# **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	Permitted Accessory Uses	Special Exception Uses
Churches and other houses of worship	Off-street parking	Golf course, except a commercially operated driving range or
Farm	Private garages	miniature golf course. Floodlighting of the golf playing area
One-family dwelling	Private greenhouses	is prohibited
Recreation areas maintained by New York State, Erie	Signs	Home occupation
County or the Town of Orchard Park	Swimming pools	Multiple dwellings, townhouses <sup>1</sup>
Schools (public or private or nonprofit) offering an	Other accessory uses customarily	Private recreation club
academic course accredited by the State Education	incidental to the principal uses	Public stable <sup>2</sup>
Department		Tennis court
Tourist homes		
Two-family dwellings <sup>3</sup>		

### NOTES:

<sup>&</sup>lt;sup>1</sup> Must have site plan review by Planning Board. <sup>2</sup> Needs annual license.

<sup>&</sup>lt;sup>3</sup> 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.