

ARTICLE XII-M - INDUSTRIAL DISTRICT M-1M⁶⁵

12-1M 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:

12-1.1M Automatic Teller Machines.

12-1.2M Office buildings.

12-1.3M Commercial greenhouses.

12-1.4M Automobile/Truck assembling, painting, upholstering, repairing, rebuilding, reconditioning, truck repairing or overhauling, tire retreading or recapping, or battery manufacturing.

12-1.5M Wholesale lumber and building supply including planing mill.

12-1.6M Wholesale plumbing and electrical supply.

12-1.7M Machinery sales and service, wholesale only.

12-1.8M Newspaper offices and printing plants.

12-1.9M Wholesale businesses, storage warehouses.

12-1.10M Wholesale distribution of gasoline and fuel oil.

12-1.11M Wholesale distribution of liquified petroleum gas.

12-1.12M Blacksmith shop, welding or machine shop.

12-1.13M Medical and dental supplies and appliance, wholesale only.

12-1.14M Laboratories--pharmaceutical and/or medical.

12-1.15M Building materials yards and plumbing supplies storage, wholesale only.

- 12-1.16M Contractor's equipment storage yard or plant, or rental of equipment commonly used by contractors.
- 12-1.17M Truck terminals.
- 12-1.18M Cabinet, furniture, and upholstery operations, no retail sales.
- 12-1.19M Draying, freighting, or trucking yard or terminal.
- 12-1.20M 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.
- 12-1.21M 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.
- 12-1.22M 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.
- 12-1.23M 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.

- 12-1.24M Recycling facilities are permitted if operations are housed or protected by permanent opaque building structures enclosed on all sides and the top.
- 12-1.25M 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.
- 12-1.26M Manufacture of musical instruments, toys, novelties and rubber and metal stamps.
- 12-1.27M Textile mills.
- 12-1.28M Boat building.
- 12-1.29M Stone works, no retail sales.
- 12-1.30M Other wholesale businesses similar to those listed.
- 12-1.31M Public or semi-public uses, such as, garages, shops and equipment and materials storage yards.
- 12-1.32M Public or community operated playgrounds, parks and similar recreational facilities.
- 12-1.33M 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.
- 12-1.34M Semi-trailers shall be permitted as defined in the Definitions section of this ordinance.

- 12-1.35M Semi-trailers which are licensed shall be permitted as defined in the Definitions section of this ordinance.
- 12-1.36M Shipping containers shall be permitted as defined in the Definitions section of this ordinance.
- 12-1.37M Signs permitted under Chapter 21 of this Ordinance regulating outdoor advertising.
- 12-1.38M Off-street parking as required by this Ordinance.
- 12-1.39M Telecommunications Towers as regulated by Article XXII.
- 12.2M REQUIREMENTS FOR PERMITTED USES
- 12-2.1M 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.
- 12-2.2M 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.

12-2.3M 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.

12-2.4M 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.

12-2.5M 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.

12-3M 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.

12-4M SETBACK REGULATIONS

Buildings shall be located fifty (50) feet or more from any street right of way 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."

12-5M 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.

12-6M HEIGHT REGULATIONS

Buildings may be erected up to a height of fifty (50) feet. For buildings over fifty (50) feet in height, approval shall be obtained from the Board of Zoning Appeals. 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.

12-7M COVERAGE REGULATIONS

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

