

**§27-811. M-C MANUFACTURING COMMERCIAL.**

Permitted Uses	Min. Lot Size Sq. Ft.	Max. Bldg. Cov.	Max. Lot Cov.	Max Height	Min. Lot Width	Front Yard Set-back	Rear Yard Setback	Side Yard Setback	Combined Side Yard Set Back	Req. Site Plan Review
ALL USES LISTED BELOW, UNLESS OTHERWISE NOTED	25,000	50%	80%	50	125	25*	30	20	40	YES

\*REQUIRED FRONT YARD MAY BE REDUCED TO 10 FEET WHERE A LANDSCAPED BUFFER STRIP IS PROVIDED IN ACCORDANCE WITH §27-1401 OF THIS CHAPTER

SEE §27-1106 REGARDING ADDITIONAL REQUIREMENTS AND PERFORMANCE STANDARDS

LIGHT MANUFACTURING, WHICH ARE FREE FROM OBJECTIONABLE ODORS, FUMES, DIRT, VIBRATIONS, OR NOISE, INCLUDING:

CHEMICALS AND ALLIED PRODUCTS

ELECTRONIC AND OTHER ELECTRIC EQUIPMENT

FABRICATED METALS PRODUCTS

FOOD AND KINDRED PRODUCTS

FURNITURE AND FIXTURES

INDUSTRIAL MACHINERY AND EQUIPMENT

INSTRUMENTS AND RELATED PRODUCTS

LEATHER AND LEATHER PRODUCTS (EXCEPTING CURING, TANNING AND FINISHING OF HIDES)

LUMBER AND WOOD PRODUCTS

MOTOR FREIGHT TRANSPORTATION AND WAREHOUSING

NON-PUC TELECOMMUNICATIONS FACILITIES SUCH AS DIAL EQUIPMENT CENTERS AND SWITCHING STATIONS

PAPER AND ALLIED PRODUCTS

# ZONING

Permitted Uses	Min. Lot Size Sq. Ft.	Max. Bldg. Cov.	Max. Lot Cov.	Max Height	Min. Lot Width	Front Yard Setback	Rear Yard Setback	Side Yard Setback	Combined Side Yard Setback	Req. Site Plan Review
PETROLEUM AND COAL PRODUCTS										
POTTERY AND CERAMICS (USING ONLY PREVIOUSLY PULVERIZED CLAY AND KILNS FIRED ONLY BY GAS OR ELECTRICITY)										
PRIMARY METALS INDUSTRIES										
RAILROAD TRANSPORTATION										
RUBBER, PLASTIC AND MISCELLANEOUS PRODUCTS										
SCIENTIFIC LABORATORIES DEVOTED TO RESEARCH, DESIGN AND EXPERIMENTAL OPERATION OF EQUIPMENT										
SPORTING GOODS										
STONE, CLAY AND GLASS PRODUCTS										
TEXTILE MILL, APPAREL & OTHER TEXTILE PRODUCTS										
TOBACCO PRODUCTS										
TRANSPORTATION EQUIPMENT										
TRANSPORTATION AND PUBLIC UTILITIES										
<b>COMMERCIAL USES SUCH AS THE FOLLOWING:</b>	20,000	40%	80%	45	100	25	20	12	20	YES
ADMINISTRATIVE AND BUSINESS OFFICES										
BANKS AND FIDUCIARY INSTITUTIONS										
CONVENIENCE STORES WITH FUEL PUMPS										
EMPLOYEE AGENCIES AND SERVICES										
LUMBER AND BUILDING MATERIAL SUPPLY CENTER, RETAIL ONLY										

Permitted Uses	Min. Lot Size Sq. Ft.	Max. Bldg. Cov.	Max. Lot Cov.	Max Height	Min. Lot Width	Front Yard Setback	Rear Yard Setback	Side Yard Setback	Combined Side Yard Setback	Req. Site Plan Review
NON-PUC TELECOMMUNICATIONS FACILITIES, SUCH AS DIAL EQUIPMENT CENTERS AND SWITCHING STATIONS. Lot size may be reduced to 2,500 sq. ft. when on leased parcel. Structure may not be located in setback areas.	50,000	40%	60%	35	150	40	40	15	35	YES
RADIO AND TELEVISION STATIONS										
RESTAURANTS										
RETAIL AND WHOLESALE SALES AND SERVICES										
VOCATIONAL AND TRADE SCHOOLS										
WAREHOUSE AND STORAGE FACILITIES										
TELECOMMUNICATIONS TOWERS AND ANTENNAS										
PURSUANT TO PART 21 OF THIS CHAPTER										
<b>ACCESSORY USES: (SEE PART 10, UNLESS OTHERWISE NOTED.)</b>										
DRIVE THRU SERVICES										
PURSUANT TO §27-1004 OF THIS CHAPTER										
ENTERTAINMENT										
PURSUANT TO §27-1005 OF THIS CHAPTER										
<b>CONDITIONAL USES:</b>										
ALL USES LISTED BELOW SHALL BE PURSUANT TO §27-1203 OF THIS CHAPTER										
JUNKYARD										
PURSUANT TO §27-1203(5) OF THIS CHAPTER										
PUBLIC UTILITIES										
PURSUANT TO §27-1203(6) OF THIS CHAPTER										
TAVERNS, BARS, PUBS										
4,000 50% 80% 35 40 15 15 12 20 20 YES										
<b>SPECIAL EXCEPTION USES:</b>										
ALL USES LISTED BELOW SHALL BE PURSUANT TO §27-1202 OF THIS CHAPTER										
DAY CARE CENTERS										
7,500 40% 80% 30 50 15 15 20 20 20 YES										
KENNELS										
25,000 50% 80% 50 125 25* 30 20 40 40 YES										
SWIMMING POOLS, PRIVATE OR PUBLIC										
45,000 15% 50% 25 125 30 40 15 30 30 YES										

ZONING

*(Ord. 19-2001, 6/25/2001)*