

SECTION I: Add to Section 225-6: R-5 Residential, High - Density

SECTION II: Amend Section 225-21(B)(1)(a) to read:

(a) A building permit for one-family dwelling and permitted accessory uses in R-1, R-2, R-3, R-4 and R-5 shall be issued by the Code Enforcement Official on his or her own authority. The Code Enforcement Official, at his or her discretion, may refer any application to the Planning Board for review and recommendations.

SECTION III: Amend Section 225-21(B)(1)(b) to read:

(b) Building permits for other permitted principal uses and related accessory uses in R-1, R-2, R-3, R-4, R-5 and all building permits for permitted principal uses and related accessory uses in B-1, B-2 and I-1 shall be issued by the Code Enforcement Official after site plan review and approval by the Planning Board.

SECTION IV: Add R-5 to Chapter 225, Schedule I:

District: R-5 Residential High-Density

Purpose: To delineate areas where predominantly residential development has occurred or will be likely to occur in accordance with the general plan for the Village of Orchard Park. To upgrade the character of all residential areas in the village by requiring standard of land use and lot size which more accurately reflect existing development. To protect the integrity of residential areas by prohibiting the incursion of incompatible uses. Continuing the walkable community concept.

Permitted Principal Use: One-family dwelling. Recreation areas maintained by New York State, Erie County, or the Village of Orchard Park.

Permitted Accessory Use: Uses customarily incidental to the principal uses, such as private garages, private swimming pools, private tennis courts. Off-street parking.

Special Use: Community facilities (see 225-16)

SECTION V: Add R-5 to Chapter 225, Schedule II:

One-Family

Area Square Foot: 8900

Minimum Lot Dimensions:

Area Per Dwelling: 8900

Width: 80

Depth: 125

Minimum Yard Dimensions:

Front: 30

Side: 8/12 – 10/10

Rear: 50

Maximum Height of Buildings:

Stories: 2-1/2

Feet: 35
Maximum Lot Coverage: 15
Minimum Habitable Floor Area: 1200

SECTION VI: Effective date

This local law shall take effect immediately upon filing with the Secretary of State.