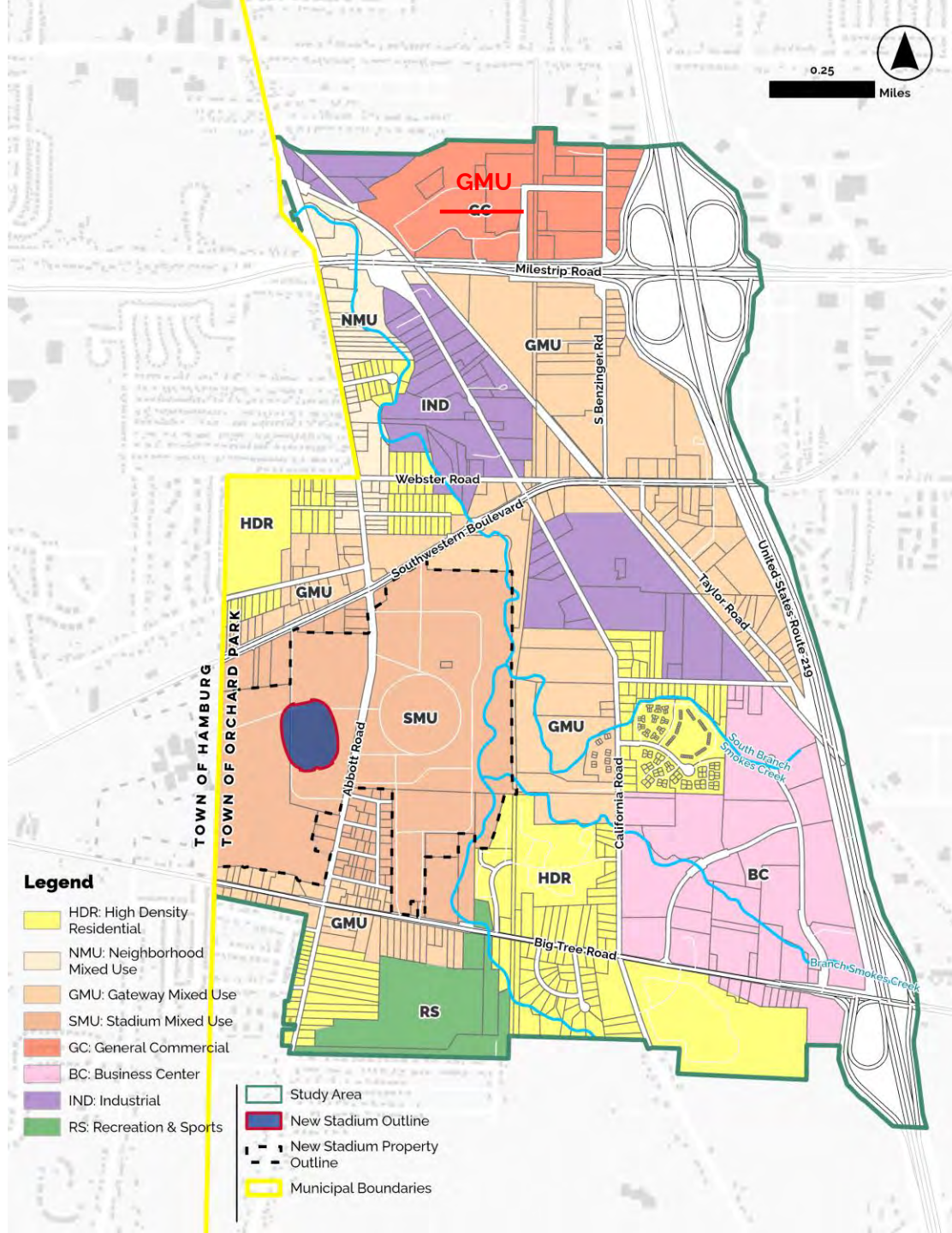


TOWN OF ORCHARD PARK
STADIUM AREA
COMPREHENSIVE
DEVELOPMENT STUDY
STADIUM AREA ZONE CHANGES
PHASE 2

TOWN BOARD
FEBRUARY 25, 2026



LAND USE DESCRIPTIONS

- Phase 2**
- High Density Residential (HDR)**
High-density residential includes multi-family residential development.
 - Neighborhood Mixed-Use (NMU)**
Neighborhood Mixed-Use is a walkable district that features a mix of uses to serve adjacent residential neighborhoods including commercial, residential, entertainment, and office uses. Uses, density and heights should be compatible with the scale of adjacent residential neighborhoods.
 - Gateway Mixed-Use (GMU)**
The Gateway Mixed-Use zone is a walkable district featuring a high-quality public realm and design criteria that acts as a gateway into the stadium district. The mixed-use, medium density district includes commercial, residential, entertainment, cultural, lodging, and office uses.
- Phase 1**
- Stadium Mixed-Use (SMU)**
The Stadium mixed-use area features an active and vibrant stadium district that serves as a destination for the region. The district features a medium density and walkable mix of uses including residential, commercial, office, entertainment, cultural, lodging, and institutional uses that are complemented by design criteria and a high-quality public realm. Uses, densities, and heights should be compatible with the stadium and other adjacent neighborhoods.
- Phase 2**
- General Commercial (GC)**
Includes commercial centers that provide a variety of local and regional goods and services including retail, personal service, office, and related business uses.
 - Business Center (BC)**
The Business Center district provides a mix of commercial, retail, residential, personal service, office, and light industrial that are compatible with adjacent residential and commercial neighborhoods or districts.
 - Sports & Recreation (SR)**
Includes private and semi-private sports and recreational facilities complemented by ancillary businesses such as sports medicine and other sports-related businesses.
 - Industrial (IND)**
Includes light industrial uses that contribute to employment opportunities and Orchard Park's tax base.

