

ZONING & PERMITTED USE SUMMARY

Property: 9060 Main St, Clarence, NY

Zoning Classification: Commercial District

Special Condition: Approved Use Variance (Runs with the Land)

OVERVIEW

This property is located within a Commercial zoning district in the Town of Clarence. The property benefits from an **approved and transferable use variance** that allows for a **mixed-use configuration** consisting of:

- Residential use in the front building
- Commercial use in the rear building

This variance is attached to the property and remains in effect for future ownership, subject to compliance with its conditions.

FRONT BUILDING – RESIDENTIAL USE (VARIANCE APPROVED)

The front structure may be utilized for residential purposes, including:

- Owner-occupied residence
- Long-term residential rental

This residential use is permitted by virtue of the approved variance and is not otherwise a use permitted by right within the underlying commercial zoning district.

REAR BUILDING – COMMERCIAL USE (ZONING COMPLIANT)

The rear structure must remain in a use permitted under the Town of Clarence Commercial zoning regulations. Permitted uses generally include, but may not be limited to:

- Professional office (e.g., legal, financial, administrative)
- Medical, wellness, or therapeutic services
- Retail or boutique commercial uses
- Educational or training facilities
- Childcare or daycare operations (existing use)
- Service-based businesses

All uses should be verified with the Town of Clarence Planning and Zoning Department prior to occupancy or change of use.

MIXED-USE CONFIGURATION REQUIREMENT

The approved variance is conditioned upon maintaining the following structure:

- The front building may be used for residential purposes
- The rear building must remain in an allowable commercial use

The property must function as a mixed-use asset in accordance with these parameters.

POTENTIAL USE SCENARIOS

Owner-Occupant Configuration

- Reside in the front building
- Operate a business or lease the rear building for commercial use

Investment Configuration

- Lease front building for residential use
- Lease rear building for commercial use

Live/Work Configuration

- Combine residential occupancy with business operations across one or both structures, subject to zoning compliance
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IMPORTANT CONSIDERATIONS

- Residential use is limited to the front building only
 - Rear building must maintain a permitted commercial use
 - Any change in use should be reviewed and approved by the Town of Clarence
 - Buyers are encouraged to conduct independent verification of all intended uses
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DISCLAIMER

This document is provided for informational purposes only and is based on available zoning information and discussions with the Town of Clarence. It is not a substitute for formal zoning verification. Buyers should consult directly with the Town of Clarence Planning and Zoning Department and their legal advisors to confirm permitted uses for their specific intended application.