

**TOWN OF AURORA**  
**LOCAL LAW NO. 3-2024**

A LOCAL LAW, TO AMEND LOCAL LAW 1-1990 KNOWN AS “THE CODES OF THE TOWN OF AURORA”, ADOPTED BY THE TOWN BOARD OF THE TOWN OF AURORA ON JANUARY 22, 1990, TO AMEND THE ZONING CODE.

BE IT ENACTED BY THE TOWN BOARD OF THE TOWN OF AURORA AS FOLLOWS:

**SECTION 1. LEGISLATIVE INTENT.**

This Local Law amends a prior Local Law known as “The Zoning Code of the Town of Aurora, Erie County, and State of New York” adopted by the Town of Aurora on June 20, 2022.

**SECTION 2. SECTION 116-8.9 C-3 COMMERCIAL.**

Paragraph “D” (Uses by special use permit) is hereby amended to read as follows:

D. Uses by special use permit of the Town Board:

(1) Any use permitted and as regulated in the C-2 district other than dwellings and other residential structures.

(2) When conducted in an enclosed building:

- a. Manufacturing, assembling, converting, altering, finishing, cleaning or any other processing or incidental storage of products or materials involving the use of only oil, gas or electricity for fuel and which operation, in the opinion of the Town Board, will not create any dangerous, injurious, noxious or otherwise objectionable fire, explosive, radioactive or other hazard, noise or vibration, smoke, dust, odor or other form of air pollution, electromagnetic or other

disturbance, glare or harmful discharge, storage or dispersal of liquid or solid wastes in a manner or amount so as to adversely affect the surrounding area.

- b. Food preparation (e.g. baking, bottling, mixing, and milling).
- c. Processing or canning of putrescible food products (e.g. meat, fish or dairy products, fermented foods such as sauerkraut, vinegar, or the like).
- d. Adult entertainment businesses as described in Article V of this chapter.
- e. Uses requiring an adult-use cannabis license.

(3) Junkyards as regulated by Chapter 72.

(4) Other uses not specifically listed as permitted uses, but similar in nature and compatible with C-3 uses.

### SECTION 3. SEVERABILITY.

If any clause, sentence, paragraph, subdivision, or part of this Local Law or the application thereof to any person, firm or corporation, or circumstance, shall be adjusted by any court of competent jurisdiction to be invalid or unconstitutional, such order or judgment shall not affect, impair, or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, or part of this Local Law or in its application to the person, individual, firm or corporation or circumstance, directly involved in the controversy in which such judgment or order shall be rendered.

SECTION 4. EFFECTIVE DATE This Local Law shall take effect immediately upon filing with the New York Secretary of State.