

Chapter 405. Zoning Regulations

Section 405.020. Districts.

[Ord. No. 99-10 §2, 5-18-1999; Ord. No. 06-09 §2, 3-7-2006]

- A. In order to regulate and restrict the location of buildings and other structures and of premises to be used for trade, industry, residence or other specific uses; to regulate and limit the height and bulk of buildings and other structures hereafter erected or altered; and to regulate and determine setback building lines and the area of yards and other spaces, the City of Carl Junction is hereby divided into districts of which there shall be four (4) known as:
1. *Residential districts.*
 - a. "R-1" Single-Family Residential.
 - b. "R-2" Two-Family Residential.
[Ord. No. 17-17, 8-15-2017]
 - c. "R-3" Multi-Family Residential.
 - d. "R-4" Planned Unit Development.
 2. *Commercial districts.*
 - a. "C-1" Non-Retail Commercial.
 - b. "C-2" Retail Commercial.
 3. *Industrial District.* "M-1" Industrial District.
 4. *Undeveloped Land District.* "UD" Undeveloped Land District.
- B. The City of Carl Junction is hereby divided into the districts aforesaid. The boundaries of such districts are shown upon the map on file in the office of the City Clerk and made a part of this Chapter, being designated as the "*Zoning District Map*", and said map and all the notations, references and other information shown thereon shall be as much a part of this Chapter as if the matters and information set forth by said map were all fully described herein.
- C. Except as herein provided:
1. No building shall be erected, converted, reconstructed or structurally altered nor shall any building or land be used for any purpose other than is permitted in the district in which such building or land is located.
 2. No building shall be erected, converted, reconstructed or structurally altered to exceed the height or bulk limit herein established for the district in which such building is located.
 3. No building shall be erected, converted, reconstructed or structurally altered so as to intrude upon the area required for the front, side and rear yards as herein established; provided further that no yard or open space on adjoining property shall be considered as providing a yard or open space for a lot wherever a building is to be erected.

4. No lot area shall be so reduced or diminished that the yards or other open spaces shall be smaller than prescribed by this Chapter, nor shall the density of population be increased in any manner except in conformity with the area regulations as hereinafter provided.
5. Every building hereafter erected shall be located on a lot as herein defined, and in no case shall there be more than one (1) building on one (1) lot except as hereinafter provided.
6. When construction occurs on a lot or parcel which is adjacent to a residential district which has a zoning classification of a lesser density, the owner of the lot or parcel with the higher density residential, commercial or industrial use will be required to construct and maintain an opaque buffer between the lots or parcel to screen the new construction from view. The buffer may be:
 - a. A fence of stockade or shadowbox construction, no less than eight (8) feet in height. All posts and supports on a stockade fence must face to the interior of the lot or parcel considered the higher density.
 - b. An evergreen vegetative screen which, at time of planting, must provide a six (6) foot screen from the adjacent property.
 - c. A combination of a six (6) foot fence of stockade or shadowbox construction and evergreen vegetative buffer providing the proper screening.

Section 405.030. Off-Street Parking and Loading Spaces.

[Ord. No. 99-10 §2, 5-18-1999]

- A. *Required Off-Street Parking.* The following off-street parking spaces shall be provided and satisfactorily maintained by the owner of the property for each building which is hereafter erected, enlarged or altered for use in any district for any of the following purposes:
 1. *Class 1. Residential units.*
 - a. For each dwelling unit there shall be one (1) permanently maintained parking space on the same lot or parcel.
 - b. For any hotel, apartment hotel or similar use or establishment there shall be provided at least one (1) parking space for each three (3) guest sleeping accommodations.
 - c. For any motel, tourist home or similar use or establishment there shall be provided one (1) parking space on the same parcel of land for each individual sleeping or living unit in addition to such unit.
 2. *Class 2. Hospitals.* For any hospital, sanitarium, convalescent home or other similar use or establishment there shall be provided not less than one (1) parking space for each five (5) beds, or any portion thereof.
 3. *Class 3. Assembly and entertainment places.*
 - a. For any general auditorium, gymnasium, church, stadium, theater or other similar place of assembly there shall be provided at least one (1) parking space for each five (5) seats provided for its patrons, based on the maximum seating capacity.
 - b. For any meeting, exhibition or entertainment hall; labor temple; lodge hall; or assembly hall without fixed seats there shall be provided one (1) parking space for each two hundred fifty (250) square feet of gross floor area.
 - c. For any bowling alley there shall be provided four (4) parking spaces for each bowling lane thereof.

