

ZONING

144 Attachment 6

Town of Orchard Park

Schedule of Use Controls

R-4 Residential

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

Permitted Principal Uses

Churches and other houses of worship
Multiple dwellings, townhouses¹
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
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
Private recreation club
Public stable²
Tennis court

NOTES:

¹ Must have site plan review (see § 144-46).

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.