

Article 9 INDUSTRIAL, LIMITED DISTRICT M-1

Statement of Intent

This district is established primarily as an area for wholesale activities, warehouses and industrial operations of a light nature that will not create serious problems or incompatibility with other land uses. Features of noise, smoke, dust and fumes should be minimal.

Use Regulations

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

Section 9-1 Use by Right

- 9-1.1 Assembly of electrical appliances, electronic instruments and devices, radios and phonographs. Also, the manufacture of small parts, such as coils, condensers, transformers, and crystal holders.
- 9-1.2 Automobile painting, upholstery, repairing, rebuilding, reconditioning, body and fender work, truck repairing or overhauling.
- 9-1.3 Blacksmith shop, welding or machine shop, excluding punch presses exceeding forty (40) ton rated capacity and drop hammers.
- 9-1.4 Manufacture, compounding, processing, packaging or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceutical, perfumed toilet soap, toiletries and food products.
- 9-1.5 Manufacture, compounding, assembling or treatment of articles of merchandise from the following previously prepared materials: bone, cellophane, canvas, cloth, cork, feathers, felt, fur, fiberglass, hair, horn leather, paper, glass, plastic, precious or semi-precious metals or stones, shell, straw, textiles, tobacco, wood, yam, and paint
- 9-1.6 Manufacture of pottery and figurines or other similar ceramic products, using only previously pulverized clay and kilns fired only by electricity or gas.
- 9-1.7 Manufacture of musical instruments, toys, novelties and metal stamps.
- 9-1.8 Coal and Wood Yards, Lumber Yards
- 9-1.9 Building Material Sales Yards, Plumbing Supplies Storage
- 9-1.10 Contractor's equipment storage yards or plants, rental or sales of equipment commonly used by contractors
- 9-1.11 Boat Building and repair
- 9-1.12 Monumental Stone Works
- 9-1.13 Wholesale Business, Sheet Metal Shops, Storage Warehouse Mills
- 9-1.14 Public utility generating booster or relay stations, transformers, substations, transmission lines and towers, and other facilities for the provision and maintenance of public utilities, including railroads and facilities, and water and sewage installations.
- 9-1.15 Satellite Dish Antenna (As provided under Article 14-3.3)
- 9-1.16 Enclosed laboratories and facilities for manufacturing, and research and development.

- 9-1.17 Cabinet, furniture, upholstery shops if conducted within a completely enclosed building.
- 9-1.18 Lumber and building supply (with storage within a completely enclosed building).
- 9-1.19 Plumbing and electrical supply (with storage within a completely enclosed building).
- 9-1.20 Machinery sales and service (under cover).
- 9-1.21 Veterinary Hospitals or Kennels
- 9-1.22 Landscaping businesses with exterior display and offices

Section 9-2 Conditional Use

- 9-2.1 Retail outlet stores
- 9-2.2 Airport

Section 9-3 Parking Regulations

Off-street parking shall conform to Article 13 of this ordinance.

Section 9-4 Sign Regulations

- 9-4.1 Permitted signs and sign regulations are the same as those found in Business General District B-G.
- 9-4.2 See Article 14-4 for supplemental sign regulations.

Section 9-5 Requirements for Permitted Uses

- 9-5.1 Before a zoning permit shall be issued or construction commenced on any permitted use in this district or a permit issued for a new use, detailed site plans indicating compliance with the substantive provisions of this ordinance (Article 16) and in sufficient detail to show the operations and processes of the use shall be submitted to the zoning administrator for study. The administrator may refer these plans to the planning commission for their recommendation.
- 9-5.2 Permitted uses shall be conducted wholly within a completely enclosed building or within an area enclosed on all sides by a solid masonry wall, uniformly painted solid board fence, or an evergreen hedge six (6) feet in height. Public utilities and signs requiring natural air circulation, unobstructed view, or other technical consideration necessary for proper operation maybe exempt from this provision. This exception does not include storing of any materials.
- 9-5.3 Landscaping may be required within any established or required front setback area. The plans and execution must take into consideration traffic hazards.
- 9-5.4 Buffering and screening shall be in conformance with section 14-6.
- 9-5.5 Sufficient area as determined by the zoning administrator shall be provided to adequately screen permitted uses from adjacent business and residential districts and for off-street parking vehicles incidental to the industry, its employees and clients.

Section 9-6 Area Regulations

None, except those as may be imposed by the Administrator based on the recommendation of the Health official if a private water or sewage treatment system is used.

Section 9-7 Setback Regulations

Buildings shall be located twenty-five (25) feet or more from any street right-of-way which is fifty (50) feet or greater in width and fifty (50) feet from the center line of any street right-of-way less than fifty (50) feet in width. This shall be known as the "setback line". Structures shall observe the setback alignment of adjoining structures, unless otherwise approved by the Zoning Administrator.

Section 9-8 Frontage and Yard Regulations

- 9-8.1 For permitted uses the minimum side yard adjoining or adjacent to a residence or residential district shall comply with Article 14-6.4. The side yard or corner lots shall be twenty (20) feet or more.
- 9-8.2 On a corner lot a fence, wall, hedge, or other planting that will materially obstruct vision so as to create a traffic hazard shall be prohibited by the zoning administrator. (See Article 14-1.1)

Section 9-9 Height Regulations

Buildings may be erected up to sixty (60) feet in height above the finished floor subject to Building and Fire Code regulation. Chimneys, flues, active solar collectors, wind generators cooling towers, their flagpoles, radio or communication towers or their accessory facilities not normally occupied by work excluded from this limitation. Parapet walls are permitted up to four (4) feet above the height of the building on which the walls rest.

