

Chapter 103

ZONING

- § 103-1. Title.
- § 103-2. Purpose and scope.
- § 103-3. Districts and maps.
- § 103-4. Application of regulations.
- § 103-5. Classification of uses.
- § 103-6. R1-1 Single-Family Residence District.
- § 103-7. R1-2 Single-Family District.
- § 103-8. R-2 General Residence District.
- § 103-9. R-C Residence – Business District.
- § 103-10. C-1 Neighborhood Business District.
- § 103-11. C-2 General Commercial.
- § 103-12. M-1 Light Manufacturing District.
- § 103-13. M-2 General Industrial District.
- § 103-13.1. M-3 Special Industrial District.
- § 103-13.2. WD Waterfront District.
- § 103-13.3. WD-1 Waterfront District.
- § 103-14. Off-street parking.
- § 103-15. Supplemental regulations.
- § 103-16. Nonconforming uses.
- § 103-17. Enforcement.
- § 103-18. Board of Appeals.
- § 103-19. Amendments.
- § 103-20. Definitions and rules of construction.

§ 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