Planning Board.

² Needs annual license.

³ No more than 33 1/3% of lots in any existing or new subdivision shall be used for two-family dwellings. All new subdivision maps shall clearly identify the lots intended for two-family dwellings.