

CHAPTER 1315
(DCD) DOWNTOWN COMMERCIAL DISTRICT

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1315.01 PERMITTED USES

No building or premise shall be used, in whole or in part, for any adult uses as defined in Chapter 1332 of this Zoning Ordinance or for any purpose except those listed below:

Retail stores including grocery stores and bakeries for on-site retail sales only.

Banks, including drive-in window.

Restaurants.

Service businesses, such as but not limited to: barber shop, beauty salon, tailor, dry cleaning store, custom dress maker, jewelry repair, shoe repair, travel agent, appliance repair, and duplicating business.

Hotels and motels.

Drinking establishments and taverns.

Business, professional, or government offices.

Libraries, museums, and art galleries.

Bed and breakfast, rooming, boarding, and lodging houses, and tourist homes.

Taxi station.

Dormitories, fraternity, and sorority houses.

Auto rental office.

Signs subject to the requirements of the Niagara Falls Sign Ordinance.

Accessory buildings and accessory uses.

1315.02 PERMITTED USES SUBJECT TO SPECIAL PERMIT

The following uses are permitted subject to the obtaining of a special permit in accordance with the requirements of Chapters 1325 and 1326 of this Zoning Ordinance:

Nursery or pre-school educational establishments or day care center.

Hospitals and nursing homes.

Funeral parlors.

Places of amusement or recreation including studios, movie houses, theaters, and schools and academies conducted for gain, except adult theaters.

Home occupations.

Satellite earth stations.

Sightseeing agencies shall be allowed as defined in Section 1304.123 of this Zoning Ordinance including a specific type tour booth with outside signage. The special permit will require that a site plan and building design be submitted for approval. The structure and exterior materials must be compatible with the architecture of the surrounding area. Specifically excluded would be any structure which (*is*), or as appears without structural permanence.

Institutions for higher learning, business, vocational and training schools, including colleges, universities, junior colleges, business, banking, business management, secretarial and office service schools, computer and data processing schools, art and drafting schools, barber, beauty and cosmetology schools, commercial or non-commercial food preparation schools, photography schools, schools for training in the martial arts, dancing, gymnastics, and music, and schools for fashion design.

Gas stations provided that there is no automotive service or repair; and the Board of Appeals finds that the proposed use is in the public interest; and the use will not increase traffic congestion in the streets abutting the property; and that the location and/or esthetics of the site plan are in harmony with surrounding use.

Public transportation facilities.

Radio, television, or recording studios.

Fast food restaurant, provided that eating on the premises shall be permitted only inside the structure or in areas specifically designated and properly maintained outside of the structure.

Transportation terminals, including sales of tickets, waiting area, restaurants, newspaper, and candy shops.

1315.03 MINIMUM SIZE OF LOT

Residential uses shall be subject to the following requirements:

Minimum required lot area

Minimum Required Lot Area

for one a

for Multi

Minimum Required Lot Width: 40 Feet

1315.04 MINIMUM YARD DIMENSIONS

Residential uses shall be subject to the following requirements:

- Front: 20 Feet
- Side: One-Sixth of the Width of the Lot Up to a Maximum of 15 Feet
or One-Half the Height of the Building
- Rear: 20 Feet

1315.05 MAXIMUM HEIGHT OF BUILDING

Maximum Height: Twenty Stories or 200 Feet

1315.06 MAXIMUM COVERAGE OF LOT BY ALL BUILDINGS

- Maximum Lot Coverage for any Residential Use: 50%
- Maximum Lot Coverage for any Commercial Use: 90%
- Maximum Lot Coverage for any Mixed Use: 75%

1315.07 OFF-STREET PARKING AND LOADING REQUIREMENTS

Off-street parking and loading spaces shall be provided in accordance with the requirements of Chapter 1330 of this Zoning Ordinance.

1315.08 LANDSCAPING AND SCREENING REQUIREMENTS

Landscaping and screen shall be provided subject to the requirements of Chapter 1331 of this Zoning Ordinance.

1315.09 SITE PLAN AND REVIEW REQUIREMENTS

Site plan and review shall be provided subject to the requirements of Chapter 1324 of this Zoning Ordinance.