

Chapter 220. Zoning

Article XI. M-1 Light Industrial District

§ 220-71. Purpose.

The purpose of this district is to encourage development of light industrial uses in appropriate locations in the City, consistent with sound planning and environmental controls.

§ 220-72. Authorized uses.

In the M-1 Light Industrial District, only the following uses are authorized:

A. Permitted uses.

(1) Principal uses.

- (a) Automobile service station, subject to § 220-109.
- (b) Beverage bottling.
- (c) Beverage distributor.
- (d) Biking/hiking trails.
- (e) Billboard, subject to § 220-121.
- (f) Boat rental, sales and service.
- (g) Bus station.
- (h) Business or professional offices.
- (i) Business services.
- (j) Commercial bakery.
- (k) Commercial greenhouse.
- (l) Commercial recreation, indoor.
- (m) Commercial recreation, outdoor.
- (n) Commercial school.
- (o) Communications antenna mounted on an existing building or on an existing public utility storage or transmission structure, subject to § 220-103.
- (p) Contracting business.
- (q) Contractor's yard.
- (r) Custom print shop.
- (s) Custom craft shop.
- (t) Dairy.
- (u) Day-care center or preschool facility.
- (v) Drive-through facilities, subject to § 220-97.
- (w) Eating or drinking establishments.
- (x) Equipment storage yard.
- (y) Essential services.
- (z) Financial institutions.
- (aa) Fire and emergency medical services.
- (bb) Forestry, subject to § 220-101.
- (cc) Health club; fitness center.
- (dd) High-technology industries.
- (ee) Hospital.
- (ff) Ice plant.
- (gg) Kennel.
- (hh) Laundry or dry-cleaning plant.
- (ii) Light manufacturing.
- (jj) Lumber or coal yard.
- (kk) Machine or tool sales or rental.
- (ll) Machine shop.
- (mm) Medical clinic.
- (nn) Mini warehouse or self-storage facility.
- (oo) Motel, hotel or resort.
[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I)]
- (pp) Newspaper plant.
- (qq) Nonprofit service organization.
- (rr) Oil, gas or water intake well, subject to § 220-104.
- (ss) Ornamental iron works.
- (tt) Other manufacture, treatment, assembly or compounding of merchandise from previously prepared materials, but not including any use permitted only in the M-2 District.
- (uu) Pattern shop.
- (vv) Postsecondary schools.
- (ww) Printing establishment.
- (xx) Private club.
- (yy) Private recreation.
- (zz) Public buildings.
- (aaa) Public parking garage, subject to § 220-105.
- (bbb) Public parking lot, subject to § 220-105.
- (ccc) Public utility building or structure.
- (ddd) Repair shop.
- (eee) Research and development.
- (fff) Supply yard.
- (ggg) Tire recapping and vulcanizing.
- (hhh) Truck and heavy equipment sales and service.
- (iii) Upholstery shop.
- (jjj) Vehicle accessories sales and installation.
- (kkk) Vehicle rental, sales and service.
- (lll) Vehicle repair garage.
- (mmm) Warehousing and distribution.
- (nnn) Wholesale business.

(2) Accessory uses.

- (a) Communications antenna mounted on an approved communications tower, subject to § 220-103.
- (b) Employee cafeteria or dining room.
- (c) Fences, subject to § 220-94.
- (d) Home occupation in existing dwelling, subject to § 220-106.
- (e) No-impact home-based business in existing dwelling, subject to § 220-102.
- (f) Off-street parking and loading, subject to Article XV.
- (g) Outdoor storage, subject to § 220-100.
- (h) Private garage or storage buildings, subject to § 220-94.
- (i) Signs, subject to Article XVI.
- (j) Storage of gasoline or similar flammable liquids, subject to § 220-108.
- (k) Temporary construction trailer or sales office, subject to § 220-98.
- (l) Watchman's facility.
- (m) Other accessory uses customarily incidental to and on the same lot with any permitted use or use by special exception authorized in this district.

B. Uses by special exception.

(1) Principal uses.

- (a) Adult business, subject to § 220-90A.
- (b) Bulk fueling facility, subject to § 220-90F.
- (c) Communications tower, subject to § 220-90H.
- (d) Comparable uses not specifically listed, subject to § 220-90I.
- (e) Heavy manufacturing, subject to § 220-90O.
- (f) Temporary use or structure other than a construction trailer, model home or sales office, subject to § 220-90BB.

(2) Accessory uses: none.

§ 220-73. Area and bulk regulations.

In the M-1 Light Industrial District, all uses shall be subject to the following regulations, except as they may be modified by the express standards and criteria for the specific uses by special exception contained in Article XIII.

- A. Minimum lot area: 10,000 square feet.
- B. Minimum lot width: 100 feet.
- C. Maximum lot coverage: 75%.
- D. Distance between buildings (where two or more buildings occupy the same lot): 20 feet.
- E. Minimum front yard: 25 feet.
- F. Minimum rear yard:
 - (1) Principal structures:
 - (a) Adjoining any R District: a distance equal to the height of the building.
 - (b) Adjoining all other districts: 25 feet.
 - (2) Accessory structures: 10 feet.
- G. Minimum side yard:
 - (1) Principal structures:
 - (a) Adjoining any R District: a distance equal to the height of the building.
 - (b) Adjoining all other districts: 10 feet.
 - (2) Accessory structures: five feet.
- H. Special yard requirements: See § 220-94.
- I. Permitted projections into required yards: See § 220-95.
- J. Maximum height:
 - (1) All principal structures: three stories, but no more than 50 feet.
 - (2) All accessory structures: one story, but no more than 20 feet.
- K. Height exceptions: See § 220-96.

§ 220-74. Off-street parking and loading.

See Article XV.

§ 220-75. Signs.

See Article XVI.

§ 220-76. Buffer areas and landscaping.

See § 220-93.

§ 220-77. Storage.

See § 220-100.

§ 220-78. Floodplain regulations.

[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I)]
See Chapter 114, Floodplain Management, of the Code of the City of Bradford.