

Town of Amherst, NY
Wednesday, July 9, 2014

Chapter 203. ZONING

PART 3.. RESIDENTIAL DISTRICTS

§ 3-13. Multifamily Residential District Seven (MFR-7)

3-13-1. **Purpose.** To provide areas within the Town for high-density development of adult care facilities, such as senior citizen housing, nursing homes, intermediate care facilities, and single-family detached dwellings not on individual lots.

[Amended 8-20-2012 by L.L. No. 15-2012]

3-13-2. **Principal and Special Uses.**

A. **Permitted Uses and Structures.**

MFR-7	Permitted	Special Use	Standards
OPEN USES			
No open uses allowed			
RESIDENTIAL USES			
Adult care facility	✓		§ 6-2-2
Hospice	✓		

MFR-7	Permitted	Special Use	Standards
Intermediate care facility	✓		
Nursing home	✓		
Residential care center for adults	✓		
Senior citizen housing <i>Editor's Note: The entry for "single-family detached," which immediately followed this entry, was repealed 8-20-2012 by L.L. No. 15-2012.</i>	✓		§ 6-2-2
Single-family detached, not on individual lots	✓		
PUBLIC AND CIVIC USES			
Minor utilities	✓		
Park or open space	✓		
Place of worship	✓		§ 6-3-3
Public utility service structure or facility		✓	§ 6-3-4
Telecommunication facility		✓	§ 6-7
COMMERCIAL USES			
Bed and breakfast		✓	§ 6-4-2

MFR-7	Permitted	Special Use	Standards
--------------	------------------	--------------------	------------------

INDUSTRIAL USES

No industrial uses allowed

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]

(1) Detached Dwelling Units Not On Individual Lots.

MFR-7 Principal Use Dimensional Standards

Min. lot area per dwelling <i>Editor's Note: The entry for "Max. Units per individual lot," which immediately followed this entry, was repealed 8-20-2012 by L.L. No. 15-2012.</i>	6,000 sf
--	----------

Min. lot width

Interior	50 ft
----------	-------

Corner	60 ft
--------	-------

Min. Location & Separation

Front to street	25 ft
-----------------	-------

Side (building to building)	10 ft
-----------------------------	-------

Rear	See § 2-5-4B(3)
------	-----------------

From lot line

MFR-7 Principal Use Dimensional Standards

	See § 2-5-4B(3)
Max. height	2 stories (up to 35 ft)
Max. building coverage	40%
Min. floor area (dwelling only)	
Under 2 stories	1,000 sf
2 or more stories	1,200 sf
<i>Note:</i> For explanation of measurements, computations, and exceptions see § 2-5.	

(2) Attached Dwelling Units.**MFR-7 Principal Use Dimensional Standards**

Min. lot area (per dwelling)	
0 to 1 bedroom	725 sf
2 or more bedrooms	1,000 sf
Min. lot width	100 ft
Min. yards	See § 3-15-5
Min. building separation	30 ft
Max. height	65 ft

MFR-7 Principal Use Dimensional Standards

Max. building coverage	40%
------------------------	-----

Min. floor area (dwelling only)	
---------------------------------	--

0 bedroom	400 sf
-----------	--------

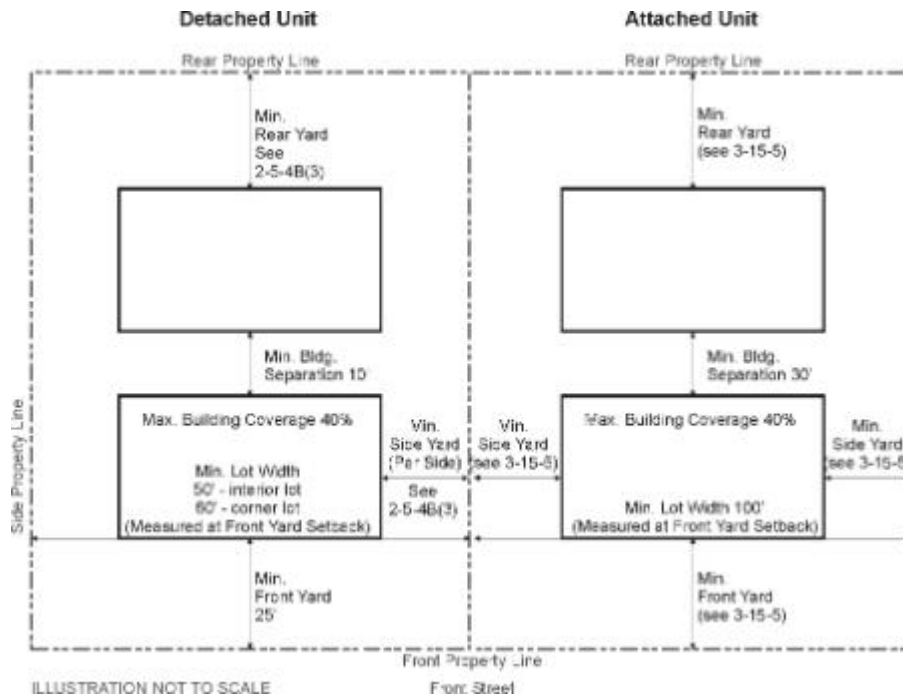
1 bedroom	580 sf
-----------	--------

2 bedroom	700 sf
-----------	--------

3 bedroom	800 sf
-----------	--------

4 bedroom	900 sf
-----------	--------

Note: For explanation of measurements, computations, and exceptions see § 2-5.



[Amended 4-12-2010 by L.L. No. 2-2010]

3-13-3. Accessory Uses and Structures.

A. **Permitted Accessory Uses and Structures.** The following accessory uses and structures incidental to any permitted principal use are allowed subject to the requirements of § 6-8, Accessory Uses

[Amended 12-12-2011 by L.L. No. 29-2011]

MFR-7 Permitted Accessory Uses and Structures	Standards
Convenience retail and service facility	§ 6-8-4
Dumpsters/refuse containers	§ 7-2-4D
[Amended 12-12-2011 by L.L. No. 29-2011]	
Garden, recreation and health care facility	
Off-street parking, loading and stacking	

MFR-7 Permitted Accessory Uses and Structures Standards

Small wind energy system § 6-8-14
[Added 8-17-2009 by L.L. No. 12-2009]

Other uses and structures customarily incidental to the principal use

B. Dimensional Standards.
MFR-7 Accessory Use Dimensional Standards.

Min. building separation § 3-15-6

Min. from lot line § 3-15-6
[Added 9-9-2013 by L.L. No. 17-2013]

Max. height 20 ft

Max. building coverage (including principal structure) 45%

Note: For explanation of measurements, computations, and exceptions see § 2-5.

3-13-4. **General Development Standards.** Development in the MFR-7 district shall also comply with the requirements referenced in the table below.

MFR-7 General Development Standards

Off-Street Parking, Loading and Stacking § 7-1

Landscaping, Buffers and Screening § 7-2

Site Lighting § 7-3

MFR-7 General Development Standards

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