4. *Class 4. Offices.* For any bank, clinic, funeral home, business or professional office, welfare institution or any similar use or establishment there shall be provided not less than one (1) parking space for each four hundred (400) square feet of gross floor area or part thereof for the first (1st) four thousand (4,000) square feet of building. Any building which has a gross floor area greater than four thousand (4,000) square feet shall first provide ten (10) parking spaces for the first (1st) four thousand (4,000) square feet and then provide one (1) parking space for each additional five hundred (500) square feet of gross floor area.
 5. *Class 5. Food serving places.* For any eating or drinking establishment or any similar use there shall be provided not less than one (1) parking space for each two hundred fifty (250) square feet of gross floor area thereof.
 6. *Class 6. Retail sales use.*
 - a. For any retail store, except a food market, there shall be provided not less than one (1) parking space for each six hundred (600) square feet of gross floor area thereof for the first (1st) eighteen thousand (18,000) square feet or part thereof; any building in excess of eighteen thousand (18,000) square feet shall comply with the requirement up to eighteen thousand (18,000) square feet and then provide one (1) parking space for each additional one thousand (1,000) square feet of gross floor or part thereof.
 - b. For any food market establishment or any similar use with a gross floor area of less than seven thousand five hundred (7,500) square feet there shall be provided not less than one (1) parking space for each two hundred fifty (250) square feet of gross floor area thereof. Each establishment having a gross floor area in excess of seven thousand five hundred (7,500) square feet shall comply with the requirement up to seven thousand five hundred (7,500) square feet and then shall provide one (1) parking space for each additional one hundred (100) square feet of gross floor area thereof.
 7. *Class 7. Laundromats.* For any laundromat, launderette, washerette, washateria or any similar use or establishment under a different name there shall be provided one (1) parking space for each two hundred fifty (250) square feet of gross floor area thereof.
 8. *Class 8. Automotive services.*
 - a. For any gasoline, oil or lubricating service station; motor vehicle service and repair establishment; or any similar use there shall be provided not less than one (1) parking space for each one thousand (1,000) square feet of gross plot-plan area thereof.
 - b. For any automobile washing or cleaning establishment or any similar use there shall be provided not less than one (1) parking space at the location of ingress and egress for each one hundred (100) square feet of gross floor area thereof and in no case less than six (6) spaces.
 9. *Class 9. Production, processing and storage uses.* For any manufacturing, processing, wholesaling or any other use or establishment, including any printing or engraving establishment or any warehouse or storage building, there shall be provided two (2) parking spaces plus one (1) parking space for each eight hundred (800) square feet of floor area above two thousand (2,000) square feet.
- B. *Unlisted And Mixed Uses.* In case of any use not listed herein, the number of parking spaces required for such use shall be the same as for a similar use which is listed. In the case of mixed uses in the same building or structure, the total requirement for off-street parking facilities shall be the sum of the requirements of the various uses computed separately from the items set out in this Section, and off-street parking facilities shall be the sum of the requirements of the various uses computed separately from the items set out in this Section, and off-street parking facilities for one (1) use shall not be considered as providing required parking facilities for any other use except as hereinafter specified for collective use.

- C. *Collective Parking Facilities.* Nothing in this Section shall be construed to prevent collective provision of any off-street parking facility for two (2) or more buildings or uses, providing however, that the total number of off-street parking spaces shall not be less than the sum of requirements for the various individual uses computed separately in accordance with the items set out in this Section.
- D. *General.* All parking spaces provided pursuant to this Section shall be on the same lot with the building or within three hundred (300) feet thereof.
- E. *Off-Street Loading.* On the same premises with every building, structure or part thereof hereafter erected, established or enlarged or occupied in such a way as to involve the receipt or distribution by vehicles of materials or merchandise in any district, there shall be provided and maintained adequate space for standing, loading and unloading in order to avoid undue interference with public use of the street or alley. Such space, unless otherwise adequately provided for, shall include a twelve (12) foot by thirty-five (35) foot loading space with fourteen (14) foot height clearance for every twenty thousand (20,000) square feet or fraction thereof in excess of three thousand (3,000) square feet of floor and land area used for the above mentioned purposes.
- F. *Remodeling Or Construction.* Nothing herein contained shall be construed to apply to the remodeling or construction for the same use of an existing structure.
- G. *Parking Areas.* Every parcel of land which, after the effective date of this Section, is changed to a parking area; automobile, motor vehicle or trailer sales or storage area; or automobile or motor vehicle service station or garage shall be developed as follows:
 - 1. Such area, where subject to wheeled traffic, shall be paved with bituminous, concrete or other all-weather surfacing and shall have appropriate bumper guards where needed.
 - 2. Where such area adjoins a lot in a residential zone a solid wall, compact evergreen screen or uniformly painted board fence having a height of not less than four (4) feet shall be erected and maintained between such area and the property in residential zones.
 - 3. Any light used to illuminate said parking area shall be so arranged so as to reflect the light away from the adjoining premises in a residential zone.
- H. *Permanency Of Spaces Provided.* Any off-street parking or loading space established prior to the effective date of this Chapter and which is used or intended to be used in connection with any main building, structure or use, or any spaces designed and intended to comply with the requirements of this Chapter for any such main building or structure erected after such effective date shall hereafter be maintained so long as said building or structure remains, unless the owner provides and maintains in another location an equivalent number of required spaces in conformance with the provisions of this Chapter.

