

ZONING

247 Attachment 1

Appendix A Zoning District Boundary Descriptions¹

R1 Districts Residential - 1

The R-1 Districts shall be bounded as follows:

- A. Robinson: Beginning at a point on the south line of Robinson Road 1,000 feet west of the west line of Transit Road, then south on a line parallel to Transit Road a distance of 800 feet, then west on a line parallel to Robinson Road to the east bank of the New York State Barge Canal, then north on the east bank of the New York State Barge Canal to the south line of Robinson Road, then east on the south line of Robinson Road, a distance of 3,700 feet; then south a distance of 500 feet; then east a distance of 400 feet; then north a distance of 500 feet to a point which is the south line of Robinson Road; then east on the south line of Robinson Road to the point of beginning.
- B. Southeast: Beginning at a point on the north bank of the Tonawanda Creek 1,400 feet west of the west line of Transit Road, then running north parallel to Transit Road to the south line of Tonawanda Creek Road North; then east along the south line of Tonawanda Creek Road North a distance of approximately 400 feet; then north a distance of approximately 3,000 feet, then west on a line at right angles to the last mentioned line a distance of approximately 6,400 feet, then south on a line at right angles to the last mentioned line to the north bank of the Tonawanda Creek, then east along the north bank of the Tonawanda Creek to the point of beginning.
- C. Northwest: An area bounded on the north by the south line of Lockport Road, on the east by the west line of Aiken Road, on the south by the north line of Mapleton Road and on the west by the east line of Townline Road.
- D. Southwest: Beginning at a point on the north bank of the Tonawanda Creek and the east line of Townline Road, then north on the east line of Townline Road a distance of 3,600 feet, then east on a line at right angles to Townline Road a distance of 2,800 feet, then north on a line at right angles to the last mentioned line a distance of 2,600 feet, then a line at right angles to the last mentioned line a distance of 3,000 feet, then south on a line at right angles to the last mentioned line to the north bank of the Tonawanda Creek, then south along the north bank of the Tonawanda Creek to the point of beginning.
- E. Bear ridge: Beginning at a point on the north line of Killian Road 250 feet west of the west line of Bear Ridge Road, then northeast parallel to Bear Ridge Road to the northern line of Lot 78, then on a line running east on the north line of Lot 78 a distance of 250 feet east of the east line of Bear Ridge Road, then south parallel to Bear Ridge Road to a line extended 250 feet east from the north line of Killian Road, to the point of beginning.

¹ Editor's Note: All lands in the Town not designated as part of the R1, CO1, CO2, LI or SLI Districts are included in the R2 District.

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F. And in addition:

- (1) All of Lot 79.
- (2) All of Lot 84.
- (3) All of Lot 74 except area zoned CO.
- (4) All of Lot 89 except area zoned R2 west of the old (NYCROW*).
- (5) All of Lot 97 except area zoned R2 west of the old (NYCROW*).
- (6) All of Lot 96 except area zoned R2 west of the old (NYCROW*).
- (7) All of Lot 88 except area zoned Light Industrial.
- (8) Lot 78: All that area north of Bear Ridge Road.

[*Note: "NYCROW" is the old New York Central Right-of-Way.]

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CO1 Districts Light Commercial

The CO1 Districts shall be bounded as follows:

- A. Campbell and Oakwood: Beginning at a point on the east line of Campbell Boulevard 300 feet south of the south line of Oakwood Drive, then running east along a line at right angles to Campbell Boulevard a distance of 300 feet, then running north along a line parallel to Campbell Boulevard to the north line of Oakwood Drive, then east on the north line of Oakwood Drive a distance of 300 feet, then north on a line parallel to Campbell Boulevard to a point 350 feet north of the south line of Great Lot No. 74, intended to be the north line of property described in the Niagara County Clerk's office at Liber 2388, page 143, then west to the east line of Campbell Boulevard, then south to the point of beginning.
- B. Campbell Boulevard and Barge Canal: Beginning at a point on the north bank of the New York State Barge Canal 300 feet west of the west line of Campbell Boulevard, then running north on a line parallel to Campbell Boulevard to the north line of Great Lot 30, then running east at right angles to a point on the east line of Campbell Boulevard, then running north 1,136 feet (+/-) along a line parallel to Campbell Boulevard, then running east at right angles 520 feet (+/-), then running south at right angles 1,036 feet (+/-), then running west at right angles 220 feet (+/-), then running south at right angles 400 feet (+/-) then running east at right angles 220 feet (+/-), then running south at right angles 349 feet (+/-), then running west at right angles 220 feet (+/-), then running south at right angles on a line parallel to the east line of Campbell Boulevard to the north bank of the New York State Barge Canal, then west to the point of beginning. **[Amended 1-7-2003; 10-7-2008]**
- C. Tonawanda Creek Road South and Tonawanda Creek Road North (combined): Beginning at a point on the west line of Washington Street 300 feet northwest of the corner of Washington Street and Tonawanda Creek Road, then running southeast on the south line of Washington Street to the east line of East Canal Road (Congress Street); then south to the north bank of Tonawanda Creek, then southwest on the north line of Tonawanda Creek to the east bank of the New York State Barge canal, then north on the east bank of the New York State Barge Canal to a point 300 feet north of the north line of Tonawanda Creek Road, then northeast to the point of beginning.²
- D. Mapleton and Aiken: Beginning at the northeast corner of Mapleton and Aiken Roads, then running north, along the east line of Aiken Road a distance of 500 feet, then running east along a line parallel to Mapleton Road a distance of 3,000 feet, then running south on a line at right angles to the north line of Mapleton Road, then running east along the north line of Mapleton Road a distance of 382 feet, then running north on a line at an angle of 90 degrees 10 minutes a distance of 300 feet, then running west parallel to Mapleton Road at an angle of 89 degrees 20 minutes a distance of 76.26 feet, then running south on a line at an angle 124 degrees 50 minutes to the north line of Mapleton Road, then running west along the north line of Mapleton Road a distance of 100 feet, then running south to a point 500 feet

²Editor's Note: Former Subsection D, which immediately followed this subsection, regarding an area of Lockport Road east and west of Campbell Boulevard, was changed to the CO2 Medium Commercial District 4-1-2003, and former Subsections E through G were renumbered as D through F, respectively.

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south of the south line of Mapleton Road, then running west on a line parallel to Mapleton Road to the east line of Aiken Road, then running north along the east line of Aiken Road to the point of beginning. **[Amended 6-18-2013]**

- E. Mapleton and Campbell: Beginning at a point on the west line of Campbell Boulevard 300 feet north of the north line of Mapleton Road, then running west along a line parallel to Mapleton Road a distance of 300 feet, then running south along a line at right angles to the last mentioned line to a point 300 feet south of Mapleton Road, then running east along a line parallel to Mapleton Road to a point 300 feet east of the east line of Campbell Boulevard, then running north along a line at right angles to the last mentioned line to a point on the south line of Mapleton Road, then running west along a line parallel to Mapleton Road to a point on the west line of Campbell Boulevard, then running north on a line parallel to Campbell Boulevard to the point of beginning. **[Amended 7-24-2001]**

- F. Beach Ridge and Campbell: Beginning at a point on the south line of Fiegle Road 300 feet east of the east line of Campbell Boulevard, then northeast parallel with Campbell Boulevard a distance of 1,950 feet, then 250 feet north, then west to a point which is 680 feet west of the center line of Campbell Boulevard; then 390 feet south; then west 58 feet; then south 100 feet; then west 520 feet to the center line of Main Road; then continuing to a point 300 feet west of the west line of Main Road; then south on a line parallel to Main Road and Campbell Boulevard a distance of 1,650 feet; then east a distance of 300 feet to a point which is the west line of Campbell Boulevard, then south 475 feet on the west line of Campbell Boulevard, then west a distance of 300 feet; then south on a line parallel with Campbell Boulevard a distance of 1,700 feet; then east a distance of 300 feet east to the center line of Campbell Boulevard, then north 780 feet along a line parallel to Campbell Boulevard then east to a point which is 300 feet from the east line of Campbell Boulevard; then north along a line parallel to Campbell Boulevard to the point of beginning. **[Amended 2-13-2017]**

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CO2 Districts Commercial - Medium

The CO2 Districts shall be bounded as follows:

