

## ARTICLE XII-M - INDUSTRIAL DISTRICT M-1M<sup>41</sup>

### 12M-1. USE REGULATIONS:

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

- 12M-1.1 Automatic Teller Machines.
- 12M-1.2 Office buildings.
- 12M-1.3 Commercial greenhouses.
- 12M-1.4 Automobile/Truck assembling, painting, upholstering, repairing, rebuilding, reconditioning, truck repairing or overhauling, tire retreading or recapping, or battery manufacturing.
- 12M-1.5 Wholesale lumber and building supply including planing mill.
- 12M-1.6 Wholesale plumbing and electrical supply.
- 12M-1.7 Machinery sales and service, wholesale only.
- 12M-1.8 Newspaper offices and printing plants.
- 12M-1.9 Wholesale businesses, storage warehouses.
- 12M-1.10 Wholesale distribution of gasoline and fuel oil.
- 12M-1.11 Wholesale distribution of liquified petroleum gas.
- 12M-1.12 Blacksmith shop, welding, or machine shop.
- 12M-1.13 Medical and dental supplies and appliance, wholesale only.
- 12M-1.14 Laboratories--pharmaceutical and/or medical.
- 12M-1.15 Building materials yards and plumbing supplies storage, wholesale only.
- 12M-1.16 Contractor's equipment storage yard or plant, or rental of equipment commonly used by contractors.
- 12M-1.17 Truck terminals.
- 12M-1.18 Cabinet, furniture, and upholstery operations, no retail sales.
- 12M-1.19 Draying, freighting, or trucking yard or terminal.

- 12M-1.20 Assembly of electrical appliances, electronic instruments and devices, radios, and phonographs. Also, the manufacture of small parts, such as coils, condensers, transistors, diodes, transformer, and crystal holders.
- 12M-1.21 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.
- 12M-1.22 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, yarn, and paint.
- 12M-1.23 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.
- 12M-1.24 Recycling facilities are permitted if operations are housed or protected by permanent opaque building structures enclosed on all sides and the top.
- 12M-1.25 Manufacture of pottery and figurines or other similar ceramic products, using only previously pulverized clay, and kilns fired only by electricity or gas, no retail sales.
- 12M-1.26 Manufacture of musical instruments, toys, novelties and rubber and metal stamps.
- 12M-1.27 Textile mills.
- 12M-1.28 Boat building.
- 12M-1.29 Stone works, no retail sales.
- 12M-1.30 Other wholesale businesses similar to those listed.
- 12M-1.31 Public or semi-public uses, such as, garages, shops and equipment and materials storage yards.
- 12M-1.32 Public or community operated playgrounds, parks, and similar recreational facilities.
- 12M-1.33 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.

- 12M-1.34 Semi-trailers shall be permitted as defined in the Definitions section of this ordinance.
- 12M-1.35 Semi-trailers which are licensed shall be permitted as defined in the Definitions section of this ordinance.
- 12M-1.36 Shipping containers shall be permitted as defined in the Definitions section of this ordinance. 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.<sup>105</sup>
- 12M-1.37 Signs permitted under Chapter 21 of this Ordinance regulating outdoor advertising.
- 12M-1.38 Off-street parking as required by this Ordinance.
- 12M-1.39 Telecommunications Towers as regulated by Article XXII.
- 12M-1.40 Property Owner Scale Solar Collection Systems as defined in Article XXIV<sup>107</sup>
- 12M-1.41 Small Power Grid Scale Solar Energy Facilities as defined in Article XXIV<sup>107</sup>
- 12M-1.42 Large Power Grid Scale Solar Energy Facilities as defined in Article XXIV (only with special exception permit)<sup>107</sup>

## **12M-2. REQUIREMENTS FOR PERMITTED USES:**

- 12M-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.
- 12M-2.2 See Section 16-20 for general fencing and screening regulations.<sup>105</sup>
- 12M-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.<sup>105</sup>

12M-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.<sup>105</sup>

12M-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.<sup>105</sup>

12M-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.<sup>105</sup>

**12M-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.

**12M-4. SETBACK REGULATIONS:**

Buildings shall be located fifty (50) feet or more from any street right of way.<sup>108</sup> This shall be known as the "setback line."

**12M-5. FRONTAGE AND YARD REGULATIONS:**

Buildings shall be located thirty (30) or more feet from the property line. Off-street parking shall be in accordance with the provisions contained herein.

**12M-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.<sup>67</sup>

**12M-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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