

## 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.<sup>41</sup>
- 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.<sup>104</sup>
- 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.

- 12-1.46A Recycling facilities are permitted if operations are housed or protected by permanent opaque building structures enclosed on all sides and the top.<sup>39</sup>
- 12-1.47 Manufacture of pottery and figurines or other similar ceramic products, using only previously pulverized clay, and kilns fired only by electricity or gas.
- 12-1.48 Manufacture of musical instruments, toys, novelties and rubber and metal stamps.
- 12-1.49 Textile mills.
- 12-1.50 Boat building.
- 12-1.51 Stone works.
- 12-1.52 Veterinary or dog or cat hospital, kennels.
- 12-1.53 Hospitals, general.
- 12-1.54 Other retail and wholesale businesses similar to those listed.
- 12-1.55 Public or semi-public uses, such as, schools, churches, libraries, garages, shops and equipment and materials storage yards, and private schools.<sup>3</sup>
- 12-1.56 Public or community operated playgrounds, parks and similar recreational facilities.
- 12-1.57 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.

- 12-1.58 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.<sup>40</sup>
- 12-1.58A 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.<sup>32</sup>
- 12-1.58B Semi-trailers shall be permitted as defined in the Definitions section of this ordinance.<sup>57</sup>
- 12-1.58C Semi-trailers which are licensed shall be permitted as defined in the Definitions section of this ordinance.<sup>57</sup>
- 12-1.58D Shipping containers shall be permitted as defined in the Definitions section of this ordinance.<sup>57</sup>

- 12-1.59 Signs permitted under Chapter 21 of this Ordinance regulating outdoor advertising.<sup>24</sup>
- 12-1.60 Off-street parking as required by this Ordinance.
- 12-1.61 Telecommunications Towers as regulated by Article XXII.<sup>49</sup>
- 12-1.62 Indoor archery range.<sup>78</sup>
- 12-1.63 Indoor shooting range.<sup>78</sup>
- 12-1.64 Brewery.<sup>79</sup>
- 12-1.65 Brewery, Craft or Pub; Brewery, Micro.<sup>79</sup>
- 12-1.66 Distillery; Distillery, Alcoholic Beverage.<sup>79</sup>
- 12-1.67 Winery or Vineyard.<sup>79</sup>
- 12-1.68 Self-service storage facility.<sup>82</sup>
- 12-1.69 Small Wind Energy Systems.<sup>85</sup>
- 12-1.70 Temporary Family Health Care Structure.<sup>100</sup>
- 12-1.71 Dog Park.<sup>101</sup>
- 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 Permitted uses shall be conducted wholly within a completely enclosed building or within an area enclosed on all sides by a solid masonry wall, a uniformly painted solid board fence or an evergreen hedge not less than six

(6) feet in height, provided that a chain link fence with a minimum height of six (6) feet may be used, if the space viewed through the fence is not occupied by materials which are offensive in nature and would thus adversely affect the value of adjoining property. Public utilities and signs require natural air circulation, unobstructed view, or other technical consideration necessary for proper operation may be exempted from this provision. This exception does not include storing of any materials.

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.

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.

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, the operation or use by a masonry wall, a uniformly painted solid board fence, or an evergreen hedge with a minimum height of six (6) feet.

### 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.<sup>7</sup>

#### 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 except that signs advertising sale or rent of premises may be erected up to the property line. This shall be known as the "setback line". The minimum setback for residences shall be the same as in Residential District R-3.<sup>7</sup>

#### 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.<sup>7</sup> See Section 3-55 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 workmen 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>

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## COVERAGES 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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