

ZONING

675 Attachment 8

**Borough of Bath**

**M-C2 Light Manufacturing Commercial District**

[Amended 5-2-2016 by Ord. No. 2016-659]

	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)	
	100,000	50%	35	200	125	30	30	Yes
<b>Permitted Uses:</b>								
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								
Jewelry manufacturing								
Fabrication of metal products								
Light machinery and printing/graphic reproduction								
Pharmaceuticals								
Prepared food products								
Scientific laboratories devoted to research, design and experimental operation of equipment								
Administrative and business offices								
Radio and television stations								
Vocational and trade schools								
Structural steel or pipe works								
Motor vehicle painting and repair								
Furniture and appliance stores								
Hardware, plumbing and electrical supply stores								
Automotive accessory stores and automotive service centers								
All uses similar to the above								
<b>Accessory Uses:</b>								
Uses accessory to the principal use								
<b>Conditional Uses:</b>								
Adaptive reuse of existing industrial buildings for residential, office or commercial use								
Biological, chemical, electronic and pharmaceutical laboratories								
Public utility uses								
Truck terminals								
Wholesale warehouse storage and distribution facilities								
<b>Except as otherwise set forth in this chapter, the following requirements shall apply for any conditional use permitted in this district:</b>								
Conditional use	100,000	50%	35	200	125	30	30	Yes