

- (a) Minimum side yard, 10 feet.
 - (b) When adjacent to any R District, a side yard shall not be less than 100 feet, including a twenty-foot strip adjoining such R District which shall be maintained as a landscaped buffer area.
- (3) Rear yard depth:
- (a) Minimum 25 feet.
 - (b) When adjacent to any R District, a rear yard shall not be less than 100 feet, including a twenty-foot strip adjoining such R District which shall be maintained as a landscaped buffer area.
- E. Limitations on uses in Use Groups 6 and 7.
- (1) No unneutralized material shall be discharged into sewers, streams or ditches.
 - (2) Fencing, same as M-1 District.
 - (3) Use of required yards, same as M-1 District.
- F. Supplemental regulations and exceptions. See § 103-15.
- G. Minimum area of dwellings, same as R-2 District. **[Added 6-18-1962]**

§ 103-13.1. M-3 Special Industrial District. [Added 3-16-82]

- A. Permitted uses.
- (1) Any use permitted in the M-2 District.
 - (2) Any adult use, as specified and defined in the Adult Use Ordinance as indicated in Chapter 9A of the

City Code of the City of North Tonawanda, New York.

§ 103-13.2. WD Waterfront District. [Added 2-12-88]

A. Purpose.

- (1) The Niagara River shoreline has always played an important role in shaping the image of the city and its economic base. This goes back to the late 19th century when lumber milling was a dominant activity along the waterfront, establishing the city as the lumber capital of the world at the turn of the century. More recently, recreational pursuits such as boating and fishing have become increasingly important elements in the city's initiatives to stimulate economic growth.
- (2) The combination of older and often underutilized industrial sites intermixed with newer uses catering largely to water-based recreation has created the need to guide future developments along the riverfront. In order to balance the demands placed on the waterfront by competing uses and to improve both the physical and visual environment along the Niagara River, a Waterfront District governed by special controls and development regulations has been established.
- (3) The Waterfront District permits a variety of uses which are either enhanced by or dependent upon a shoreline location. In addition, site plan review procedures have been designed to ensure that the specific details of waterfront development are thoroughly considered, that the environmental quality of the area is preserved and that development is consistent with the city's Local Waterfront Revitalization Program (LWRP).