Section 405.040. Use Regulations.

[Ord. No. 99-10 §2, 5-18-1999; Ord. No. 00-33 §2, 12-5-2000; Ord. No. 06-09 §3, 3-7-2006; Ord. No. 11-32 §1, 12-6-2011]

- A. *"R-1" Single-Family District.* In the "R-1" Single-Family Residential District, no building, structure or land shall be used and no building or structure shall be hereafter erected, converted or structurally altered, unless otherwise provided for in this Chapter, except for one (1) or more of the following uses:
 - 1. Single-family.
 - 2. Churches.
 - 3. Public schools, elementary, high and other educational institutions which curriculum are equivalent to a public elementary school or public high school.

4. Museums, libraries, parks, playgrounds or community centers owned and operated by a public agency.
5. Golf courses.
6. Group homes, provided that the exterior appearance of the home and property be in reasonable conformance with the general neighborhood standards. Provided further that no group home shall be located within two thousand five hundred (2,500) feet of any other group home.
7. Crop farming and truck gardening, but not including livestock or other farming activities.
8. Accessory buildings, including detached garages, private stables, permanent storage buildings, servant quarters occupied only by servants employed on the premises, or other subordinate structures shall be erected (subject to Section 405.080 Height and Area Exceptions) and maintained only as accessories to the dwelling situated on the same lot or grounds and shall not involve the conduct of a business nor contain kitchen facilities.
9. Uses customarily incident to any of the above uses and including minor and major home occupations as set forth in Sections 610.230 through 610.270 of this Code.

Permitted minor home occupations include, but are not necessarily limited to, the following: artists and sculptors; authors and composers; home crafts for sale off-site; office facility of minister, rabbi or priest; office facility of a salesperson, sales representative or manufacturer's representative provided that no transactions are made in person on the premises; professional office facilities; individual tutoring; preserving and home cooking for sale off-site; individual instrument instruction provided that no instrument may be amplified; telephone solicitation work; family daycare home not involving more than three (3) children; and computer and bookkeeping services and transcribing services.

Permitted major home occupations shall include but are not necessarily limited to the following: any use allowed as a minor home occupation; single-chair beauty parlors and barber shops; photo developing; organized classes with up to six (6) students at one time; television and other electrical repairs excluding major appliances such as refrigerators, or storage; small engine repairs, excluding major automobiles, motorcycles and snowmobiles; upholstery; dressmaking; woodworking excluding cabinet making; and daycare facilities caring for more than three (3) children.

Any of the above uses may be conducted in the main building provided such use shall not occupy a floor area greater than one-half (½) the floor area of the first (1st) story of the building. There shall be no commercial display visible from the street and no signs present on the property except one (1) wall sign not to exceed one (1) square foot indicating the address and the occupant's name.

10. Hospitals and clinics, excepting veterinary hospitals and clinics.
 11. Utility uses.
- B. *"R-2" Two-Family Residential District.* In the "R-2" Two-Family Residential District, no building or land shall be used and no building shall be hereafter erected, converted or structurally altered, unless otherwise provided for in this Chapter, except for one (1) or more of the following uses:
1. Any use permitted in District "R-1".
 2. Two-family private residences.
 3. Accessory buildings — same as District "R-1".
- C. *"R-3" Multi-Family Residential District.* In the "R-3" Multi-Family Residential District, no building or land shall be used and no building shall be hereafter erected, converted or structurally altered, unless otherwise provided for in this Chapter, except for one (1) or more of the following uses:
1. Any use permitted in District "R-2" except single-family dwelling.

