

the streets, to secure safety from fire, flood, panic and other dangers and to facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements.

§ 103-3. Districts and maps.

- A. Districts. The City of North Tonawanda is hereby divided into the following zoning districts:
- (1) R1-1, Single-Family Residence.
 - (2) R1-2, Single-Family Residence.
 - (3) R-2, General Residence.
 - (4) R-C, Residence — Restricted Business.
 - (5) C-1, Neighborhood Business.
 - (6) C-2, General Commercial.
 - (7) M-1, Light Manufacturing.
 - (8) M-2, General Industrial.
 - (9) M-3, Special Industrial. **[Added 3-16-1982]**
- B. District Map.
- (1) The aforesaid districts are bounded as shown on a map entitled "City of North Tonawanda Zoning District Map," which accompanies and, with all explanatory matter thereon, is hereby made a part of this ordinance.¹
 - (2) As evidence of the authenticity of the Zoning District Map, said map and amendments thereto shall be duly certified by the City Clerk.

1. Editor's Note: The Zoning Map is on file in the City Clerk's office and the office of the Building Inspector.

- C. Interpretation of district boundaries. District boundary lines are intended to follow property lines, center lines of streets, highways, alleys or railroads, extensions of such property lines or center lines or other lines located on the map by appropriate reference.

§ 103-4. Application of regulations.

- A. General application. Except as hereinafter provided, no building, structure or land shall hereafter be used or occupied and no building or structure or parts thereof shall be erected, relocated, extended, enlarged or altered unless in conformity with the permitted use, height and area regulations specified for the district in which it is located and with all other regulations of this ordinance.
- B. Conflict with other regulations. In their interpretation and application, the provisions of this ordinance shall be held to be minimum requirements adopted for the promotion of the public health, safety, morals, comfort, convenience or general welfare. Whenever the requirements of this ordinance are at variance with the requirements of any other lawfully adopted rules, regulations or ordinances, the most restrictive or that imposing the higher standards shall govern.

§ 103-5. Classification of uses.

- A. Use groups. For the purpose of classification of uses, use groups are hereby established and ranked in the following order. The more restricted use groups are indicated by the lower number.
- (1) Use Group 1 — Uses first permitted in the R1-1 District.
 - (2) Use Group 2 — Uses first permitted in the R-2 District.