

ARTICLE XIX M-1 LIGHT MANUFACTURING OR INDUSTRIAL DISTRICT

A. Statement of Intent:

1. The M-1 District is designed to accommodate those manufacturing establishments which are either free of objectionable influences in their operation and appearance, or
2. which can readily obviate or control any objectionable features which may otherwise result from the manufacturing processes by installation of appropriate abatement devices.

Section 1. Principal Permitted Uses

A. Any use permitted and as regulated in the C-2 District, except as hereinafter modified.

B. Except for uses and processes prohibited herein, the manufacturing, compounding, processing, packaging and assembling of products such as:

1. Bakery goods, candy, cosmetics, pharmaceuticals, toiletries and food products; except fish or meat products, sauerkraut, vinegar, yeast and the rendering and refining of fats or oils.
2. Products from the following previously prepared material: Bone, canvas, cellophane, cloth, cork, feathers, fibre, fur, glass, hair, horn, leather, paper, plastic, precious or semi-precious metals or stones, sheet metal yards (except where presses over twenty (20) tons rated capacity are employed).
3. Pottery and figurines, using previously pulverized clay, and kilns fired only with gas or electricity.
4. Musical instruments, toys, novelties, rubber or metal stamps and other small rubber products.
5. Mechanical and electric appliances, instruments and devices, television sets, radios, phonographs.
6. Electric and neon signs, billboards and other commercial advertising structures; light sheet metal products including heating and ventilating equipment, cornices, eaves and the like.
7. Laboratories - experimental, film, or testing, provided no operation shall be conducted or equipment used which would create hazards, noxious, or offensive conditions.

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- 1 C. The following uses, provided no part of a building occupied by such uses shall have any opening other than sta-
2 tionary windows or required fire exits, within five hundred (500) feet of any R District.
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 - 4 1. Blacksmith, welding or other metal working shop, excluding punch presses over twenty (20) tons rated ca-
5 pacity, drop hammers and other noise producing machine operated tools.
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 - 7 2. Foundry, casting lightweight, non-ferrous metal or electric foundry, not causing noxious fumes or odors.
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 - 9 3. Carpet and rag cleaning, provided necessary equipment is installed and operated for the effective
10 precipitation or recovery of dust.
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 - 12 4. Ice manufacturing and cold storage plant; creamery and bottling plant.
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- 14 D. Public utilities, essential services, and other uses in accordance with Article IV, Section 30.
- 15 E. The following uses, when located not less than two hundred (200) feet from any R District.
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 - 17 1. Inflammable liquids, underground storage only.
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 - 19 2. Building materials sales yards, including concrete mixing, lumber yards, including mill work, open yards
20 for storage and sale of feed and/or fuel.
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- 22 F. Any other use that is determined by the County Commission, to be of the same general character as the above
23 permitted uses but not including any uses which are first permitted in the M-2 District, or which are prohibited in
24 said District under Article XXIII.
- 25 G. Adult entertainment establishments and uses as regulated in Article IV, Special Provisions, Section 34 Adult
26 Entertainment Establishments and Uses.
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28 **Section 2. Accessory Uses**

- 29 A. Any uses and structures customarily accessory and incidental to a principal permitted use, except for uses not oth-
30 erwise permitted in an M-1 District.
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32 **Section 3. Conditional Uses Requiring Board of Zoning Adjustment Authorization**

- 33 A. Livestock confinement operation in conformance with Article IV, Section 31.
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- 35 B. When authorized by the Board (of Zoning Adjustment), subject to Article XXIII, any use permitted in the M-2
36 District as a principal use when necessary and incidental to a use permitted in an M-1 District, subject to such
37 conditions and requirements as may in the opinion of the Board (of Zoning Adjustment), be necessary to protect
38 adjacent property and prevent conditions of which may become objectionable or offensive.
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1 **Section 4. Required Conditions**

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- 3 A. All uses, except for loading and unloading operations and parking, shall be conducted wholly within a completely
- 4 enclosed building, provided that uses specified in Section 1 (E) (2) of this article shall not be subject to this
- 5 provision.
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- 7 B. No building customarily used for night operation, such as a bakery or milk bottling and distribution station,
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- 9 1. shall be within one hundred (100) feet of any R District, and
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- 11 2. any space used for loading or unloading commercial vehicles in connection with such operation shall not be
- 12 within one hundred (100) feet of any R District.
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14 **Section 5. Prohibited Uses**

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- 16 A. Any use which is first permitted in the M-2 District, or which is prohibited in said District under Article XVIII.
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- 18 B. No use shall be permitted or authorized to be established or maintained which, when conducted in compliance with
- 19 the provisions of the Regulations and any additional conditions or requirements prescribed by the Board (of Zoning
- 20 Adjustment), is or may become hazardous, noxious or offensive due to the emission of odor, dust, smoke, cinders,
- 21 gas, fumes, noise, vibration, refuse matter or waste.
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- 23 C. Dwelling and residence of any kind, including motels or trailer parks and schools, hospitals, clinics and other in-
- 24 stitutions for human care, except where incidental to a permitted principal use; provided, however, that any of the
- 25 aforesaid uses legally existing in the M-1 District at the time of adoption of the regulations, or any amendment
- 26 thereto, shall not be classified as a non-conforming use as defined in Article I.
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- 28 D. Any use which produces more than one thousand five hundred (1500) gallons of wastewater per day without being
- 29 connected to a public sewer system.
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1 **Section 6. Area Requirements**
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3		Minimum Lot Area	Lot Frontage	Front Yard Depth	Side Yard Widths One side-Both sides	Rear Yard Depth	
4	Non-residential (Not served by public sewer)	None	100 ft.	50 ft.	None, except where adjoining A or R Districts then not less than 100 feet from each side yard	50 ft.	
7	Non-residential (served by public sewer)	None	50 ft.	50 ft.	None, except where adjoining A or R Districts then not less than 100 ft from each side yard	50 ft.	
10	Residential Dwelling (existing)	3 acres	150 ft.	40 ft.	25 ft. each side	50 ft.	
12	Residential Dwelling (new)	new residential construction not permitted					
14	A. Dwellings or residential parts of non-residential buildings						
15	-----None permitted in M-1 District-----						
17	B. Existing dwellings or residential parts of existing nonresidential buildings without public sewer may not be subdivided on lot(s) less than three (3) acres.						
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