



## **M-1 Light Industrial District Chapter 1276**

### **1276.01 PURPOSE.**

The purpose of the M-1 Light Industrial District is to provide suitable areas of industrial development of a less intensive nature. Such areas shall be served by both public water and public sewer systems.

**(Ord. 2002-45. Passed 8-22-02.)**

### **1276.02 PRINCIPAL AND CONDITIONAL USES PERMITTED.**

(a) Principally permitted uses in this District shall be as follows:

(1) The following uses, provided that such uses do not create any danger to health and safety in the surrounding area and do not create any offensive noise, vibration, smoke, dust, glare, odors or other objectionable influences:

A. Light manufacturing and assembly of the following:

1. Canvas products, such as tents and awnings;
2. Glass and optical products from previously manufactured glass;
3. Jewelry, clocks and watches;
4. Scientific and other precision instruments;
5. Sporting goods;
6. Toys and novelties;
7. Food products, including canning;
8. Furniture; and
9. Computer and electronic equipment.

B. Assembly of the following:

1. Firearms;
2. Plastic products;
3. Small wood and metal products, such as radios, lighting fixtures and television equipment; and Venetian blinds, window shades and awnings; and
4. Automobile parts.

C. The following services:

1. Bottling or canning plants;
2. Dry cleaning plants;
3. Building/construction trades repair and service shops;
4. Laboratories, including research, experimental and testing laboratories;
5. Offices;
6. Pharmaceutical products, compounding only;
7. Repair and service shops; and
8. Sign display and decorating shops;

D. Agriculture and storage of agricultural products;

E. Accessory storage related to the above permitted uses and accessory uses, as regulated in Section [1276.10](#);

1. Canopies. Height shall not exceed structure attached to. In cases of freestanding canopies, district setbacks shall apply and height shall not exceed 35 feet.

F. Signs, according to the provisions of Section [1282.03](#);

G. Other activities and manufacturing or assembly plants having performance characteristics similar to those listed in this section; and

- H. Training facilities and educational centers relative to the current permitted uses.
- (b) Conditionally permitted uses must be approved by the Planning Commission according to Sections [1244.06](#) and [1244.07](#). Conditional uses in this District shall be as follows:
- (1) Natural resource development, such as sand or gravel extraction or top soil removal;
  - (2) Truck terminals; and
  - (3) All service facilities, including wireless transmission towers (cellular towers), subject to the following conditions:
    - A. No service facilities, including wireless transmission towers, shall be constructed nearer than 150 feet to a Residential District;
    - B. Any tower abandoned or not in use for six months shall be removed by the lessee, the land owner or the entity using said tower, immediately upon the request of the Zoning Inspector.
    - C. All other conditions recommended by the Planning Commission pursuant to Sections [1244.06](#) and [1244.07](#).
  - (4) Crematories. No crematories shall be established within a radius of 2,500 feet of any Residential and Public Owned Districts.

**(Ord. 2002-45. Passed 8-22-02; Ord. 2007-38. Passed 12-6-07.)**

### **1276.03 OFF-STREET PARKING.**

Off-street parking space shall be provided according to the regulations set forth in Section [1282.05](#).

**(Ord. 2002-45. Passed 8-22-02.)**

### **1276.04 OFF-STREET LOADING.**

Off-street loading space shall be provided in accordance with the regulations set forth in Section [1282.04](#).

**(Ord. 2002-45. Passed 8-22-02.)**

#### **1276.05 AREA REQUIREMENTS.**

- (a) Lot Size. There are no minimum lot size requirements.
- (b) Lot Width. There are no minimum lot width requirements.
- (c) Front Yard. There shall be a minimum front yard of 100 feet; however such space can be used for parking spaces. See Section [1250.09](#) for modifications for corner lots and Section [1250.11](#) for other front yard modifications.
- (d) Rear Yard. There shall be a minimum rear yard of twenty-five feet.
- (e) Side Yards. There shall be two side yards with a minimum width for each side yard of twenty-five feet.

**(Ord. 2002-45. Passed 8-22-02.)**

#### **1276.06 HEIGHT LIMIT.**

There shall be no maximum height limit. Each yard requirement shall be increased by one foot for every foot of height more than forty feet.

**(Ord. 2002-45. Passed 8-22-02.)**

#### **1276.07 CORNER SIGHT CLEARANCE.**

On every corner lot within the triangle formed by the street lines on such lot and a line drawn between two points, each of such points being twenty feet from the point of intersection of such street right-of-way lines, there shall be no fence or wall higher than three feet nor any other obstruction to vision between a height of three feet and a height of ten feet above the established grade of either street, except a business sign pole or light pole required in the business or operation conducted on such lot.

**(Ord. 2002-45. Passed 8-22-02.)**

#### **1276.08 SCREENING/BUFFERING.**

If property in an —1 Light Industrial District abuts land in any Residential District, the buffering shall be provided in accordance with Section [1250.10](#).

**(Ord. 2002-45. Passed 8-22-02.)**

**1276.09 ACCESSORY STRUCTURES.**

All accessory structures in areas zoned —1 Light Industrial District shall meet the following requirements:

- (a) Accessory structures shall not exceed existing principal building in height;
- (b) Accessory structures shall not occupy more than thirty percent of the area between the rear of the principal structure and the rear lot line;
- (c) Accessory structures shall not be located within eight feet of any lot line;
- (d) Accessory structures attached to a principal structure shall not project beyond the required front lot line; and
- (e) Accessory structures, detached from the principal structure, shall be located to the rear of the principal building and shall also be located at least fifteen feet back from the rear of the principal building.

**(Ord. 2002-45. Passed 8-22-02.)**

**1276.10 OUTDOOR STORAGE.**

Outdoor storage shall be controlled by the following regulations:

- (a) Outdoor storage shall not interfere with parking or the safe and unobstructed use of vehicular or pedestrian access ways or walkways.
- (b) Outdoor storage shall not be located in any required setback on the property.
- (c) Outdoor storage area shall be fully screened with an opaque fence or wall not to exceed the fence height regulations as set forth in Section [1250.06](#) and shall be kept in an organized and orderly manner, with no growing or noxious weeds permitted.

**(Ord. 2007-38. Passed 12-6-07.)**