

ZONING

245 Attachment 1

APPENDIX A ZONING SCHEDULE TOWN OF NIAGARA, NIAGARA COUNTY, NEW YORK Part 1 [Amended 4-19-2005 by L.L. No. 1-2005]

District	Permitted Uses	Minimum Lot Requirements		Setbacks (feet)					Maximum Building Height (feet)	Maximum Lot Coverage	Minimum Floor Area (square feet)
		Area (square feet or acres)	Width (feet)	Principal Building			Accessory Building				
				Front	Rear	Side	Rear	Side			
A G R I C U L T U R A L A	Farms	5 acres	400	100	100	50	50	25	35	10%	
	Places of worship ¹	3 acres	200	60	50	50	50	50	35	20%	
	Nonfarm dwelling (one-family dwelling)										
		7,500	60	40	10	7	4	4	33	25%	Exclude garage 1,200
	Cluster residential development ¹ One-family	7,500	60	40	10	7	4	4	33	30%	Exclude garage 1,200
	Two-family ³	7,500	85	40	10	5	4	4	33	30%	Each unit 1,000
	Multiple-family ¹	2,800 each unit	110	40	15	10	4	4	35	35%	Each unit 800
	Planned unit development ¹	See Article X									Each unit 800

NOTES:

¹ Permitted with special use permit and/or Town and Planning Board approval.

NIAGARA CODE

APPENDIX A ZONING SCHEDULE TOWN OF NIAGARA, NIAGARA COUNTY, NEW YORK Part 2 [Amended 10-21-2003; 4-19-2005 by L.L. No. 1-2005]

District	Permitted Uses	Minimum Lot Requirements		Setbacks (feet)					Maximum Building Height (feet)	Maximum Lot Coverage	Minimum Floor Area (square feet)
		Area (square feet or acres)	Width (feet)								
				Principal Building			Accessory Building				
				Front	Rear	Side	Rear	Side			
SINGLE FAMILY R-1	Places of worship	3 acres	200	60	50	50	50	50	35	20%	
	One-family dwellings	7,500	60	40	10	7	4	4	33	25%	Exclude garage 1,200
	Cluster residential developments ¹										
	One-family	7,500	60	40	10	7	4	4	33	30%	Exclude garage 1,200
	Two-family	7,500	85	40	10	5	4	4	33	30%	Each unit 1,000
	Corner lots	7,500	60	40	10	7/13	4	Note ²		25%	Exclude garage 1,200
	Multiple-family ¹	2,800 each unit	110	40	15	10	4	4	35	35%	Each unit 800
	Planned unit development ¹	See Article X									
	Quasi-public building and recreation areas ¹	2 acres	200	60	50	50	50	50	35	30%	
	Hospitals, philanthropic or charitable uses ¹	2 acres	200	60	50	50	50	50	35	30%	

NOTES:

¹ Permitted with special use permit and/or Town and Planning Board approval.

² Refer to § 245-29B.

ZONING

APPENDIX A ZONING SCHEDULE TOWN OF NIAGARA, NIAGARA COUNTY, NEW YORK Part 3

District	Permitted Uses	Minimum Lot Requirements		Setbacks (feet)					Maximum Building Height (feet)	Maximum Lot Coverage	Minimum Floor Area (square feet)
		Area (square feet or acres)	Width (feet)								
				Principal Building			Accessory Building				
				Front	Rear	Side	Rear	Side			
TWO FAMILY R-2	Two-family dwellings	7,500	85	40	10	5	4	4	30	25%	Each unit 1,000
	Cluster Residential Developments ¹										
	One-family	7,500	60	40	10	7	4	4	30	30%	Exclude garage 1,200
	Two-family	7,500	85	40	10	5	4	4	30	30%	Each unit 1,000
	Multiple-family ¹	2,800 each unit	110	40	15	10	4	4	35	35%	Each unit 800
	Planned unit development ¹	See Article X									Each unit 800
	Quasi-public building and recreation areas ¹	2 acres	200	60	50	50	50	50	35	30%	
	Hospitals, philanthropic or charitable uses	2 acres	200	60	50	50	50	50	35	30%	

NOTES:

¹ Permitted with special use permit and/or Town and Planning Board Approval.

NIAGARA CODE

APPENDIX A ZONING SCHEDULE TOWN OF NIAGARA, NIAGARA COUNTY, NEW YORK Part 4

District	Permitted Uses	Minimum Lot Requirements		Setbacks (feet)					Maximum Building Height (feet)	Maximum Lot Coverage	Minimum Floor Area (square feet)
		Area (square feet or acres)	Width (feet)								
				Principal Building			Accessory Building				
				Front	Rear	Side	Rear	Side			
MULTIPLE FAMILY R-3	Single-family dwellings	7,500	60	40	10	7	4	4	30	25%	Exclude garage 1,200
	Two-family dwellings	7,500	85	40	10	5	4	4	30	25%	Each unit 1,000
	Multiple-family ¹	2,800 each unit	120	40	15	10	4	4	35	30%	Each unit 800
	Planned unit development ¹	See Article X									Each unit 800
	Quasi-public buildings and recreation areas ¹	2 acres	200	60	50	50	50	50	35	30%	
	Hospitals, philanthropic or charitable uses ¹	2 acres	200	60	50	50	50	50	35	30%	

NOTES:

¹ Permitted with special use permit and/or Town and Planning Board approval.

ZONING

APPENDIX A ZONING SCHEDULE TOWN OF NIAGARA, NIAGARA COUNTY, NEW YORK Part 5

District	Permitted Uses	Minimum Lot Requirements		Setbacks (feet)					Maximu m Building Height (feet)	Maximum Lot Coverage	Minimum Floor Area (square feet)
		Area	Width (feet)								
		(square feet or acres)		Principal Building			Accessory Building				
				Front	Rear	Side	Rear	Side			
General Business B-1	Retail and service uses	10,000	70	60	15	10	15	10	30	40%	
	Motor vehicle services station New and used car lots	30,000	100	60	20	20	20	20	20	25%	
Planned Business B-2	General business uses	10,000	70	60	15	10	15	10	30	40%	
	Motor vehicle service station ¹ New and used car lots ¹	30,000	100	60	20	20	20	20	20	25%	
Light Industrial LI	Industrial uses, warehouse and storage administrative facilities	1 acre	120	60	25	15	25	15	35	30%	
	Farms	5 acres	400	100	100	50	50	25	35	10%	
	Motor vehicle service station ¹ New and used car lots ¹	30,000	100	60	20	20	20	20	20	25%	
Heavy Industrial HI	Light industrial uses and associated warehouse and storage, administrative facilities	1 acre	120	60	25	15	25	15	35	30%	
	Heavy industrial uses and associated warehouses and storage	3 acres	400	100	80	50	40	30	40	30%	
	Motor vehicle service station ¹ New and used car lots ¹	30,000	100	60	20	20	20	20	20	25%	
Planned Industrial Development PID	Refer to § 245-25A	3 acres	As established by the Town Board and Town Planning Board								

NOTES:

¹ Permitted with special use permit and/or Town and Planning Board approval