

§ 103-21. **Repealer.**

§ 103-22. **Validity.**

§ 103-23. **Effective date.**

§ 103-24. **Townhouse development regulations.**

§ 103-25. **Condominium development regulations.**

§ 103-26. **Site development regulations.**

[HISTORY: Adopted by the Common Council of the City of North Tonawanda 12-21-1959. Amendments noted where applicable.]

§ 103-1. **Title.**

This ordinance shall be known and may be cited as the "City of North Tonawanda Zoning Ordinance."

§ 103-2. Purpose and scope.

- A. There is hereby established a Comprehensive Zoning Plan for the City of North Tonawanda by dividing the territory thereof into certain districts and prescribing regulations for buildings, structures and the use of land therein. The regulations are made with reasonable consideration, among other things, of the character of each district, its peculiar suitability for particular uses and the direction of building development and with a view to conserving property values and encouraging the most appropriate use of land throughout the City.
- B. The Comprehensive Zoning Plan, which is set forth in the text and map that constitute this ordinance, is adopted in order to promote the public health, safety and general welfare, to provide for adequate light, air and convenience of access, to prevent the overcrowding of land and to avoid undue concentration of population, to lessen congestion in

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.