2. Multi-family residences or apartments.
 3. Boarding homes or nursing homes.
 4. Accessory building — same as District "R-1".
- D. *"R-4" Planned Unit Development District.* This district is intended to provide alternate residential housing including residential neighborhood units, clusters, condominiums and zero lot line developments. All planned unit developments must be approved by the City.
- E. *"C-1" Retail Non-Commercial District.* This District is intended to provide professional or service offices for the general population of the City of Carl Junction. In the "C-1" Non-Retail Commercial District, no building or land shall be used and no building shall be hereafter erected, converted or structurally altered, unless otherwise provided for in this Chapter, except for one (1) or more of the following uses:
1. Any use permitted in District "R-3" or "R-4" except single- and two-family dwellings.
 2. Office buildings to be used only for the administrative functions of individuals, groups, companies, corporations, social or philanthropic organizations or societies.
 3. Other offices such as:
 - a. Accountants and bookkeepers.
 - b. Architects and engineers.
 - c. Brokers.
 - d. Dentists.
 - e. Lawyers.
 - f. Physicians, chiropractors and others in the healing arts.
 - g. Real estate and insurance.
 4. In the "C-1" Commercial District, the following regulations shall apply:
 - a. No merchandise shall be displayed or handled except inside the buildings. No equipment or vehicles other than that utilized daily shall be stored on the premises.
 - b. Nameplate and sign relating only to the occupations practiced therein are allowed. No lighted or flashing signs shall be permitted. Any nameplate or sign shall be permanently affixed to the structure and shall not exceed three (3) feet by five (5) feet (3' x 5').
- F. *"C-2" Retail Commercial District.* This district is intended to provide retail and service establishments serving the general community and others. In the "C-2" Retail Commercial District, no building or land shall be used and no building shall be hereafter erected, converted or structurally altered, unless otherwise provided for in this Chapter, except for one (1) or more of the following uses:
1. *Uses permitted.*
 - a. Any use permitted in District "R-3" or "R-4" or "C-1" except single- and two-family dwellings.
 - b. Banks or other financial institutions.
 - c. Bakeries.
 - d. Cleaning, pressing and dyeing plants employing not more than five (5) persons each; provided only non-explosive cleaning fluids shall be used.

- e. Gasoline sales.
- f. Greenhouses.
- g. Food service establishments, including drive-in service.
- h. Beauty or barber shops.
- i. Publishing, including job printing.
- j. Mortuaries or funeral homes.
- k. General business offices and stores.
- l. Stores and shops for the sale of products at retail only.
- m. Studios or broadcasting facilities (no towers).
- n. Theaters or moving picture shows.
- o. Wholesale sales and storage.
- p. Shops for custom work or the manufacture of articles to be sold at retail on the premises; provided that in such manufacture total mechanical power shall not exceed five (5) horsepower for the operation of any shop and provided that the space occupied by the manufacturing use permitted herein shall not exceed fifty percent (50%) of the total floor area of the entire building or the equivalent of the ground floor area thereof, and provided further, that such manufacturing use is not noxious or offensive by reason of vibrations, noise or emission of odor, dust, smoke or gas.
- q. Such accessory retail, professional or service uses that are necessary for convenience of citizens subject to review by the Commission to insure conformity to the intent of the regulation.
- r. Marijuana dispensary facility.
[Ord. No. 23-06, 2-28-2023]

2. Marijuana dispensary facility, subject to the following provisions:
[Ord. No. 23-06, 2-28-2023]

- a. In District "C-2," a marijuana dispensary facility shall be permitted, provided it is wholly compliant with State of Missouri laws and regulations within Section 1 and Section 2 of Article XVI of the Missouri Constitution.
- b. Unless allowed by the laws of the State of Missouri, no marijuana facility shall be sited within one thousand (1,000) feet of any then-existing elementary or secondary school, child day care facility, or church. In the case of a freestanding facility, the distance between the facility and the school, day care or church shall be measured from the external wall of the facility structure closest to the proximity to the school, day care, or church to the closest point of the property line of the school, day care or church. If the school, day care or church is part of a larger structure, such as an office building or strip mall, the distance shall be measured to the entrance or exit of the school, day care, or church closest in proximity to the facility. In the case of a facility that is part of a larger structure, such as an office building or strip mall, the distance between the facility and the school, day care, or church to the facility's entrance or exit closest in proximity to the school, day care, or church. If the school, day care, or church is part of a larger structure, such as an office building or strip mall, the distance shall be measured to the entrance or exit of the school, day care, or church closest in proximity to the facility. Measurement shall be made along the shortest path between the demarcation points that can be lawfully traveled by foot.

G. *"M-1" Industrial District.* This district is intended primarily for the conduct of manufacturing, assembling and fabrication and for warehousing, wholesales and service uses. These operations

do not depend primarily on frequent personal visits of customers or clients but may require good accessibility to major rail, air or street transportation routes.

1. *Uses prohibited.* Those uses are prohibited which may be obnoxious or offensive because of emission of odor, dust, smoke, gas, glare, noise or disposal of waste materials.
2. *Uses permitted.*
 - a. Any use permitted in District "C-1" or "C-2" except residential dwellings.
 - b. Building materials sales yard and lumber yard, including the sale of rock, sand, gravel and the like as an incidental part of the main business, including a concrete batch plant or mix plant.
 - c. Contractor's equipment storage yard or plant, or rental of equipment commonly used by contractors.
 - d. Freighting or trucking yard or terminal.
 - e. Public utility service yard or electrical receiving or transforming station.
 - f. Sale barn for livestock.
3. The following uses are permitted when conducted within a completely enclosed building:
 - a. The manufacture, compounding, processing, packaging or treatment of such products as bakery goods, candies, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, soaps, toiletries and food products.
 - b. The manufacture, compounding, assembling or treatment of articles or merchandise from previously prepared materials.
 - c. The manufacture of pottery and figurines or other similar ceramic products, using only previously pulverized clay and kilns fired only by electricity or gas.
 - d. The manufacture and maintenance of electric and neon signs, commercial advertising structures, light sheet metal products, including heating and ventilating ducts and equipment, metal buildings, wood buildings and wood products.
 - e. Manufacture of musical instruments, toys and novelties.
 - f. Automobile assembling, painting, upholstering, rebuilding, reconditioning, body and fender works, truck repairing and overhauling, tire retreading or recapping and battery manufacturing.
 - g. Blacksmith shop and machine shop, excluding punch presses over twenty (20) tons rated capacity, drop hammers and automatic screw machines.
 - h. Foundry casting lightweight non-ferrous metal not causing noxious fumes or odors.
 - i. Assembly of electrical appliances, electronic instruments and devices, radios and phonographs, including the manufacture of small parts only, such as coils, condensers, transformers, crystal holders and the like.
 - j. Wholesale storage or manufacture of alcoholic beverages or non-alcoholic beverages.
 - k. Marijuana cultivation facility.
[Ord. No. 23-06, 2-28-2023]
 - l. Marijuana-infused products manufacturing.
[Ord. No. 23-06, 2-28-2023]
 - m. Marijuana testing facility.
[Ord. No. 23-06, 2-28-2023]

4. Also permitted are any buildings, structures and uses which are customarily incidental to any of the above uses.
5. The uses permitted under this Section shall be conducted in such a manner that no noxious odor, noise, fumes or dust will be emitted beyond the property line of the lot on which the use is located. No use shall be permitted or so operated as to produce or emit:
 - a. Smoke, or particular matter of a Number 1 or darker on the Ringlemann Chart.
 - b. Dust, fly ash, radiation, gases, heat, glare, or other effects, which may be injurious to humans or property at the property line.
 - c. Vibrations or perceptible concussion measured with instruments at the property line.
 - d. The noise level shall not exceed the following levels at any point along the property line.

Octave Band	Maximum Level
0 — 75 CPS	55 db
75 — 1200 CPS	40 db
1200 — 4800 CPS	25 db
Above 4800 CPS	22 db

- e. Industrial wastes shall be of a quantity and nature as not to overburden the public sewage disposal facilities or cause odor and unsanitary effects beyond the property line.

6. Marijuana cultivation facility, marijuana-infused products manufacturing facility and marijuana testing facility, subject to the following provisions:
[Ord. No. 23-06, 2-28-2023]

- a. In District "M-1," a marijuana cultivation facility, marijuana-infused products manufacturing facility, or marijuana testing facility shall be permitted, provided it is wholly compliant with State of Missouri laws and regulations within Section 1 and Section 2 of Article XVI of the Missouri Constitution.
- b. Unless allowed by the laws of the State of Missouri, no marijuana facility shall be sited within one thousand (1,000) feet of any then-existing elementary or secondary school, child day care facility, or church. In the case of a freestanding facility, the distance between the facility and the school, day care or church shall be measured from the external wall of the facility structure closest to the proximity to the school, day care, or church to the closest point of the property line of the school, day care or church. If the school, day care or church is part of a larger structure, such as an office building or strip mall, the distance shall be measured to the entrance or exit of the school, day care, or church closest in proximity to the facility. In the case of a facility that is part of a larger structure, such as an office building or strip mall, the distance between the facility and the school, day care, or church to the facility's entrance or exit closest in proximity to the school day care, or church. If the school, day care, or church is part of a larger structure, such as an office building or strip mall, the distance shall be measured to the entrance or exit of the school, day care, or church closest in proximity to the facility. Measurement shall be made along the shortest path between the demarcation points that can be lawfully traveled by foot.

- H. *"UD" Undeveloped Land District.* This district is intended to include land, which for one (1) reason or another has not been developed or used for purposes other than agricultural. Removing land from this district and placing it in one (1) of the other districts requires approval of the Commission and Board.

Section 405.050. Non-Conforming Uses.

[Ord. No. 99-10 §2, 5-18-1999]

- A. The lawful use of land existing at the time of the passage of this Chapter, (October 18, 1972) although such use does not conform to the provisions hereof, may be continued, but if such non-conforming use is discontinued for a period of six (6) months, any future use of said land shall be in conformity with the provisions of this Chapter.
- B. The lawful use of a building existing at the time of the passage of this Chapter may be continued, although such use does not conform with the provisions hereof, and such use may be extended throughout the building life provided no structural alterations, except those required by law or ordinance, are made therein. If such non-conforming building is removed, every future use of land shall be in conformity with the provisions of this Chapter.
- C. The foregoing provisions shall also apply to non-conforming uses in districts hereafter changed.
- D. Nothing in this Section shall be deemed to prevent the restoration of a building destroyed to the extent of not more than seventy-five percent (75%) of its reasonable value, by fire, explosion, or other casualty, or the public enemy, nor the continued occupancy or use of such building or part thereof which existed at the time of such partial destruction.

Section 405.070. Height and Area Regulations in the "C-1" Non-Retail Commercial District.

[Ord. No. 99-10 §2, 5-18-1999]

- A. In the "C-1" Non-Retail Commercial District the height of buildings, the minimum dimensions of yards, and the minimum lot area per family shall be as follows:
 - 1. *Height.* No building hereafter erected or structurally altered shall exceed forty-five (45) feet or three (3) stories, except as provided in Section **405.080**.
 - 2. *Front yard.* There shall be a front yard of not less than fifteen (15) feet, except as provided in Section **405.080**.
 - 3. *Rear yard.* There shall be a rear yard of not less than fifteen (15) feet, except as provided in Section **405.080**.
 - 4. *Side yard.* There shall be a side yard of not less than fifteen (15) feet, except as provided in Section **405.080**.

Section 405.071. Height and Area Regulations in the "C-2" Retail Commercial District.

[Ord. No. 99-10 §2, 5-18-1999]

- A. In the "C-2" Retail Commercial District the height of buildings, the minimum dimensions of yards, and the minimum lot area shall be as follows:
 - 1. *Height.* Buildings or structures shall not exceed three (3) stories or forty-five (45) feet in height.
 - 2. *Front yard.* Any building hereafter constructed shall provide a front yard, the minimum depth of which shall be fifteen (15) feet.
 - 3. *Side yard.* No side yard is required except that where a side line of a lot in this district abuts upon the side line of a lot in a residential district in which case a side yard shall then be provided the same as required in the district it abuts. A side yard of fifteen (15) feet shall be provided on the street side of a corner lot.

4. *Rear yard.* No rear yard required, except that when a rear lot line abuts a lot in a residential district, a rear yard of not less than twenty (20) feet shall be provided.
5. *Gasoline sales.* Any commercial operation selling gasoline shall have a minimum of ten thousand (10,000) square feet of lot area to increase safety.

Section 405.075. Height and Area Regulations in the "M-1" Industrial District.

[Ord. No. 99-10 §2, 5-18-1999]

- A. In the "M-1" Industrial District the height of buildings, the minimum dimensions of yards, and the minimum lot area shall be as follows:
 1. *Height.* Any building hereafter erected or structurally modified shall not exceed fifty (50) feet in height. Structures, not buildings, shall not exceed one hundred (100) feet in height and shall be set back from all property lines a distance equal to its height.
 2. *Yard.* Any building hereafter erected or structurally altered shall provide a front yard of not less than twenty-five (25) feet and rear and side yards of not less than ten (10) feet.