

- C. Special permitted uses for properties that have frontage on a water body.
- (1) Includes all uses, restrictions and regulations as set forth in the WD Waterfront District.
- D. Special permitted uses for properties that do not have frontage on a water body.
- (1) Refreshment stands not included as an accessory use. Refer to § 103-13.2F.
  - (2) Adult uses, 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.
  - (3) The general criteria for special permits § 103-18B(3) shall also be applicable.
- E. Accessory uses.
- (1) Includes all uses, restrictions and regulations as set forth in the WD Waterfront District.
- F. Area and bulk requirements.
- (1) Includes all procedures and regulations as set forth in the WD Waterfront District.
- G. Site plan and approval provisions.
- (1) Includes all procedures and regulations as set forth in the WD Waterfront District.

#### § 103-14. Off-street parking.

- A. Required spaces. On and after the effective date of this ordinance, off-street parking spaces shall be provided at the time of erection or enlargement of any principal building as hereinafter specified.

## (1) Residential buildings.

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| (a) Dwellings.   | One space for each dwelling unit.   |
| (b) Office of doctor or dentist in a residence.              | Five spaces in addition to those required for dwelling units.                   |
| (c) Other offices in a residence.                            | Two spaces in addition to those required for dwelling units.                    |
| (d) Rooming or lodging houses, tourist home, hotel or motel. | One space for each dwelling unit and for each room used for separate occupancy. |
| (e) Nursing or convalescent home.                            | One space for each two beds.  |

## (2) Nonresidential buildings or uses.

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| (a) School.   | One space for each classroom, plus one space for each six seats in the auditorium.                       |
| (b) Places of public assembly; church, auditorium, stadium, theater, etc. | One space for each five seats.   |
| (c) Clubs.  | One space for each 100 square feet or major fraction thereof of gross floor area used for club purposes. |
| (d) Eating and drinking places.   | One space for each two seats and standing places.  |

- (e) Doctor, dentist and real-estate office. Five spaces for each office.
- (f) Other business and professional offices. One space for every 150 square feet or major fraction thereof of gross floor space.
- (g) Bowling alley. 10 spaces for each alley.
- (h) Mortuary. 10 spaces for each chapel or parlor.
- (i) Retail auto sales and repair garage. Five spaces plus one space for each 250 square feet or major fraction thereof of gross floor area used for sales and/or service. Such spaces shall be reserved for transient parking and shall not be used for the storage of new or used motor vehicles for sale or for hire.
- (j) Individual stores having less than 6,000 square feet of gross floor area. One space for each 250 square feet or major fraction thereof of gross floor area.
- (k) Individual stores with 6,000 square feet or more of gross floor area. Shopping centers and groups of stores with a gross floor area of over 20,000 square feet. One space for each 100 square feet or major fraction thereof of gross floor area.

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| (l) Manufacturing, storage and other industrial floor area. | One space for each 1,000 square feet of gross floor area, but shall not be less than one space for each two employees, exclusive of night shift. |
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B. Special regulations applying to accessory off-street parking, used-car lots and gasoline stations.

(1) Design standards.

- (a) Size of space. Except for one- and two-family residences, 300 square feet of net standing and maneuvering space shall be deemed to constitute a parking space.

- (b) Restrictions on other uses: all areas counted as off-street parking space shall be unobstructed and free of other uses, except off-street loading.

- (c) Protection of adjacent areas.

- (1c) Surfacing. Except for one- and two-family residences, all open off-street parking areas, used-car lots and gasoline stations shall be surfaced with a dustless material and shall be so graded and drained as to dispose of all surface water accumulation, as approved by the Building Inspector.

- (2c) Screening. All open off-street parking areas with five or more spaces, used-car lots and gasoline stations shall be screened from all adjoining residential districts by either a strip four feet wide, densely planted with shrubs or trees, or a solid fence or masonry wall not less than four feet nor more than seven feet high. Such screening shall be properly maintained.
- (3c) Lighting. Any illumination of off-street parking areas, used-car lots and gasoline stations shall be so arranged as to direct the light away from the street and away from adjoining premises.
- (d) Except for parking spaces required for single-family and multifamily dwellings, access to and from public streets shall be subject to approval by the City Engineer.
- (e) In any R Districts, no parking space shall be provided in a required front yard.
- (2) Location. In any R District, required parking shall be provided on the same lot with the use to which it is accessory. Required parking in any C or M District shall be provided either on the same lot with the use to which it is accessory or on another site in a C or M District within 500 feet thereof. In the latter case, however, the providing of such parking space shall be subject to deed, lease or contract restrictions acceptable to the City Attorney binding the owner, his heirs and assigns to maintain the required number of spaces available throughout the life of such use.