

software. A research/laboratory facility does not involve the manufacture, fabrication, processing, or sale of products, with the exception of prototype development.

- H. Storage Yard.** The use of land to store material, equipment, or vehicles for a period greater than 24 hours, and any structures associated with the outdoor storage.
1. A Type B buffer yard, designed per Section 7.1.6, is required along the entire perimeter of any outdoor storage area in all zones except for a D-IL or D-IH zone, where a Type C buffer yard is required. Outdoor storage of any kind is prohibited outside the fenced or walled area.
 2. Storage of materials that exceed the height of the required fence or wall must be located at least 25 feet from the fence or wall.
 3. Outdoor storage must be located outside of the front yard and must not be placed between the principal building and the principal thoroughfare. This standard does not apply to storage yards in a D-IH zone.
 4. In an N-1S or D-C zone, the storage of materials may only be located in a rear or interior side yard and may not be visible from a public right-of-way other than an alley.
- I. Warehouse/Distribution.** A facility for the storage, wholesaling, and distribution of goods. If a warehouse/distribution use is ancillary to another principal use, and has a floor area of less than 10,000 square feet, it is considered part of the principal use and is not considered a separate principal use.
1. A Type B buffer yard, designed per Section 7.1.6, is required along interior side and rear lot lines that abut any lot in an N-2R, N-3R, N-4-30, N-4-50, D-R, D-OS, D-OG, or D-ON zone.
- J. Waste Transfer Station.** A facility for the collection, storage, and transference of solid waste, which may include the collection, storage, processing, and transference of recyclables, and organic

and yard waste. A waste transfer facility does not include industrial or sanitary landfills, or waste incineration facilities.

1. The following must not be accepted at a waste transfer facility: mixed solid waste, hazardous wastes, industrial wastes, medical wastes, liquid wastes, and asbestos. A special use permit may further restrict what may be accepted.
2. The facility must post signs showing hours of operation and indicating that mixed solid waste, hazardous wastes, industrial wastes, medical wastes, liquid wastes, and asbestos are prohibited from being accepted at the site. The signs must be visible to any vehicle or person approaching the facility entrance.
3. A Type A buffer yard, designed per Section 7.1.6, is required along the entire perimeter of any outdoor storage and/or operations of the waste transfer facility. Outdoor storage or operations of any kind is prohibited outside the fenced or walled area.
4. A waste transfer station must not be located in a C-W zone, unless the waste transfer facility is water-dependent (i.e., must be conducted on, in, over, or adjacent to a waterway).

6.1.7 Agriculture

- A. Community Garden.** A site where food, ornamental crops, or trees are grown for group, shareholder, or lessee use, or for donation.
1. Seed, fertilizer, and feed must be stored in sealed, rodent-proof containers.
 2. No equipment, process, or other practice may be employed at a community garden that creates dust or odors detectable off the property, or any other effect determined by the Commissioner of Permit and Inspection Services to be detrimental to the public health, safety, or welfare.
- B. Market Garden.** A site where food, ornamental crops, or trees are grown for sale to the general public.

1. A special use permit for a market garden may be granted in an N-4-30 or N-4-50 zone only if located east of Jefferson Avenue, south of Best Street/Walden Avenue, west of Bailey Avenue, and north of Clinton Street.
2. Seed, fertilizer, and feed must be stored in sealed, rodent-proof containers.
3. No equipment, process, or other practice may be employed at a market garden that creates dust or odors detectable off the property, or any other effect determined by the Commissioner of Permit and Inspection Services to be detrimental to the public health, safety, or welfare.
4. Agricultural products, plants, eggs, and honey grown or produced on or within the subject property or within the City of Buffalo may be sold on the premises if the market garden use is the only use of the subject property or occupies at least 50% of the area of the property. In addition, foods prepared on site or off site may be sold if the principal ingredients are grown or produced on the subject property or within the City of Buffalo.
5. On-site sales within an N-2R, N-3R, N-4-30, or N-4-50 zone must comply with the following:
 - a. No structure or building except for a maximum of one market stand may be used to sell produce or other goods.
 - b. On-site sales are limited to 10 hours per week.

6.1.8 Transportation

- A. **Bicycle Parking Station.** A structure designed for use as a long-term bicycle parking facility, and which may include ancillary uses, such as bicycle repairs and showers or lockers for bicycle commuters.
- B. **Dispatch Facility.** A dispatch facility is a facility where ambulances, taxis, limousines, armored cars, tow trucks, and similar vehicles for specialized transportation are stored, and from which they are dispatched, and/or where

ambulance vehicles and crews not based at a hospital or fire department stand by for emergency calls. A dispatch facility may include ancillary professional offices and vehicle repair.

1. The storage of vehicles must be within a fully-enclosed structure. This requirement does not apply in the D-IL and D-IH zones. In addition, outside storage of vehicles is allowed in the N-1S and D-C zones within interior side and rear yards only, so long as it is not visible from any public right-of-way other than an alley.
- C. **Freight Terminal.** A facility for freight pick-up, transfer, or distribution by rail, truck, or water.
 - D. **Heliport.** A designated landing area for discharging and picking up passengers or goods by helicopter or similar vertical lift aircraft, including terminal facilities for passengers, aircraft servicing, or storage or basing of aircraft.
 - E. **Helistop.** An area of land or a structure used for the landing and take-off of helicopters with no terminal facilities for passengers, aircraft servicing, or permanent storage or basing of aircraft.
 - F. **Marina, Dry Storage.** A site used for the long-term dry storage of recreational watercraft in racks or other storage systems, and which may include ancillary repair facilities for watercraft.
 1. In the N-2C, N-2E, N-3C, and N-3E zones, this use is allowed with a special use permit only on sites that are also located within a C-W zone.
 - G. **Marina, Recreational.** A site used for docking and storage of pleasure boats or services for pleasure boaters, including minor repair of boats while in the water, sale of fuel and supplies, or provision of food, beverages, and entertainment.
 1. In the N-2C, N-2E, N-3C, and N-3E zones, this use is permitted only on sites that are also located within a C-W zone.
 - H. **Metro Rail Station.** A Metro rail station is a facility that is part of the Metro Rail system that is used for the boarding, departure, or transfer of public transit passengers.