

Town of Amherst, NY
Wednesday, July 9, 2014

Chapter 203. ZONING

PART 4.. NONRESIDENTIAL DISTRICTS

§ 4-2. Office Building District (OB)

4-2-1. **Purpose.** To provide areas within the Town devoted exclusively to offices by regulating the land area, bulk and spacing of uses, particularly at common boundaries and promoting the most desirable land use and traffic patterns in accordance with the objectives of the comprehensive plan.

4-2-2. **Permitted and Special Uses.**

A. **Permitted Uses and Structures.**

| OB | Permitted | Special Use | Standards |
|------------------------------|------------------|--------------------|------------------|
| OPEN USES | | | |
| No open uses allowed | | | |
| RESIDENTIAL USES | | | |
| Upper-story dwelling unit | ✓ | | § 6-2-6 |
| PUBLIC AND CIVIC USES | | | |
| Day-care center | ✓ | | § 6-3-2 |

| OB | Permitted | Special Use | Standards |
|--|------------------|--------------------|------------------|
| Minor utilities | ✓ | | |
| Place of worship | ✓ | | § 6-3-3 |
| Public utility service structure or facility | | ✓ | § 6-3-4 |
| Public works construction yard [Added 12-7-2009 by L.L. No. 19-2009] | | ✓ | § 6-3-5 |
| Telecommunication facility | | ✓ | § 6-7 |
| COMMERCIAL | | | |
| Bank | ✓ | | § 4-8-4 |
| Contracting or construction services | ✓ | | § 6-4-4 |
| Office | ✓ | | |
| Radio or television station [Added 4-12-2010 by L.L. No. 2-2010] | ✓ | | |
| Recording studio [Added 4-12-2010 by L.L. No. 2-2010] | ✓ | | |
| | ✓ | | |

| OB | Permitted | Special Use | Standards |
|-----------|------------------|--------------------|--|
| | | | Training schools, such as technical, trade, vocational or business |

INDUSTRIAL

No industrial uses allowed

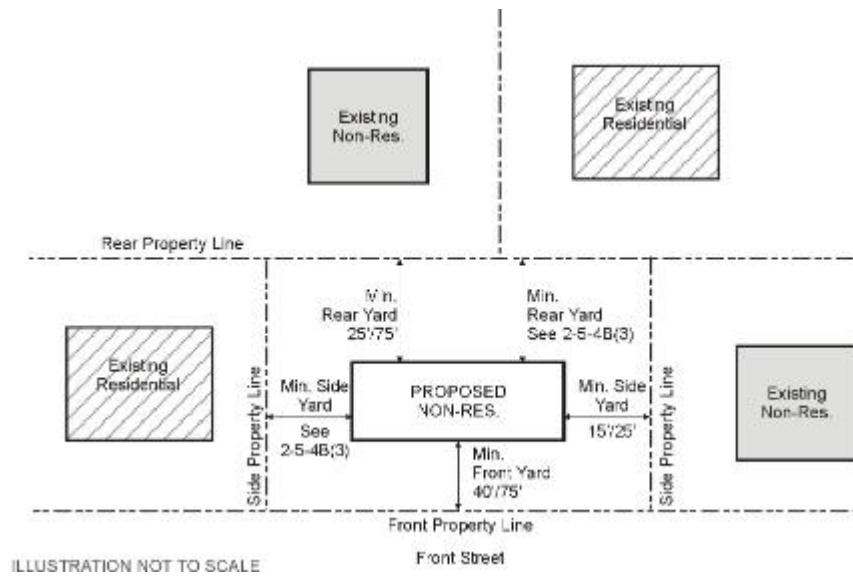
B. Dimensional Standards.

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]

| OB Principal & Accessory Use/Structure Dimensional Standards | Vehicle Use Area | |
|---|-------------------------|---------------|
| Min. lot area | None | |
| Min. lot width | None | |
| Min. front yard | | |
| Height of structure up to 30 ft | 40 ft | 15 ft* |
| Height of structure 30 ft or more | 75 ft | 15 ft* |
| Min. rear yard (abutting residential/nonresidential) | | |
| Height of structure up to 30 ft | See § 2-5-4B (3)/15 ft | 25 ft*/10 ft* |

| OB Principal & Accessory Use/Structure Dimensional Standards | | Vehicle Use Area |
|---|------------------------|-------------------------|
| Height of structure 30 ft or more | See § 2-5-4B (3)/25 ft | 25 ft*/10 ft* |
| Min. side yard (abutting residential/nonresidential) | | |
| Height of structure up to 30 ft | See § 2-5-4B (3)/15 ft | 25 ft*/10 ft* |
| Height of structure 30 ft or more | See § 2-5-4B (3)/25 ft | 25 ft*/10 ft* |
| Max. height | 65 ft | |
| Max. building coverage | None | |
| Min. interior building separation | 30 ft | |
| * The entire area must be landscaped. | | |



4-2-3. 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 or Part 7, General Development Standards.

| OB Permitted Accessory Uses and Structures | Standards |
|--|------------------|
| Commercial recreation | § 6-8-3 |
| Employee lunchroom | |
| Landscaping | § 7-2 |
| Maintenance facility and air-conditioning, heating and ventilating equipment | |
| Off-street parking, loading, and stacking | § 7-1 |
| Restaurant without drive-through or outdoor dining | |

| OB Permitted Accessory Uses and Structures | Standards |
|--|------------------|
| Retail stores and services (may be manufactured or assembled on-premise) | § 6-8-11 |
| Signs | § 7-8 |
| Small wind energy system [Added 8-17-2009 by L.L. No. 12-2009] | § 6-8-14 |
| Storage garage | |
| Uses engaged primarily in research and development activities, including: | § 6-5-1 |
| Research, experimental and developmental laboratories and facilities; | |
| Communication, navigation control, transmission and reception equipment; | |
| Controls equipment and guidance systems; | |
| Data processing equipment and systems; | |
| Audio components, radio and television equipment; | |
| Scientific and medical instruments; | |
| Microfilming and record preparation; | |
| Assembly, testing and calibration of components, devices, systems and equipment, such as but not limited to electronic, scientific, medical, optical, biochemical, chemical, metallurgical and pharmaceutical. | |

| OB Permitted Accessory Uses and Structures | Standards |
|---|------------------|
|---|------------------|

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 § 4-2-2B.

4-2-4. **General Development Standards.**

A. Interior side or rear yards separating parking, loading and stacking area from lot lines are not required for unified developments.

B. Development in the OB district shall also comply with the requirements referenced in the table below.

OB 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 |