ARTICLE XVI. - M-1 LIGHT INDUSTRIAL DISTRICT

Sec. 70-269. - Intent of district.

Pursuant to the purposes of this chapter, the intent of the M-1 Light Industrial District is to provide appropriate locations for light industrial and manufacturing uses, as well as related service and support uses, which involve minimal hazards and do not create significant amounts of smoke, noise, odor, dust or other potential nuisance, and which afford employment opportunities and economic development potential. M-1 Districts are intended to be located along or near primary highways to facilitate access and to avoid industrial traffic impacts on minor roads. The permitted uses and yard, screening and separation requirements are intended to enhance compatibility with neighboring industrial and other uses and to avoid negative impacts on existing and future residential and business development that may be situated nearby.

(Ord. of 3-27-89, § 15-107)

Sec. 70-270. - Permitted uses and structures.

The following uses and structures shall be permitted in the M-1 Light Industrial District, provided that no use involving the processing or preparation of foods or food products shall be located within 200 feet of any wastewater treatment facility:

(1) Any use or structure permitted in the B-1 Highway Business District as set forth in section 70-193

(2) Automobile, truck, trailer, farm implement, mobile home, machinery and recreational vehicle sales, rental, service and repair businesses, but not including, junkyards or automobile graveyards, and provided that activities conducted outside of completely enclosed buildings shall be subject to the provisions of sections 70-274 and 70-275

(3) Blacksmith shops.

(4) Boat building.

(5) Cabinet, upholstery, furniture and wood working shops.

(6) Cemeteries, provided that a special use permit shall be required as set forth in article XXII of this chapter.

(7) Circus, carnival and fairgrounds, provided that a special use permit shall be required as set forth in article XXII of this chapter.

(8) Contractors' equipment storage yards and rental of contractors' equipment.

(9) Ice manufacturing.

(10) Kennels, including outdoor kennels, operated independent of other uses or in conjunction with veterinary clinics or animal hospitals, subject to the provisions of sections 70-274 and 70-275

(11) Laboratories and research facilities.

(12) Machine shops which do not utilize drop hammers or punch presses exceeding 40-ton capacity.

(13) Manufacturing and assembling of electronic equipment and parts, electrical appliances, musical instruments, toys, novelties, medical equipment and similar products.

(14) Manufacturing, compounding, assembling, treatment or packaging of products derived from the following materials, when such materials are refined or initially processed or prepared elsewhere: bone, canvas, cellophane, cloth, cork, feathers, felt, fibers, fur, glass, hair, horn, leather, metals, paint, paper, plastic, rubber, shells, stone, straw, textiles, tobacco, wood and yarn.

(15) Manufacturing, compounding, processing, packaging or treatment of bakery goods, candy, cosmetics, dairy products, drugs, food products, perfumes, pharmaceuticals, soaps, toiletries and similar products.

(16) Manufacturing of pottery and ceramic products utilizing only clay which has been pulverized elsewhere and utilizing kilns fired only by electricity or gas.

(17) Marinas, provided that a special use permit shall be required as set forth in article XXII of this chapter.

(18) Material recovery facility.

(19) Monument works and stone cutting.

(20) Petroleum storage for distribution purposes, provided that a special use permit shall be required as set forth in article XXII of this chapter.

(21) Propagation, cultivation and sales of crops, flowers, trees and shrubs.

(22) Sheet metal fabrication.

(23) Tire recapping and retreading shops.

(24) Truck terminals.

(25) Warehouse and storage facilities.

(26) Wastewater treatment plants, provided that a special use permit shall be required as set forth in article XXII of this chapter.

(27) Welding shops.

(28) Accessory uses and structures.

(Ord. of 3-27-89, § 15-108; Ord. No. [6-13](http://newords.municode.com/readordinance.aspx?ordinanceid=642538&datasource=ordbank) , 2-25-14)

Sec. 70-271. - Lot area requirements.

There shall be no minimum lot area requirement in the M-1 District, except that uses which are not served by public sewer and water systems shall be provided with such minimum lot area as deemed necessary by the health official for the safe and healthful provision of on-site sewage disposal and water supply.

(Ord. of 3-27-89, § 15-109)

Sec. 70-272. - Lot width requirements.

There shall be no minimum lot width requirement in the M-1 District.

(Ord. of 3-27-89, § 15-110)

Sec. 70-273. - Required yards.

(a) There shall be a front yard of not less than ten feet in the M-1 District.

(b) No side yards shall be required in the M-1 District, provided that, where a side lot line abuts property located in any residential district, there shall be a side yard of not less than 25 feet, and provided further that there shall be a side yard of not less than five feet adjacent to any alley.

(c) No rear yard shall be required in the M-1 District, provided that, where a rear lot line abuts property located in any residential district, there shall be a rear yard of not less than 25 feet, and provided further that there shall be a rear yard of not less than five feet adjacent to any alley.

(Ord. of 3-27-89, § 15-111)

Sec. 70-274. - Use of certain required yard areas.

In the M-1 District, required side yards abutting property in any residential district shall not be devoted to any of the following uses or activities, nor shall any of the following uses or activities take place within ten feet of any street right-of-way line:

(1) Storage of materials, supplies, equipment, machinery or wrecked or partially dismantled vehicles.

(2) Display or sales areas for vehicles or other products.

(3) Loading or unloading areas for trucks and other vehicles.

(Ord. of 3-27-89, § 15-112)

Sec. 70-275. - Reserved.

**Editor's note—**

The Ord. of March 30, 1998 repealed in their entirety the provisions of § 70-275 which pertained to screening requirements within the M-1 district and derived from § 15-113 of an ordinance enacted March 27, 1989.

Sec. 70-276. - Height limit.

No building or structure in the M-1 District shall exceed a height of 35 feet, provided that additional height shall be permitted when all portions of such building or structure in excess of 35 feet in height are situated no closer to any front, side or rear property line than a distance equal to one foot for each one foot of total height of the building or structure.

(Ord. of 3-27-89, § 15-114)

Sec. 70-277. - Plan of development required.

A plan of development, as set forth in article IV of this chapter, shall be required for all uses and structures in the M-1 District, except those for which a special use permit is required by the provisions of section 70-270.

(Ord. of 3-27-89, § 15-115)

Secs. 70-278—70-287. - Reserved.