- A. Transit/Donner Roads to Niagara/Erie County border: Beginning at a point on the south line of Donner Road, at its intersection with the west line of Transit Road, then west along a line parallel to Donner Road a distance of 440 feet, then south on a line parallel to Transit Road a distance of 1,030 feet; then west on a line parallel to Donner Road a distance of 3,650 feet; then south on a line parallel to Transit Road approximately 1,075 feet; then east approximately 3,080 feet; then south to a point on the south line of Tonawanda Creek Road North; then west following the south line of Tonawanda Creek Road North a distance of 400 feet; then south on a line parallel to Transit Road to the Niagara/Erie County border; then east following the Niagara/Erie County border to a point on the west line of Transit Road; then north following the west line of Transit Road to the point of beginning. **[Added 9-28-1999; amended 6-7-2005; 1-8-2013]**
- B. Transit Road - Robinson to Donner Roads: Beginning at a point on the south line of Robinson Road as it intersects with the west line of Transit Road; then west on a line parallel to Robinson Road a distance of 1,000 feet; then south on a line parallel to Transit Road to a point 500 feet north of the north line of Donner Road; then east on a line parallel to Donner Road a distance of 1,000 feet to a point which is the west line of Transit Road; then north along the west line of Transit Road to the point of beginning.
- C. Lockport Road: Beginning at a point on the south line of Lockport Road 6,300 feet west of the west line of Bear Ridge Road, then running south at right angles to Lockport Road a distance of 500 feet, then running west on a line parallel to Lockport Road a distance of 8,000 feet, then running north at right angles to the last mentioned line the south line of Lockport Road, then running east along the south line of Lockport Road to the point of beginning. **[Added 4-1-2003]**
- D. Robinson Road: Beginning at a point on the south line of Robinson Road 3,550 feet west of the west line of Transit Road; then south 500 feet on a line parallel to Transit Road; then west approximately 589 feet on a line parallel to Robinson Road; then north a distance of 500 feet on a line parallel to Transit Road; then east on the south line of Robinson Road to the point of beginning. **[Added 4-5-2005]**

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LI Districts
Light Industrial

The LI Districts shall be bounded as follows:

- A. Donner Road: Beginning at a point on the north line of Donner Road, at its intersection with the west line of Transit Road, then running north along the west line of Transit Road to a point 500 feet north of the north line of Donner Road, then running west along a line parallel to Donner Road a distance approximately 4,107 feet, then running south on a line at right angles to the last mentioned line to a point 1,028 feet south of the south line of Donner Road, then running east along a line parallel to Donner Road approximately 3,674 feet, then running north 1,077 feet to a point of the north line of Donner Road, then east on a line parallel to Donner Road approximately 440 feet to the west line of Transit Road to the point of beginning. **[Amended 9-28-1999; 6-7-2005; 1-8-2013]**
- B. Dunnigan Road: Beginning at a point on the north line of the Dunnigan Road 1,000 feet west of the west line of Transit Road, then running north parallel to the west line of Transit Road to a point 500 feet north of the north line of Dunnigan Road, then running west along a line parallel to Dunnigan Road a distance of 3,000 feet, then south at a right angle 250 feet, then west at a right angle 418 feet, then south at a right angle 517 feet, then east at a right angle 418 feet to a point on the east line of Dunnigan Road, then north on a line parallel to the east line of Dunnigan Road approximately 225 feet to the southeast line of Dunnigan Road, then east at a right angle 330 feet, then south at a right angle 500 feet, then east at a right angle on a line parallel to the south line of Dunnigan Road to a point 1,000 feet west of the west line of Transit Road, then north along a line parallel to the west line of Transit Road to the point of beginning. **[Amended 8-6-2002; 2-4-2003]**
- C. Killian Road: Beginning at a point on the south line of Killian Road 1,100 feet east of the east line of Town Line Road, then running south 1,600 feet at right angles to Killian Road, then running east along a line parallel to Killian Road a distance of 4,600 feet, then running north at right angles to the last mentioned line a distance of 3,000 feet, then running west at right angles to the last mentioned line a distance of 2,800 feet, then running south at right angles to the last mentioned line to the south line of Killian Road, then west along the south line of Killian Road to the point of beginning.
- D. Campbell Boulevard (Pivot Punch): Beginning at a point on the west line of Campbell Boulevard 675 feet south of the south line of Beach Ridge Road, then south along the west line of Campbell Boulevard a distance of 475 feet, then west at a right angle to Campbell Boulevard a distance of 865 feet; then north at right angles to the last mentioned line a distance of 475 feet, then east to the point of beginning.³

³Editor's Note: Former Subsection E, Robinson Road, which immediately followed this subsection, was repealed 4-5-2005. See now the boundaries for the CO2 District, Subsection D.

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SLI District Special Light Industrial

The SLI District shall be bounded as follows:

- A. Lockport Road: Beginning at a point on the south line of Lockport Road, approximately 800 feet west of the west line of Bear Ridge Road, then running approximately 5,500 feet along the south line of Lockport Road, then south along a line at right angles to the Lockport Road to a point approximately 800 feet north of the north line of Mapleton Road, then east along a line parallel to Mapleton Road to a point approximately 800 feet west of the west line of Bear Ridge Road, then northeast on a line parallel to Bear Ridge Road to the point of beginning.