GATEWAY MIXED-USE (GMU) ZONE USE TABLE

Permitted Principal Uses	Permitted Accessory Uses	Special Exception Uses	Prohibited Uses
• College/university facilities • Community center • Cultural facility • Day Care facility • Emergency services • Urgent care • Government services • Park/Recreation facilities • Schools • Sports facilities • Business and professional offices, including medical • Eating or drinking establishment • Indoor recreation facility • Convenience store, no gas services • Service establishment • Shopping center • Retail store • Hotel/Motel • Brewpub	• Parking, including parking decks, as an accessory use	• Outdoor recreation facility • Outdoor entertainment facility • Convenience store with fuel services • Bed & Breakfast • Parking, including parking decks, as principal uses • Single-family dwelling, detached • Drive-in service facilities • Hospitals • Light Industrial • Single-family dwellings, attached • Mixed-use development	• Adult Uses

GATEWAY MIXED-USE (GMU) ZONE

BULK & HEIGHT

Zoning District	Area (square feet)	Area Dwelling Unit (square feet)	Width (feet)	Depth (feet)	Front (feet)	Side (feet)	Rear (feet)	Rear for Accessory Buildings (feet)	Maximum Height of Buildings (feet)	Maximum Height Accessory Areas (feet)	Maximum Lot Coverage
GMU Stadium Mixed Use One-family, attached Commercial or Mixed-Use Light Industrial		7,500									
			45	120	40	0	40	10	35	35	60%
	20,000		150	150	40	25	40		60	35	60%
	40,000		150	200	50	10	20		40		40%

NEIGHBORHOOD MIXED-USE (N MU)

ZONE

USE TABLE

Permitted Principal Uses	Permitted Accessory Uses	Special Exception Uses	Prohibited Uses
• Single-family dwellings detached • Single-family dwellings attached • Two-family dwellings • Indoor recreation • Community center • Government services • Park/Recreation facilities • Schools • Business and professional offices, including medical • Eating or drinking establishment • Service establishment • Retail store	• Parking	• Convenience store with or without fuel services • Parking as a principal use • Drive-in service facilities • Multi-family dwellings • Mixed-Use Development	• Adult Uses

