

Title 10 – Zoning
Chapter 14 – M-1 Light Industrial District

SECTIONS:

10-14-1 Permissive Uses

10-14-2 Conditional Uses

10-14-3 Height, Area, and Off-Street Parking Requirements

10-14-4 Note Applicable Criteria for Permissive and Conditional Uses

10-14-5 Site Plan Review

10-14-1 Permissive Uses. (See Note 10-14-4)

- A. Any use permitted in the C-2 District, as long as the users are not offensive due to emission of noise, odor, dust, gas, smoke, or vibration, except that no dwelling other than that for a resident watchman or caretaker employed on the premises shall be permitted, with the exception of a single-family dwelling located on a lot two (2) acres or more in size.
- B. The manufacturing, assembling, or treatment of articles or merchandise from the following prepared material: canvas, cellophane, cloth, fiber, glass, leather, paper, plastic, precious or semi-precious metals or stones, rubber, textiles, wood, and yarn.
- C. The manufacturing or assembly of bolts, nuts, screws, and rivets; boats; ornamental iron products; firearms; electrical appliances; electronic instruments and devices; tools, dies, machinery, and hardware products; medical and dental equipment; drafting and optical instruments; musical instruments; watches and clocks; and toys and games.
- D. The manufacture or storage of food products, including beverage bottling, bakery products, candy manufacture, fruit and vegetable processing and canning; but not packing and processing of meat and poultry products, distilling of beverages, or slaughtering of animals.
- E. The manufacture, compounding, processing, packaging, or treatment of such products as cosmetics, pharmaceuticals, and toiletries.
- F. Builders or contractors plant or storage yard; building materials sales and storage yard, including concrete mixing; and lumber yard, including millwork.
- G. Open yard for storage and sale of feed, fertilizer, or fuel.
- H. Automobile, truck, trailer, and garden and farm implement establishments for sales, display, and hire, including sales lots.
- I. Truck or motor freight terminals, provided that service yards or docks are located at least two hundred feet (200') from any lot in an R District.
- J. Drive-in restaurant.
- K. Animal hospital, veterinary clinic, or kennel, provided that buildings or enclosures are at least one hundred feet (100') from any lot in an R District.
- L. Public or private open-air recreational uses, provided that such uses are not within two hundred feet (200') of any R District.
- M. Greenhouse or nursery.
- N. Agricultural activity, except that all livestock operations or farms in excess of ten (10) head shall have a minimum of twenty (20) acres.

10-14-2 Conditional Uses. (See Note 10-14-4)

- A. Electrical distribution substation, pipeline pumping station, or water tower.
- B. Any other use that is determined by the Zoning Board of Adjustment to be of the same general character as the foregoing permissive -uses.