Section 9-10 Coverage Regulations

Buildings or groups of buildings with their accessory buildings may cover up to seventy percent (70%) of the area of the tract. Any area not enclosed or covered by buildings, pavement or designed for parking shall be landscaped and maintained.

Article 10 INDUSTRIAL, GENERAL DISTRICT M-2

Statement of Intent

The primary purpose of this district is to establish an area where the principle use of land is for heavy industrial operations, which may create some nuisance, and which are not properly associated with, nor particularly compatible with, residential, institutional and neighborhood commercial service establishments.

The specific intent of this district is to: (a) encourage the construction of and continued use of the land for heavy commercial and industrial purposes; (b) discourage residential and neighborhood commercial use of the land and to prohibit any other use which would substantially interfere with the development, continuation or expansion of commercial and industrial uses in the district; (c) to encourage the discontinuance of existing uses that would not be permitted as new uses under the provisions of this ordinance.

Section 10-1 Use by Right

In Industrial District M-2, buildings to be erected or land to be used shall be for one or more of the following uses:

- 10-1.1 Any use permitted and in the same manner permitted in District M-1
- 10-1.2 Truck Terminals, Automobile Assembly, Tire Recapping or Battery Manufacturing
- 10-1.3 Sand and Gravel and Crushed Stone Operations
- 10-1.4 Wood Preserving Operations
- 10-1.5 Petroleum Refining, including By-Products and Petroleum
- 10-1.6 Asphalt Mixing Plant
- 10-1.7 Brick Manufacture
- 10-1.8 Boiler Shops
- 10-1.9 Feed Manufacturing
- 10-1.10 Public Utilities
- 10-1.11 Accessory Uses as Defined
- 10-1.12 Sawmills and Planing Mills
- 10-1.13 Fiber Optics and Wire Manufacture
- 10-1.14 Dye Manufacturing
- 10-1.15 Spinning and textile Mills
- 10-1.16 Concrete Mixing Plants
- 10-1.17 Steel Fabricating
- 10-1.18 Satellite Dish Antenna (As provided under Article 14-3.3)
- 10-1.19 Flea Markets
- 10-1.20 Farmers Market

Section 10-2 Conditional Use

- 10-2.1 Slaughterhouse
- 10-2.2 Junk Yards, Automobile Graveyards
- 10-2.3 Meat, Poultry and Fish Processing

10-2.4 Paper and Pulp Manufacture

10-2.5 Acid Manufacture and Cement, Lime, Gypsum and Fertilizer

Section 10-3 Parking Regulations

Off-street parking shall conform to Article 13 of this ordinance.

Section 10-4 Sign Regulations

10-4.1 Permitted signs and sign regulations are the same as those found in Business General District B-G, except that general advertising signs (billboards) are allowed in District M-2.

10-4.2 See Article 14-4 for supplemental sign regulations.

Section 10-5 Area Regulations

None, however if a private water and or sewer system is utilized, the Health Official and the Zoning Administrator may require minimum areas to assure proper operation of these private system(s).

Section 10-6 Requirements for Permitted Uses

10-6.1 Before a zoning permit shall be issued or construction commenced any permitted use in this district or a permit issued for a new use, detailed site plans indicating compliance with the substantive provisions of the ordinance (Article 16) and in sufficient detail to show the operations and processing of the use shall be submitted to the zoning administrator for study. The administrator may refer these plans to the planning commission for their recommendation.

10-6.2 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 six (6) feet in height. Public utilities and signs requiring natural air circulation, unobstructed view, or other technical considerations necessary for proper operation maybe exempt from this provision. This exception does not include storing of any materials.

10-6.3 Landscaping may be required within any established or required front setback area. The plans and execution must take into consideration traffic hazards.

10-6.4 Buffering and screening shall be utilized on all lots fronting or adjacent to a residential or commercial zone. That portion of the lot shall be enclosed by a solid masonry wall, a uniformly painted solid board fence or evergreen hedge six (6) feet in height. Public utilities and signs requiring natural air circulation, unobstructed view, or other technical considerations necessary for proper operation may be exempt from this provision.

10-6.5 Buffering and screening shall be in conformance with Article 14-6.

Section 10-7 Setback Regulations

Buildings shall be located twenty-five (25) feet or more street right-of-way which is fifty (50) feet or greater in width, fifty (50) feet or more from the center line of any street right-of-way less than fifty (50) feet in width. This shall be known as the "setback line". Structures to be built on infill lots or tracts shall observe the setback alignment of adjoining structures, unless otherwise approved by the Zoning Administrator.

Section 10-8 Frontage and Yard Regulations

10-8.1 For permitted uses the minimum side yard adjoining or adjacent to a residential district shall comply with Article 14-6.4. 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.

10-8.2 On a corner lot a fence, wall, hedge, or other planting that will materially obstruct vision so as to create a traffic hazard shall be prohibited by the zoning administrator. (See Article 14-1.1)

Section 10-9 Coverage Regulations

Buildings or groups of buildings with their accessory buildings may cover up to seventy percent (70%) of the area of the tract. Any area not enclosed or covered by buildings, pavement or designed for parking shall be landscaped and maintained.

Section 10-10 Height Regulations

Buildings may be erected up to sixty (60) feet in height from the finished floor elevation, chimneys, flues, active solar collector wind generators, cooling towers, flagpoles, 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.