

Section 1200: Purpose

The M-1 Light Industrial Districts are designed so as to primarily accommodate wholesale activities and warehouse and industrial operations whose external, physical effects are restricted to the area of the districts and in no manner affect in a detrimental way any of the surrounding districts. The M-1 District is so structured as to permit, along with any specified uses, the manufacturing, compounding, processing, packaging, assembly, and/or treatment of finished or semifinished products from previously prepared material and that the processing of raw material not be permitted.

Section 1210: Principal Uses Permitted

In an M-1 district, no building or land shall be used and no building shall be used and no building shall be erected except for one (1) or more of the following specified uses unless otherwise provided in this ordinance:

1. Any use charged with the principal function of basic research, design, and pilot or experimental product development when conducted within a completely enclosed building.
2. Any of the following uses when the manufacturing, compounding, or processing is conducted wholly within a completely enclosed building.
 - a. The manufacturing, compounding, processing, packaging or treatment of such products as: bakery goods, candy, cosmetics, food products, pharmaceuticals, seeds, and toiletries.
 - b. The manufacture, compounding, assembling, or treatment of articles or merchandise from the following previously prepared materials; bone, canvas, cellophane, cloth, cork, elastomers, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, rubber, precious or semiprecious metals or stones, sheet metal, shell, textiles, tobacco, wax, wire, wood (excluding saw and planing mills) and yarns.
 - c. Tool, die, gauge and machine shops.
 - d. Manufacture of musical instruments, toys, novelties and metal or rubber stamps, or other similar molded rubber products.
 - e. Manufacture or assembly of electrical appliances, electronic instruments and devices.
 - f. Manufacture and repair of electronic or neon signs, light sheet metal products, including heating and ventilating equipment, cornices, eaves and the like.
 - g. Central dry cleaning or carpet cleaning plants or laundries provided that such plants

shall not deal directly with consumer at the retail level.

- h. The manufacture of pottery and figurines or other similar ceramic products using previously pulverized clay and kilns fired only by electricity or gas.
 - i. The manufacture of dental, surgical and optical goods.
 - j. Laboratories - research, experimental, film and testing.
 - k. Pattern-making, printing, engraving, and bookbinding shops.
- 3. Warehouse, storage and transfer, electric, gas service buildings, yards, and public utility buildings, telephone exchange buildings and sub-stations, gas regulator stations. Railroad transfer and storage tracks. Water and gas tanks and/or freight terminals, railroad rights-of-way.
 - 4. General Automotive Repair
 - 5. Trade or industrial schools.
 - 6. Accessory buildings and uses customarily incident to any of the above permitted uses.
 - 7. Other uses of a similar and no more objectionable character to the above permitted uses.

Section 1220: Uses Permitted Subject to Special Conditions

- 1. Commercial Kennels provided that a zoning lot located within five hundred (500) feet of a residential district shall not be occupied for such use unless separated from the residential district by a major or secondary thoroughfare. In an instance where the residential district is used for other than residential purposes, the Planning Commission may waive or modify the distance requirement.
- 2. Storage facilities for building materials, gravel, sand, stone and lumber and of contractor's equipment and supplies, provided such is screened in accordance with Section 1625, Walls and Berms, on those sides abutting all residential, business or office districts and on any yard abutting a public thoroughfare.
- 3. Commercial Greenhouses provided that such facilities shall not deal directly with consumers at the retail level.
- 4. Mini-warehouse facilities subject to the following conditions:

- a. Side and rear yard setbacks of not less than forty (40) feet shall be provided. Ten feet of width of such yard shall be planted in materials sufficient to soften the view from abutting uses.
- b. Buildings shall be spaced not less than thirty feet apart.
- c. Exterior building walls shall be spaced not less than thirty feet apart.
- d. Adequate maneuvering space for fire safety vehicles shall be provided.

Section 1230: Required Conditions

1. All outdoor storage shall be located in the rear yard and shall be screened from view of adjacent residential areas and public thoroughfares in accordance with Section 1625, Walls and Berms.
2. No outdoor storage of any kind shall be permitted in any designated off-street parking or loading, unloading area.
3. See Section 1675, Performance Standards.
4. See ARTICLE 16, GENERAL PROVISIONS and ARTICLE 15, SCHEDULE OF REGULATIONS limiting the height and bulk of buildings, the minimum size of lot by permitted land use, maximum density permitted and minimum yard setback requirements.