

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.

- (f) Laundries, linen or diaper supply service and carpet and rug cleaning.
 - (g) Household and office machinery and equipment repair.
 - (h) Printing and newspaper publishing.
 - (i) Custom shops for carpentry, cabinetmaking, sign painting, sheet metal work and welding and for electrical, glazing, painting, heating, plumbing, roofing and ventilating contractors.
 - (j) Boat sales, rental, service and storage.
 - (k) Warehouses for clothing, drugs, dry goods, packaged food, furniture, hardware and shop supplies.
 - (l) Bottling of nonalcoholic beverages from previously prepared ingredients.
 - (m) Small animal hospitals; kennels.
 - (n) Poultry and rabbit killing for retail sales on the premises.
 - (o) Creamery or milk-bottling plant.
- (3) The following uses, provided they are conducted within a completely enclosed building or enclosed on all sides by a solid wall or fence at least six feet high:
- (a) Storage and sale of solid fuel, ice and feed for livestock.
 - (b) Building materials supply and incidental mill-work.
 - (c) Machine and tool sales, rental and service.
 - (d) Contractors' equipment and materials storage.

- (e) Public utility storage and service buildings and yards.
 - (4) Hotel or motel.
 - (5) Passenger terminal.
 - (6) Commercial greenhouse.
 - (7) Commercial billboard, provided that such sign shall not be located nearer than 10 feet to any lot line, 50 feet to a lot line in any R District and 30 feet to any street intersection or railroad crossing.
 - (8) Terminals for local trucking and delivery service (but not including any tractor, trailer or tractor-trailer combination or automobile conveyor), provided that all vehicle loading, unloading and parking is on the premises.
 - (9) Subject to § 103-14, used-car sales.
 - (10) Dry-cleaning plant, provided that all solvents used in the process and the vapors therefrom shall be nonexplosive and noninflammable and the entire cleaning and drying process shall be carried on within completely enclosed solvent-reclaiming units.
 - (11) The following uses, after approval by the Board of Appeals: **[Amended 2-17-1964]**
 - (a) Golf-driving range.
 - (b) Drive-in theater.
 - (c) Trailer park.
 - (d) Refreshment stand.
 - (e) Sale of camp trailers.
- B. Maximum height. Dwellings, as regulated in the R-C District.

- C. Minimum lot size. 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. Average of the existing buildings within 200 feet in both directions. If the above does not apply, then the front yard depth shall be 40 feet.
 - (b) Side yards, as regulated in C-1 District.
 - (c) Rear yard depth; minimum 10 feet, except where it abuts any R District the rear yard shall be equal to 1/2 the building height.
- E. Supplemental regulations and exceptions. See § 103-15.
- F. Minimum area of dwellings, same as R-2 District. **[Added 6-18-1962]**
- G. The maximum face area for all signs appearing on a property shall not exceed two square feet per linear foot of building frontage. **[Added 4-21-2004]**

§ 103-12. M-1 Light Manufacturing District.

- A. Permitted uses.
- (1) Any use, except dwellings, permitted in the C-2 District, but without the requirement of being enclosed in a building or by a wall or fence.
 - (2) Laboratory engaged in research, testing and experimental work, including any process normal to laboratory practice and technique.