

Sec. 30-68. - M-1, Light Manufacturing/Industrial District.

- (a) *Purpose.* The M-1 district is intended primarily for uses engaged in light manufacturing, assembly, fabrication, warehousing, wholesaling and retail trade, and service operations which conduct all activities within a building with no external impact or effect. This district is intended to serve as a transition between more intense industrial development and commercial, office, or multifamily residential development.
- (b) *Permitted principal uses.*
- (1) Light manufacturing facilities.
 - (2) Any establishment which provides supplies or services primarily to commercial and industrial customers, such as janitorial services, sign shops, packaging or shipping services, locksmiths, or printing, lithographing, engraving, photocopying, blueprinting, publishing, electrical, heating, plumbing and binding establishments.
 - (3) Health and fitness centers.
 - (4) Cemeteries.
 - (5) Commercial day cares.
 - (6) Funeral homes and mortuaries.
 - (7) Government buildings and uses, including police and fire stations.
 - (8) Heavy machinery and equipment sales, rental and service.
 - (9) Offices, administrative, business, finance and professional.
 - (10) Public and private parks, playgrounds, and golf courses, including miniature golf courses and driving ranges.
 - (11) Public service and public utility uses as follows:
 - a. Wireless facilities.
 - b. Water reservoirs, water standpipes, and elevated and ground-level water storage tanks.
 - (12) Industrial schools and business schools.
 - (13) Mini warehouses or self-storage units.
 - (14) Residential treatment facilities.
 - (15) Television and radio studios including any transmitting facilities.
 - (16) Veterinary clinics, animal hospitals, and kennels.
 - (17) Warehouses, storage and distribution centers.
 - (18) Vehicle fueling stations, including service, repair, body and fender repair, and paint shops.
 - (19) Recycling centers.
 - (20) Marinas or docks.

- (21) Transitional housing.
- (22) Restaurants and bars.
- (23) Retail, including vehicle sales.
- (24) Medical marijuana cultivation facilities, as permitted in section 30-118.
- (25) Medical marijuana dispensary facilities, as permitted in section 30-118.
- (26) Medical marijuana-infused products manufacturing facilities, as permitted in section 30-118.
- (27) Medical marijuana testing facilities, as permitted in section 30-118.
- (28) Medical marijuana transportation facilities, as permitted in section 30-118.

(c) *Permitted accessory uses.*

- (1) Dwelling or lodging units, but only for watchman, caretakers, or other personnel whose residence is essential to the operation of a permitted or special use.
- (2) Accessory structures and uses customarily incidental to the above uses, as permitted in section 30-106.
- (3) Solar energy systems, as permitted in section 30-113.
- (4) Short-term use of shipping containers for accessory uses, as permitted in section 30-105.

(d) *Special uses.*

- (1) Emergency shelters, transitional service shelters for 50 or fewer residents.
- (2) Manufactured business units, for office use only.
- (3) Telecommunication tower, as permitted in section 30-107.
- (4) Excursion gambling boat or floating gambling facility, as permitted in section 30-112.
- (5) Wind energy conversion systems, as permitted in section 30-113.
- (6) Billboards, as permitted in section 25-109.
- (7) Public utilities, except for buildings and accessory structures that are normal and customary in a zoning district which would allow other buildings of the same nature as a use-by-right.
- (8) Short-term or long-term use of shipping containers for principal uses, as permitted in section 30-105.
- (9) Long-term use of shipping containers for accessory uses, as permitted in section 30-105.

(e) *Standards.*

- (1) A site plan, meeting the requirements of chapter 25 shall be submitted and approved.
- (2) All storage shall be within a fully enclosed building or in an open yard so screened that the materials, products or equipment are not visible from the street or adjoining property. Any outdoor storage shall be at least 100 feet from any residential zoning district or use.
- (3) No building shall be used for residential purposes, except for a night watchman or a caretaker

employed on the premises.

- (4) Utilitarian areas such as loading docks, mechanical equipment, storage areas, mechanical and electrical equipment, and dumpsters shall be located in the rear or side yard of the building.
- (5) Lighting shall be designed to shine and reflect away from any adjacent residential areas and shall meet the requirements of chapter 25.

(f) *Height, area, bulk and setback requirements.*

- (1) Maximum height: 40 feet excluding silos, smokestacks, and dust collection systems.
- (2) Minimum lot area: None.
- (3) Minimum lot width: None.
- (4) Minimum yard requirements:
 - a. Front yard: 25 feet.
 - b. Rear yard: 25 feet.
 - c. Side yard: None, except on a lot abutting a residential district there shall be a side yard of not less than ten feet on the side of the lot abutting the residential district.
- (5) Maximum building coverage: None.

(g) *Open space, landscaping and bufferyard requirements.*

- (1) A minimum of 15 percent of the total lot area shall be devoted to open space, including required yard and bufferyards.
- (2) Landscaping shall be provided as required in chapter 25.
- (3) A 20-foot-wide bufferyard shall be required adjacent to any property in the AG, AG-1, RE, R-1, R-2, R-3, R-4, R-5, RUMD and RMH zoning districts. This bufferyard shall comply with the requirements of chapter 25.

(h) *Parking regulations.* Off-street parking and loading spaces shall be provided in accordance with the requirements for specific uses set forth in section 25-46.

(Code 1990, § 30-335; Ord. No. 5211, art. 6, 7-15-2019)