NEIGHBORHOOD MIXED-USE (NMU) ZONE

BULK & HEIGHT

Zoning District	Area (square feet)	Area Dwelling Unit (square feet)	Width (feet)	Depth (feet)	Front (feet)	Side (feet)	Rear (feet)	Rear for Accessory Buildings (feet)	Maximum Height of Buildings (feet)	Maximum Height Accessory Areas (feet)	Maximum Lot Coverage
NMU Stadium Mixed Use											
One-family, detached	12,000	12,000	90	120	40	15	40	10	35	35	30%
One-family, attached		7500	45	120	40	0	40	10	35	35	30%
Two-family	16,000	8,000	100	150	40	25	40	10	35	35	30%
Multi-family	20,000	4,000	125	150	40	25	40		35	35	40%
Other uses	20,000		80	150	40	25	40		35	35	40%

BUSINESS CENTER (BC) ZONE

USE TABLE

Permitted Principal Uses	Permitted Accessory Uses	Special Exception Uses	Prohibited Uses
• Offices ○ Medical/Dental ○ Private ○ Professional ○ Public • Educational Facility • Financial Institution • Community Center • Government services	• Off-street parking	• Day Care facility • Eating and Drinking Establishment • Hospital • Parking Structure, principal use • Hotel/Motel • Light Industrial • Warehousing and Wholesale Distribution • Indoor recreation	• Adult Uses

BUSINESS CENTER (BC) ZONE

BULK & HEIGHT

Zoning District	Area (square feet)	Area Dwelling Unit (square feet)	Width (feet)	Depth (feet)	Front (feet)	Side (feet)	Rear (feet)	Rear for Accessory Buildings (feet)	Maximum Height of Buildings (feet)	Maximum Height Accessory Areas (feet)	Maximum Lot Coverage
Business Center (BC)	87,120		150	150	75	25	25		35		35%

RECREATION AND SPORTS (RS) ZONE USE TABLE

Permitted Principal Uses	Permitted Accessory Uses	Special Exception Uses	Prohibited Uses
• Offices - o Medical/Dental - o Sports Medicine • Indoor recreation facility • Sports facilities	• Off-street parking • Eating & Drinking Establishment	• Outdoor recreation facility	• Adult Uses

RECREATION AND SPORTS (RS) ZONE

BULK & HEIGHT

Zoning District	Area (square feet)	Area Dwelling Unit (square feet)	Width (feet)	Depth (feet)	Front (feet)	Side (feet)	Rear (feet)	Rear for Accessory Buildings (feet)	Maximum Height of Buildings (feet)	Maximum Height Accessory Areas (feet)	Maximum Lot Coverage
Recreation and Sports (RS)			80	150	40	10	20		35		40%

ALL MU & BC DESIGN STANDARDS

(PASSED IN PHASE 1, APPLIES TO PHASE 2)

FAÇADE DESIGN

- No blank walls – street facing
- Divide façade into modules
- Traditional “storefront”
- Consistent building materials
- Screen mechanicals

FENESTRATION

(WINDOW & DOORS)

- Ground floor- 50% transparency
- Upper floors – 15% transparency
- Distinguish entry
 - Awning
 - Covered
 - Projection

ROOF DESIGN

- Greater than 100 ft., vary through:
 - Dormers
 - Gables
 - Projections

SITE DESIGN

- Safe Ped/Bike access
- No front yard parking
- “Public space” – 5% - allow gathering (parks, plazas, etc.)
- Landscape buffers – perimeter & street facing
- Access management

MATERIALS NOT ALLOWED FACING RIGHT OF WAY

- Concrete masonry units (CMU)
- Corrugated metal
- Exposed aggregate walls
- T-111 plywood
- Plastics

- Does not apply to single-family, two-family, & townhome development projects
- Applies to new builds or expansion of 25% or more of existing building

A N T I C I P A T E D S C H E D U L E

- **March 11, 2026** – Town Board provides any suggested changes for Phase 2 zoning changes at work session
- **March – April 2026**– Phase 2 zone changes survey descriptions prepared/reviewed/revised (along with corresponding parcel boundary mapping), revised zoning text prepared, prepare/send SEQR Lead Agency, and County Planning 239-m
- **May 6, 2026** - Town Board schedules public hearing for July 1, 2026, and declares SEQR lead agency for zone changes
- **July 1, 2026** – Public Hearing held on zone changes; Board resolutions on SEQR negative declaration and zone changes adopted