

Town of Amherst, NY
Wednesday, July 9, 2014

Chapter 203. ZONING

PART 5.. SPECIAL PURPOSE AND OVERLAY DISTRICTS

§ 5-5. Community Facilities District (CF)

5-5-1. **Purpose.** To provide a special zoning classification for public and semipublic facilities, including governmental, religious, educational, protective and other civic facilities in order to insure the proper location of such facilities in relation to transportation and other land uses within the town, compatibility of such facilities with adjacent development and proper site design and land development.

5-5-2. **Principal and Special Uses.**

A. **Permitted Uses and Structures.**

[Amended 2-4-2008 by L.L. No. 1-2008]

CF	Permitted	Special Use	Standards
OPEN USES			
No open uses allowed			
RESIDENTIAL USES			
Adult care facility	✓		§ 3-13-2B

CF	Permitted	Special Use	Standards
Hospice	✓		§ 3-13-2B
Intermediate care facility	✓		§ 3-13-2B
Nursing home	✓		§ 3-13-2B
Residential care center for adults	✓		§ 3-13-2B
Senior citizen housing	✓		§ 3-13-2B
PUBLIC AND CIVIC USES			
Airport <i>Editor's Note:</i> <i>The entry for basketball, baseball or football facility, which immediately followed this entry, was repealed 2-24-2014 by L.L. No. 5-2014, effective 8-1-2014.</i>	✓		
Cemetery or mausoleum	✓		§ 6-3-1
Civic association	✓		
College, university, technical or theological school	✓		

CF	Permitted	Special Use	Standards
Day-care center	✓		§ 6-3-2
Fraternal organization <i>Editor's Note: The entry for golf course or country club, which immediately followed this entry, was repealed 2-24-2014 by L.L. No. 5-2014, effective 8-1-2014.</i>	✓		
Government structure or use	✓		
Hospital <i>Editor's Note: The entry for ice-skating facility, which immediately followed this entry, was repealed 2-24-2014 by L.L. No. 5-2014, effective 8-1-2014.</i>	✓		
Library	✓		
Minor utilities	✓		
Museum	✓		
Non-profit institution providing care and protection of persons	✓		
	✓		

CF	Permitted	Special Use	Standards
Place for public assembly			
Place of worship	✓		§ 6-3-3
Private club	✓		
Private park [Added 2-24-2014 by L.L. No. 5-2014 Editor's Note: This amendment is effective 8-1-2014.]	✓		
Public or private school <i>Editor's Note: The entry for public recreation facility, which immediately followed this entry, was repealed 2-24-2014 by L.L. No. 5-2014, effective 8-1-2014.</i>	✓		
Public utility service structure or facility	✓		
Senior or youth center <i>Editor's Note: The entry for swimming facility, which immediately followed this entry, was repealed 2-24-2014 by L.L.</i>	✓		

CF	Permitted	Special Use	Standards
<i>No. 5-2014, effective 8-1-2014.</i>			
Telecommunication facility <i>Editor's Note: The entries for tennis, racquetball or handball facility; and wildlife reservation or conservation project, which immediately followed this entry, were repealed 2-24-2014 by L.L. No. 5-2014, effective 8-1-2014.</i>	✓	✓	§ 6-7
COMMERCIAL			
Human health care institutions providing in-patient care	✓		
Private parking facility	✓		§ 6-4-8 [Amended 12-19-2011 by L.L. No. 34-2011]
INDUSTRIAL			
<i>No industrial uses allowed</i>			

B. Dimensional Standards.

For parcels 30 acres in size or more as of (effective date), the Planned Unit Development Process is required. See § 6-9.

[Added 5-20-2013 by L.L. No. 8-2013]

CF Principal Use Dimensional Standards	Vehicle Use Area	
Min. lot width	None	
Min. front yard	50 ft	15 ft*
Min. rear yard (abutting residential/nonresidential)	See § 2-5-4B (3)/ 15 ft	10 ft* / 5 ft*
Min. side yard (abutting residential/nonresidential)	See § 2-5-4B (3)/ 15 ft	10 ft* / 5 ft*
Max. height	65 ft	

* The entire area must be landscaped

C. **Minimum Lot Area.** The area or parcel of land for a permitted community facility shall be required to provide area adequate for the main and accessory buildings, off-street parking, loading and stacking and landscaping and other accessory uses, yards and open spaces.

D. **Maximum Building Coverage.** Maximum building coverage by structures shall be as use, yard, off street parking, loading and stacking and landscaping requirements permit.

5-5-3. **Accessory Uses and Structures.**

A. **Permitted Accessory Uses and Structures.**

CF Permitted Accessory Uses and Structures	Standards
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CF Permitted Accessory Uses and Structures	Standards
Landscaping	§ 7-2
Off-street parking, loading, and stacking	§ 7-1
Private schools and day-care centers, accredited when required by NYS, when accessory to a place of worship	
Residence for staff	
Signs	§ 7-8
Small wind energy system [Added 8-17-2009 by L.L. No. 12-2009]	§ 6-8-14
Other uses and structures customarily incidental to the principal use	

B. **Dimensional Standards.** The dimensional standards for an accessory use or structure shall be the same as those for the principal use in § 5-5-2B.

5-5-4. **General Development Standards.**

- A. Fences, walls or plantings or other screening materials may be required to provide visual screening between adjacent structures and uses and parking or other areas or uses on the parcel.
- B. Outdoor recreation activities shall not be permitted within 50 feet from an abutting residential district.
- C. Exterior wall surfaces of buildings shall be of masonry, wood, glass or metal or a combination facing of these materials. Exterior wall facings and mansard roofs shall not include asbestos or corrugated metal products. Any side or rear wall facing a street, residential district or public or semi-public area shall consist of the same facing materials as the building front.
- D. Interior side or rear yards separating parking, loading and stacking area from lot lines are not required for unified developments.

E. Development in the CF district shall also comply with the requirements referenced in the table below.

CF General Development Standards

Off-Street Parking, Loading and Stacking	§ 7-1
Landscaping, Buffers and Screening	§ 7-2
Site Lighting	§ 7-3
Outdoor Storage and Display	§ 7-4
Fences and Walls	§ 7-5
Access and Circulation	§ 7-6
Provisions for Flood Hazard Reduction	§ 7-7
Sign Regulations	§ 7-8
Performance Standards	§ 7-9
Bulk Storage of Combustible or Flammable Liquids	§ 7-10