

ZONING

675 Attachment 7

Borough of Bath

M-C Manufacturing Commercial District
 [Amended 5-13-2015 by Ord. No. 2015-653; 5-2-2016 by Ord. No. 2016-659;
 6-6-2022 by Ord. No. 2022-722; 2-6-2023 by Ord. No. 2023-727]

	Minimum Lot Size (square feet)	Maximum Lot Coverage	Maximum Height (feet)	Minimum Lot Width (feet)	Minimum Setbacks			Req. Site Plan Review
					Front Lot Line (feet)	Rear Lot Line (feet)	Side Lot Line (feet)	
	25,100	40%	35	50	125	30	30	Yes
Permitted Uses:								
Indoor self-service storage facility; minimum lot size of 2 acres required								
Professional office								
Light manufacturing employing electricity or other unobjectionable motor power, hand power or other unobjectionable machinery or manufacturing processes which are free from objectionable odors, fumes, dirt, vibration or noise, such as:								
Child day-care center								
Glass and glass products								
Jewelry manufacturing								
Gem polishing								
Leather goods manufacturing (except curing, tanning and finishing of hides)								
Pottery and ceramics (using only previously pulverized clay and kilns fired only by gas or electricity)								
Sporting goods								
Ropes, thread and yarn								
Brushes and brooms								
Fabrication of metal products								
Fabrication of paper and wood products								
Light machinery and printing/graphic reproduction								
Cosmetics								
Pharmaceuticals								
Prepared food products								
Biological, chemical, electronic and pharmaceutical laboratories								
Scientific laboratories devoted to research, design and experimental operation of equipment								
Administrative and business offices								
Wholesale, warehouse storage and distribution facilities								
Candy								
Banking and fiduciary institutions								
Radio and television stations								
Vocational and trade schools								
Retail outlets								

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Lumber, wood, new building materials, millwork, feed and other storage yards, including coal and oil								
Concrete and virgin bead plastic manufacturing								
Manufacture of pre-stressed or bituminous concrete								
Manufacture of dry concrete mixes or kindred products								
Structural steel or pipe works								
Locomotive or railway car manufacturing								
Rail classification yards								
Central power plant								
Metal plating works; electrolytic or hot dip process, including packing or storage for wholesale purposes but not the operation of an abattoir or rendering of grease, tallow or fats								
Truck terminals								
Cellulose products								
Resins								
Motor vehicle painting and repair								
Water based paints, oils, varnishes and lacquers								
Dye stuffs								
Glue								
Metals, and alloys in ingot form								
Landing area for a helicopter, autogiro or lighter-than-air craft, provided that such landing area shall have a landing and operational area not less in area and dimensions than the minimum that is or may be recommended by the Civil Aeronautics Administration or any other appropriate regulatory commission or agency; provided that it shall be located not closer than 300 feet to a lot in any residential zoning district or any school, playground, stadium or any other place of outdoor assemblage; and provided it shall have the landing and operational area not closer than 50 feet to any street								
Vending machines								
All uses similar to the above								
Accessory Uses:								
Garages and carports (not permitted unless lot backs to a street)						10	5	
Storage sheds			16			10	5	
Greenhouses			16			10	5	
Animal shelters			6			10	5	
Swimming pools						15	5	
Amusement devices								
Amateur and citizen radio facilities								
Noncommercial recreation uses and parks owned and operated by industry								
Conditional Uses:								
Outdoor self-service storage facility								

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Amusement arcade								
Public utility uses								
Private surface parking facilities								
Adaptive reuse of existing industrial buildings for residential, office or commercial use								
Group care facility								
All other uses not specifically provided for in other districts								
Special Exception Uses:								
Adult picture theater								
Medical marijuana academic clinical research center								
Marijuana grower/processor								
Marijuana delivery vehicle facility								
Marijuana dispensary								
Cabaret								
Except as otherwise set forth in this chapter, the following requirements shall apply for any conditional use permitted in this district:								
Conditional use	25,100	40%	35	50	125	30	30	Yes
Special exception use	5 acres	40%	35	75	125	30	30	Yes