

- C. Minimum lot size. Dwellings, as regulated in the R-C District.
- D. Required yards.
- (1) Dwellings. Front, side and rear yards shall be required as regulated in the R-C District.
 - (2) Other principal buildings:
 - (a) Front yard depth. Average of the existing buildings within 200 feet in both directions. If the above does not apply, then the front yard depth shall be 40 feet.
 - (b) Side yards, as regulated in C-1 District.
 - (c) Rear yard depth; minimum 10 feet, except where it abuts any R District the rear yard shall be equal to 1/2 the building height.
- E. Supplemental regulations and exceptions. See § 103-15.
- F. Minimum area of dwellings, same as R-2 District. **[Added 6-18-1962]**
- G. The maximum face area for all signs appearing on a property shall not exceed two square feet per linear foot of building frontage. **[Added 4-21-2004]**

§ 103-12. M-1 Light Manufacturing District.

- A. Permitted uses.
- (1) Any use, except dwellings, permitted in the C-2 District, but without the requirement of being enclosed in a building or by a wall or fence.
 - (2) Laboratory engaged in research, testing and experimental work, including any process normal to laboratory practice and technique.

- (3) The manufacture, compounding, assembling and/or treatment of articles or merchandise from previously prepared materials, consisting of fiber, glass, fur, leather, paper, plastics, wax, wood and wire, provided that no chemical process is involved in the basic manufacture of such materials.
- (4) The manufacture and or assembly of electronic devices, electrical appliances and the application or manufacture of atomic devices, provided all necessary and approved safeguards are employed to prevent hazard or annoyance to the community.
- (5) The manufacture and/or assembly of musical instruments, business machines, amusement devices, novelties, toys, custom-built boats and grinding wheels.
- (6) The manufacture, compounding, processing and storage of candy and confections, frozen foods, cosmetics, pharmaceutical products, toiletries and food products.
- (7) Tool-, die-, and pattern-making and machine shops, provided that any obnoxious or annoying noises and/or vibrations are confined within the premises.
- (8) Manufacture of precision tools.
- (9) Truck terminals; freight yards and freight stations; wharfs and docks.
- (10) Concrete products manufacture.
- (11) Wood and lumber, bulk processing and woodworking, including planing mills, excelsior, sawdust and wood-preserving treatment.
- (12) Treatment and processing of metal and metal products; finishing, plating, grinding, sharpening, cleaning, rustproofing and heat treatment.

- (13) Manufacturing of paper and paper products not involving the reduction and processing of wood pulp and fiber.
 - (14) Textile manufacturing.
 - (15) Storage, sorting or baling of waste paper and rags, provided all activities are conducted within a building.
 - (16) Coal yards; storage of fuel oil for heating purposes.
 - (17) Electric central station power and steam-generating plant.
 - (18) Incinerator; sewage-treatment plant.
 - (19) Quarters for a caretaker or watchman as an accessory use.
- B. Maximum height. No requirement.
- C. Minimum lot size. No requirement.
- D. Required yards.
- (1) Front yard depth, 25 feet when opposite any R District the front yard depth shall not be less than 50 feet.
 - (2) Side yard width:
 - (a) Minimum side yard, 10 feet.
 - (b) When adjacent to any R District, a side yard shall not be less than 50 feet, including a twenty-foot strip adjoining such R District which shall be maintained as a landscaped buffer area.
 - (3) Rear yard depth:

- (a) Minimum, 25 feet.
- (b) When adjacent to any R District, a rear yard shall not be less than 50 feet, including a twenty-foot strip adjoining such R District which shall be maintained as a landscaped buffer area.

E. Limitations on uses in Use Group 6.

- (1) Any use of land, building or structure that may be hazardous, noxious or injurious by reason of the production or emission of dust, smoke, refuse matter, odors, gas, fumes, noise, vibration or similar circumstances or conditions is prohibited.
- (2) No unneutralized refuse material shall be discharged into sewers, streams or ditches.
- (3) Storage of inflammable liquids. The storage of inflammable liquids shall be entirely underground, in storage tanks approved by the National Board of Fire Underwriters and having pipe layout satisfactory to the Building Inspector. Safety containers shall be used within any building or structure in which inflammable liquids are handled or stored.
- (4) Fencing. All side and rear lot lines adjacent to any R District shall be properly fenced or screened by plantings. No fence other than that constructed of wire and commonly known as a "cyclone" fence shall be permitted, and all such fences shall not be more than 10 feet in height nor project into any required front yard.
- (5) Use of required yards. Required yards shall be used only for off-street parking of employees' and visitors' cars.

F. Supplemental regulations and exceptions. See § 103-15.

- G. Minimum area of dwellings, same as R-2 District. **[Added 6-18-1962]**

§ 103-13. M-2 General Industrial District.

A. Permitted uses.

- (1) Any use permitted in the M-1 District.
- (2) Auto wrecking and dismantling, junkyards and scrap metal yards.
- (3) Metal and metal ores; reduction, refining, smelting and alloying.
- (4) Manufacture of heavy machinery.
- (5) Metal-casting and foundry products.
- (6) Wood pulp and fiber reduction and processing, including paper-mill operation.
- (7) Manufacture of plastics.
- (8) Concrete mixing plant; processing or treatment of bituminous products.
- (9) Dumps and slag piles.
- (10) Storage of petroleum and petroleum products.

B. Maximum height. No restriction.

C. Minimum lot size. No restriction.

D. Required yards.

- (1) Front yard depth: 25 feet, except that, when opposite any R District, the front yard depth shall not be less than 75 feet.
- (2) Side yard width: