

ARTICLE XII - INDUSTRIAL DISTRICT M-1

12-1. USE REGULATIONS:

In Industrial District M-1, structures to be erected or land to be used shall be for one or more of the following uses:

- 12-1.1 Single-family dwellings.
- 12-1.2 Multiple-family dwellings.
- 12-1.3 Mobile homes and/or manufactured homes, trailer parks.⁴¹
- 12-1.4 Home occupations as defined herein.
- 12-1.5 Retail stores and service establishments.
- 12-1.6 Grocery stores.
- 12-1.7 Bake shops.
- 12-1.8 Drug stores.
- 12-1.9 Auto and home appliance stores.
- 12-1.10 Wearing apparel stores.
- 12-1.11 Pickup laundry and dry-cleaning stations.
- 12-1.12 Laundromats.
- 12-1.13 Barber and beauty shops.
- 12-1.14 Banks.
- 12-1.15 Restaurants.
- 12-1.16 Theaters.
- 12-1.17 Office buildings.
- 12-1.18 Motels and hotels.
- 12-1.19 Assembly halls.
- 12-1.20 Newsstands.
- 12-1.21 Commercial greenhouses.

- 12-1.22 Clubs and lodges.
- 12-1.23 Funeral homes; crematoriums as an ancillary use to funeral homes.¹⁰⁴
- 12-1.24 Service stations (with major repair under cover).
- 12-1.25 Auto garages, sales, and services.
- 12-1.26 Automobile assembling, painting, upholstering, repairing, rebuilding, reconditioning, body and fender work, truck repairing or overhauling, tire retreading or recapping, or battery manufacturing.
- 12-1.27 Retail and wholesale lumber and building supply including planing mill.
- 12-1.28 Retail and wholesale plumbing and electrical supply.
- 12-1.29 Machinery sales and service.
- 12-1.30 Newspaper offices and printing plants.
- 12-1.31 Wholesale businesses, storage warehouses.
- 12-1.32 Retail or wholesale distribution of gasoline and fuel oil.
- 12-1.33 Retail or wholesale distribution of liquified petroleum gas.
- 12-1.34 Blacksmith shop, welding, or machine shop.
- 12-1.35 Medical and dental supplies and appliance stores.
- 12-1.36 Laboratories -- pharmaceutical and/or medical.
- 12-1.37 Building materials sales yards, plumbing supplies storage.
- 12-1.38 Coal and wood yards, lumber yards, feed, and seed storage.
- 12-1.39 Contractor's equipment storage yard or plant, or rental of equipment commonly used by contractors.
- 12-1.40 Truck terminals.
- 12-1.41 Cabinet, furniture, and upholstery shops.
- 12-1.42 Draying, freighting, or trucking yard or terminal.
- 12-1.43 Assembly of electrical appliances, electronic instruments and devices, radios, and phonographs. Also, the manufacture of small parts, such as coils, condensers, transformer, and crystal holders.

- 12-1.44 Manufacture, compounding, processing, packaging, or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, perfumed toilet soap, toiletries, and food products.
- 12-1.45 Manufacture, compounding, assembling or treatment of articles of merchandise from the following previously prepared materials: bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastic, precious or semiprecious metals or stone, shell, straw, textiles, tobacco, wood, yard, and paint.
- 12-1.46 The manufacture, storage or handling of products that are not likely to be dangerous or offensive because of odor, dust, fire, explosion, or other reasons, and which employ processes or equipment that do not produce objectionable noise, vibration, smoke, gas, wastes, or the like.
- 12-1.47 Recycling facilities are permitted if operations are housed or protected by permanent opaque building structures enclosed on all sides and the top.³⁹
- 12-1.48 Manufacture of pottery and figurines or other similar ceramic products, using only previously pulverized clay, and kilns fired only by electricity or gas.
- 12-1.49 Manufacture of musical instruments, toys, novelties and rubber and metal stamps.
- 12-1.50 Textile mills.
- 12-1.51 Boat building.
- 12-1.52 Stone works.
- 12-1.53 Veterinary or dog or cat hospital, kennels.
- 12-1.54 Hospitals, general.
- 12-1.55 Other retail and wholesale businesses similar to those listed.
- 12-1.56 Public or semi-public uses, such as, schools, churches, libraries, garages, shops and equipment and materials storage yards, and private schools.³
- 12-1.57 Public or community operated playgrounds, parks, and similar recreational facilities.
- 12-1.58 Public utilities: shops and storage yards, booster or relay stations, transformer substations, transmission lines and towers, and other facilities for the provision and maintenance of public utilities, including railroads and facilities, and water and sewerage installations.

- 12-1.59 Accessory buildings, structures, and/or apparatus permitted as defined; however, garages, carports or other accessory structures attached to the main building shall be considered part of the main building. No accessory building may be closer to any property line as provided hereinafter, with exception that this shall not apply to an alley line. Accessory buildings are permitted in rear yards only. The total ground area occupied by accessory buildings may not exceed twenty-five percent (25%) of the rear yard area. Accessory buildings on corner lots may not be closer to the street line than the minimum side yard for a dwelling on such lots.⁴⁰
- A. Accessory buildings used as provided herein in conjunction with a residential dwelling which has an eave height of twelve (12) feet or more shall be located not less than ten (10) feet from any party lot line; accessory buildings with an eave height of eight feet six inches (8'6") but less than twelve (12) feet shall be located not less than five (5) feet from any party lot line; accessory buildings with an eave height of less than eight feet six inches (8'6") shall be located not less than three (3) feet from any party lot line; eave height is measured from the ground to the eave of the roof.³²
 - B. Semi-trailers shall be permitted as defined in the Definitions section of this ordinance.⁵⁷
 - C. Semi-trailers which are licensed shall be permitted as defined in the Definitions section of this ordinance.⁵⁷
 - D. Shipping containers shall be permitted as defined in the Definitions section of this ordinance.⁵⁷ In Industrial Districts, shipping containers shall be permitted; however, they are subject to the screening requirements found in the zone where the container is located.¹⁰⁵
- 12-1.60 Signs permitted under Chapter 21 of this Ordinance regulating outdoor advertising.²⁴
- 12-1.61 Off-street parking as required by this Ordinance.
- 12-1.62 Telecommunications Towers as regulated by Article XXII.⁴⁹
- 12-1.63 Indoor archery range.⁷⁸
- 12-1.64 Indoor shooting range.⁷⁸
- 12-1.65 Brewery.⁷⁹
- 12-1.66 Brewery, Craft or Pub; Brewery, Micro.⁷⁹
- 12-1.67 Distillery; Distillery, Alcoholic Beverage.⁷⁹

- 12-1.68 Winery or Vineyard.⁷⁹
- 12-1.69 Self-service storage facility.⁸²
- 12-1.70 Small Wind Energy Systems.⁸⁵
- 12-1.71 Temporary Family Health Care Structure.¹⁰⁰
- 12-1.72 Dog Park.¹⁰¹
- 12-1.73 Property Owner Scale Solar Collection Systems as defined in Article XXIV¹⁰⁷
- 12-1.74 Small Power Grid Scale Solar Energy Facilities as defined in Article XXIV¹⁰⁷
- 12-1.75 Large Power Grid Scale Solar Energy Facilities as defined in Article XXIV (only with special exception permit)¹⁰⁷

12-2. REQUIREMENTS FOR PERMITTED USES:

- 12-2.1 Before a building permit shall be issued or construction commenced on any permitted use in this district, or a use permit issued for a new use, the plans, in sufficient detail to show the operations and processes, shall be submitted to the zoning administrator for study. Modifications of the plans may be required.
- 12-2.2 See Section 16-20 for general fencing and screening regulations.¹⁰⁵
- 12-2.3 Landscaping may be required within any established or required front setback area. The plans and execution must take into consideration traffic hazards. Landscaping may be permitted up to a height of three (3) feet, and to within fifty (50) feet from the corner of any intersecting streets. See Sections 16-6A, 16-6.1A, 16-6.2A, 16-6.3A, 16-6.4A, and 16-6.5A for parking area landscape requirements. See Section 16-16.3 for buffer yard requirements. See Section 16-18 for special landscape and site design regulations for sites located within an entrance corridor overlay district.¹⁰⁵
- 12-2.4 Sufficient area shall be provided to adequately screen permitted uses from adjacent business and residential districts and for off-street parking of vehicles incidental to the industry, its employees, and clients. See Sections 16-6A, 16-6.1A, 16-6.2A, 16-6.3A, 16-6.4A, and 16-6.5A for parking area landscape requirements. See Section 16-16.3 for buffer yard requirements. See Section 16-18 for special landscape and site design regulations for sites located within an entrance corridor overlay district.¹⁰⁵
- 12-2.5 Automobile graveyards and junk yards in existence at the time of the adoption of this Ordinance are to be considered as nonconforming uses. They shall be allowed up to three (3) years after adoption of this Ordinance in

which to completely screen on any open side. Screen fencing shall be a minimum height of eight (8) feet and shall conform to the requirements for a screen fence in Section 16-20.6 Chart 2. An open access control fence and an evergreen hedge of a minimum height of eight (8) feet may be substituted for the screen fence with approval of the Zoning Administrator.¹⁰⁵

- 12-2.6 **Trash and Refuse Storage:** For all industrial uses, business uses, all temporary lodging uses, all multi-family uses with five (5) or more units, all medical arts uses, and all public and semi-public uses, such as schools, churches, libraries, hospitals, and private schools, trash collection and storage areas, including dumpsters and other trash containers, shall be maintained in dumpster enclosures, as described in the chart found in Section 16-20.6. The Zoning Administrator may waive the dumpster enclosure requirement for small facilities if evidence is provided that an alternative trash removal system is provided.¹⁰⁵

12-3. AREA REGULATIONS:

For permitted uses utilizing individual sewage disposal systems, the required area for any such use shall be approved by the health official. The administrator may require a greater area if considered necessary by the health official. For dwellings, the minimum lot area shall be the same as in Residential District R-3.⁷

12-4. SETBACK REGULATIONS:

Buildings shall be located ten (10) feet or more from any street right of way which is fifty (50) feet or greater in width, or thirty-five (35) feet or more from the center line of any street right of way less than fifty (50) feet in width.¹⁰⁸ This shall be known as the "setback line". The minimum setback for residences shall be the same as in Residential District R-3.⁷

12-5. FRONTAGE AND YARD REGULATIONS:

For permitted uses, the minimum side yard adjoining or adjacent to a residential or agricultural district shall be ten (10) feet. The side yard of corner lots shall be twenty (20) feet or more. Off-street parking shall be in accordance with the provisions contained herein. For dwellings, the minimum side yard and rear yard shall be the same as in Residential District R-3.⁷ See Section 3-77 for 7-23-79 changes.

12-6. HEIGHT REGULATIONS:

Buildings may be erected up to a height of seventy-five (75) feet. Chimneys, flues, cooling towers, flag poles, radio or communication towers or their accessory facilities not normally occupied by workers are excluded from this limitation. Parapet walls are permitted up to four (4) feet above the limited height of the building on which the walls rest.⁶⁷

12-7. COVERAGE REGULATIONS:

Buildings or groups of buildings with their accessory buildings may cover up to seventy (70) percent of the area of the lot.

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