

§ 420-55. CLW Commercial/Light Manufacturing/Wholesale District.

- A. Permitted principal uses. No building, structure or premises shall be used and no building or structure shall be erected or structurally altered, except for the following uses:
- (1) Permitted uses prescribed in § 420-54A for the G-B General Business District.
 - (2) Warehousing and storage buildings, except for bulk storage of hazardous materials.
 - (3) Wholesale operations.
 - (4) Public utility activities of an industrial character, such as bus repair and maintenance yards, storage facilities, depots and stations.
 - (5) Activities of an industrial nature which deal primarily with light assembly from finished products, fabrication and packaging of goods that will not result in any nuisance or hazard beyond the limits of the lot occupied by such activity.
 - (6) Metalworking, machine welding and machine shops.
 - (7) Printing and publishing establishments.
 - (8) Research institutions and laboratories for scientific or industrial research, testing, experimentation and product development.
- B. Accessory uses and buildings. Uses and buildings incidental to the conduct and operation of the principal use shall be permitted.
- C. Conditional uses. The following conditional uses may be permitted, provided that all of the terms and conditions specified for the particular use in § 420-59 are complied with:
- (1) Quasipublic clubs and organizations.
 - (2) Gasoline service stations and public garages.
 - (3) Commercial earth terminals.
- D. Height, area and yard requirements: as specified in the schedule of regulations, § 420-6, except as hereinafter provided:
- (1) No side or rear yard shall be required along property lines which abut a railroad right-of-way.
 - (2) Where a proposed nonresidential use abuts a residential zone, including the R-T Zone, or a lot developed for a residential use, a thirty-foot-wide buffer strip, designed in accordance with the requirements of § 420-63, shall be provided in all rear or side yards which abut said residential use. However, no buffer shall be required between nonresidential uses in the R-T Residential - Transition District. A street right-of-way shall not be considered in place of a required buffer strip. **[Amended 6-29-1993 by Ord. No. 1285]**
 - (3) Truck loading and unloading areas, and maneuvering areas providing access to the same, shall be set back a minimum of 50 feet from adjacent residentially zoned property.

- E. Off-street parking requirements: as specified in Chapter 248, Land Development, and any amendments thereto.
- F. Signs. Signs are subject to the sign regulations of § 420-61.
- G. Landscaping requirements: as specified in § 420-63.