

**Town of Tonawanda Zoning Districts**

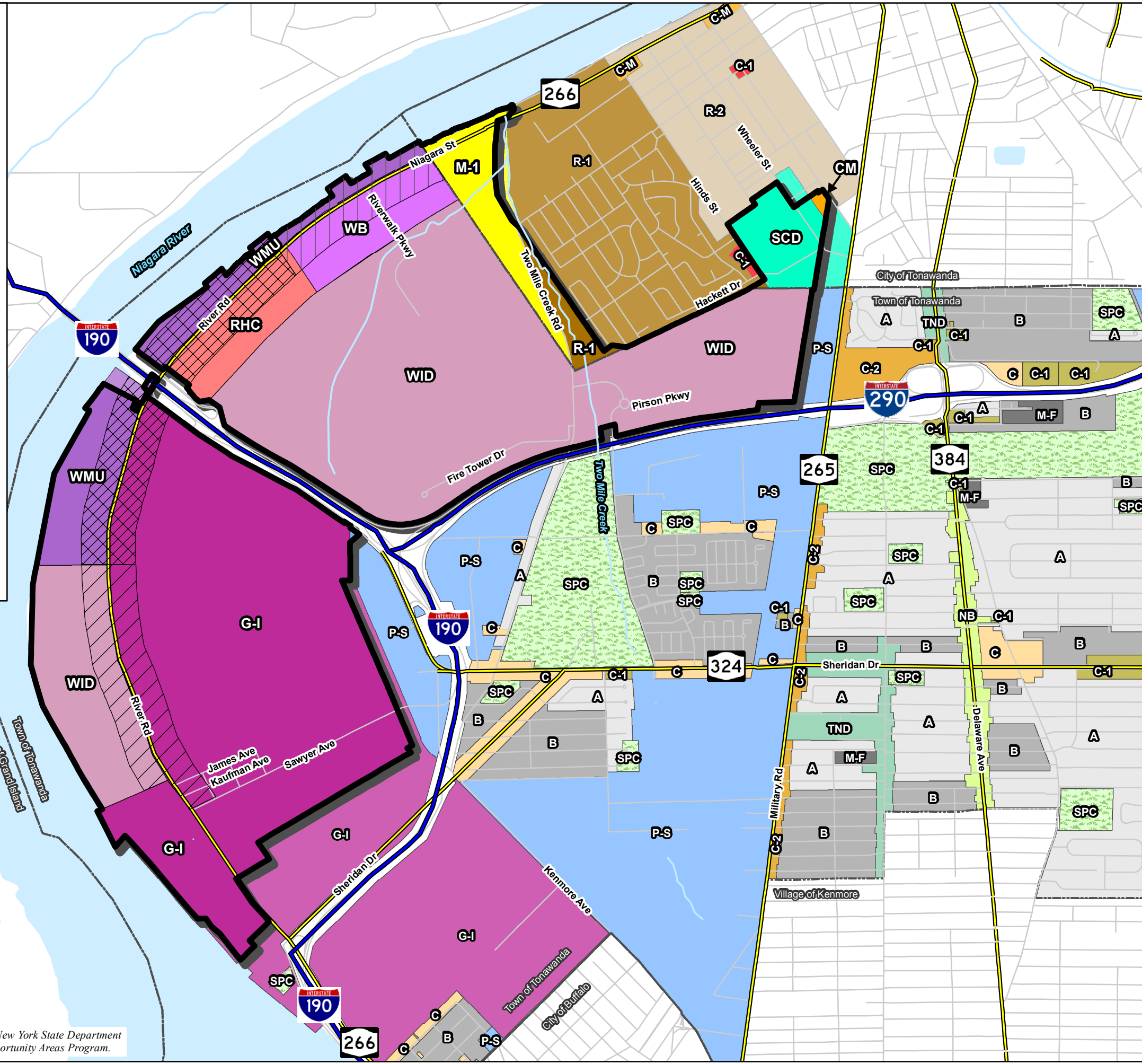
- A: First Residential
- B: Second Residential
- M-F: Multifamily Dwelling
- C-1: Restricted Business
- C: General Business
- C-2: Commercial District
- RHC: Retail-Highway Commercial Use
- P-S: Performance Standard
- G-I: General Industrial
- WMU: Waterfront Mixed Use
- WB: Waterfront Business
- WID: Waterfront Industrial
- NB: Neighborhood District
- TND: Traditional Neighborhood District
- SPC: School, Park or Cemetery

**ToT River Road Overlay District**

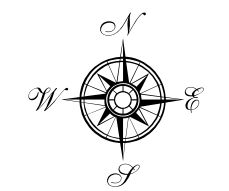
- Business Transition Area
- Light Industrial Corridor Area
- Thruway Impact Area

**City of Tonawanda Zoning Districts**

- C-1: Neighborhood Shopping
- C-M: General Commercial Services
- M-1: Manufacturing
- R-1: Single-Family Residence
- R-2: General Residence
- SCD: Spaulding Commerce Park



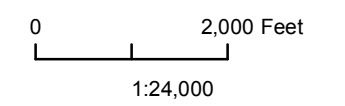
TOWN OF TONAWANDA  
TONAWANDA  
OPPORTUNITY AREA  
NOMINATION STUDY



EXISTING ZONING MAP

- TOA Nomination Study Area
- Municipal Boundaries
- Zoning is Not Shown (White Areas)
- Interstate
- State Highways
- Local Roads
- Creek/River/Waterbody

- Sources:
1. TOA Nomination Study Area Boundary: Created by LaBella using parcel boundaries provided by the Town of Tonawanda
  2. Town of Tonawanda (excluding Village of Kenmore) Zoning Districts: Provided by the Town of Tonawanda
  3. Town of Tonawanda Overlay Districts: Created by LaBella based on legal boundary descriptions found in the zoning code
  4. City of Tonawanda Zoning Districts (partial): Created by LaBella based on hard copy zoning map of the City
  5. Interstate, State Highways, Creek, Municipal Boundaries: Census Shapefiles from TIGER/Line database (minor edits by LaBella to municipal boundaries to match property lines)
  6. Local Roads: Provided by the Town of Tonawanda
  7. River/Waterbody: ESRI Data Disk.



Labella Project No:  
**2151300**

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This map was prepared for the Town of Tonawanda and the New York State Department of State with state funds provided through the Brownfield Opportunity Areas Program.