

CHAPTER 1319
(M-1) LIGHT INDUSTRIAL DISTRICT

1319.01	Permitted Uses
1319.02	Permitted Uses Subject to Special Permit
1319.03	Prohibited Uses
1319.04	Minimum Size of Lot
1319.05	Minimum Yard Dimensions
1319.06	Maximum Height of Building
1319.07	Maximum Coverage of Lot by All Buildings
1319.08	Off-Street Parking and Loading Requirements
1319.09	Landscaping and Screening Requirements
1319.10	Site Plan Review and Requirements

1319.01 PERMITTED USES

No building or premise shall be used, in whole or in part, for any purpose except those listed below:

Retail sale and accessory storage and display of garden materials, supplies, and plants including nursery operations.

Public utility installations.

Wholesale businesses, warehouses, trucking terminals, and building material storage and sale but excluding storage of coal, coke, fuel oil, or junk.

Building, plumbing, and electrical contractors.

Cold storage plants, beverage distributors, baking and other food processing plants that are not offensive, obnoxious, or detrimental to neighboring uses by reason or smoke, vibration, noise, odor, or effluent.

Motor vehicle sales including the sale of recreational vehicles, trailer, and boat sales with accessory repair facilities.

Major and minor automobile repair including collision, transmission, body shops, and motor vehicle service stations.

Exterminating and fumigating establishments.

Auto washes.

Restaurants and fast food restaurants.

Veterinary clinic or related facility including animal hospitals and kennels.

Dry cleaning.

Automobile, truck, and trailer rentals.

Research design and development laboratories.
Radio or television station studios.
Printing establishments.
Satellite earth stations subject to the requirements of Section 1326.10 of this Zoning Ordinance.
Signs subject to the requirements of the Niagara Falls Sign Ordinance.
Accessory buildings and accessory uses.
All adult entertainment uses.

1319.02 PERMITTED USES SUBJECT TO SPECIAL PERMIT

The following uses are permitted subject to the obtaining of a special permit in accordance with the requirements of Chapters 1325 and 1326 of this Zoning Ordinance:

Any industrial or manufacturing use that will not create a danger of fire or explosion, toxic or noxious matter of radiation, and will not otherwise be offensive or cause unacceptable levels of noise, vibration, smoke, dust, other particulate matter, odorous matter, heat, glare, or any other environmentally objectionable influences.

1319.03 PROHIBITED USES

The following uses are prohibited in this Zoning Ordinance:
Any structure designed for permanent or transient occupancy.
Junkyards.

1319.04 MINIMUM SIZE OF LOT

Minimum Required Lot Area None
Minimum Required Lot Width: None

1319.05 MINIMUM YARD DIMENSIONS

Front: None. Side: None. Rear: None.

1319.06 MAXIMUM HEIGHT OF BUILDING

Maximum Height: Twenty Stories or 200 Feet

1319.07 MAXIMUM COVERAGE OF LOT BY ALL BUILDINGS

Maximum Lot Coverage 75%

1319.08 OFF-STREET PARKING AND LOADING REQUIREMENTS

Off-street parking and loading spaces shall be provided in accordance with the requirements of Chapter 1330 of this Zoning Ordinance.

1319.09 LANDSCAPING AND SCREENING REQUIREMENTS

Landscaping and screening shall be provided subject to the requirements of Chapter 1331 of this Zoning Ordinance.

1319.10 SITE PLAN AND REVIEW REQUIREMENTS

Site plan and review shall be provided subject to the requirements of Chapter 1324 of this Zoning Ordinance.