

amount shall be collected by the City Treasurer in the manner provided by law for the collection of taxes or delinquent taxes.

**§ 103-10. C-1 Neighborhood Business District.**

- A. Permitted uses: Permitted uses in the C-1 Neighborhood Business District shall be as follows:
- (1) Any use permitted in the R-C District.
  - (2) Retail stores and personal service establishments, except those listed in the C-2 District, provided that:
    - (a) There is no manufacturing, compounding, processing, treatment or repair of products other than that which is clearly incidental to the conduct of a retail business and where such products are sold primarily at retail on the premises.
    - (b) No use shall be conducted in an open-front store.
    - (c) There shall be no outdoor display of food or merchandise.
  - (3) Establishments for eating and drinking, but not including diners, provided that:
    - (a) The sale of alcoholic beverages for consumption on the premises shall not be allowed on any lot which is across the street from any R District or whose side lot line is adjacent to any lot line in any R District.
    - (b) No such use shall include dancing or entertainment other than radio, television or recorded music.

- (c) No food or drink shall be dispensed to customers outside the building or by curb service.
  - (4) Subject to §§ 103-14B and 103-15A and subject to the approval by resolution of the Common Council, gasoline service stations, provided that there shall be no use of the lot other than lawn, fence or shrubbery within 15 feet of a side lot line which abuts any R District. **[Amended 3-20-1961]**
  - (5) Accessory uses and structures, provided that no exterior sign shall be allowed except as regulated in the R-C District.
  - (6) Country inns as defined in § 17A-2. **[Added 6-4-2003]**
- B. Maximum height.
- (1) For uses permitted in the R-C District: as regulated in the R-C District.
  - (2) For other principal buildings: 2 1/2 stories, not to exceed 30 feet.
- C. Minimum lot size for dwellings: as regulated in the R-C District.
- D. Required yards.
- (1) Dwellings: front, side and rear yards shall be required as regulated in the R-C District.
  - (2) Other principal buildings.
    - (a) Front yard depth: the average of the existing buildings within 200 feet in both directions. If the foregoing does not apply, the front yard depth shall be 25 feet.
    - (b) Side yard width: not required, except where a side lot line abuts any R District. In such case,

the side yard width shall equal that required in the R District. Where a side yard is provided, it shall be at least four feet wide.

- (c) Rear yard depth: 25% of the lot depth, but need not exceed 30 feet or a depth equal to the height of the principal building, whichever is greater.

E. Supplemental regulations and exceptions: See § 103-15.

F. Minimum area of dwellings: same as the R-2 District.  
**[Added 6-18-1962]**

### **§ 103-11. C-2 General Commercial.**

A. Permitted uses.

- (1) Any use permitted in the C-1 District. **[Amended 3-2-2005; 4-21-2004]**
- (2) The following uses when conducted entirely within a completely enclosed building:
  - (a) Eating or drinking places with entertainment, provided that no food or drink is dispensed to the customers outside of the building or by curb service.
  - (b) New car sales and accessory repair departments.
  - (c) Wholesale sales and wholesale distributors.
  - (d) Amusement enterprises, amusement centers, as defined in § 12-1 of the North Tonawanda City Code, theaters, billiard or pool halls, bowling alleys, skating rinks, or dance halls. **[Amended 1-19-1982]**
  - (e) Public garages, auto laundries and auto repair and painting.