

APPENDIX A - ZONING

ARTICLE 18. LIMITED INDUSTRIAL M-1

Statement of intent.

This district is intended to provide for and encourage limited industries to locate and/or expand in order to foster development of the local economy. These industries are generally light industrial which are office oriented or oriented toward the manufacturing, processing, assembly, warehousing and/or distributing of goods and materials which are dependent upon previously prepared raw materials refined or processed elsewhere. It is expected that uses in this district are to be operated from within a building.

18-1 *Uses—Permitted by right.*

The following uses shall be permitted by right in Limited Industrial Districts subject to the regulations of Article B.

- 18-1-1 Dwellings and agricultural uses existing at the time the land is zoned in this district.
- 18-1-2 Manufacturing, assembly, data processing, computing, warehousing, research and development, wholesaling, tele-marketing and similar industrial uses provided there is no air discharge requiring smoke stack approval and the use complies with Section 18-4.
- 18-1-3 Office Complex - a minimum of 100,000 square ft. lot with a minimum aggregate in one (1) or more building, of 5,000 square ft. of gross floor area.
- 18-1-4 Public utility generating, booster or relay stations, transformer substations, transmission lines with support structures, and other facilities for the provision and maintenance of public utilities, including railroads and facilities, water and sewage installations, water storage tanks, and wooden telephone poles with a maximum height of eighty (80) feet.
- 18-1-5 Communication towers subject to Article 20, Communication Tower Ordinance.
- 18-1-6 Small wind energy system, per requirements in Article 22 of these regulations.

O2009-12

18-2 *Permitted accessory uses.*

- 18-2-1 Residential quarters for bona fide caretakers; or
- 18-2-2 Food service facilities expressly designed for use of an establishment or group of establishments located in the district.
- 18-2-3 Recreational facilities for employees of establishments in the district.
- 18-2-4 Retail stores, planned and built as part of manufacturing or processing operations dealing in the products produced in such operations, intended primarily for the exhibition and promotion of those products as well as their sale.

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- 18-2-5 Warehouses and storage facilities except as prohibited in subsection 18-5 below, meeting other regulations of this section.
- 18-2-6 Offices planned and built as part of manufacturing or processing operation.
- 18-2-7 Public utilities: transform substations, transmission lines with support structures, pipes, meters, and other facilities for the provision and maintenance of public utilities, including railroads (except railroad yards), water and sewage installations, and water storage tanks.
- 18-3 *Uses—Permitted by Conditional Use Permit only.*

The following uses should be permitted as conditional use permit in Limited Industrial Districts:

- 18-3-1 Any use requiring outside storage or displays.
- 18-3-2 Any television antennas, radio antennas, microwave towers, and other public communication facilities which exceed thirty-five (35) feet in height.
- 18-3-3 Heliports, helistops, provided that such facilities meet all federal, state and local regulations and are located at least one-half (1/2) mile from any residential district or use.
- 18-3-4 Automobile service stations.
- 18-3-5 Motels.
- 18-3-6 Retail drug and food stores, wearing apparel shops, banks, barber shops, beauty shops, hardware stores, printing shops for paper goods and newspapers, professional offices, personal and professional services.
- 18-3-7 Small wind energy system(s), per requirements in Article 22 of these regulations. **O2009-12**
- 18-3-8 Lattice structure used to support a wind turbine. **O2009-12**
- 18-4 *Special regulations.*
- 18-4-1 Required setbacks and other open areas not needed for operations shall be landscaped and such landscaping shall be maintained at all times.
- 18-4-2 No use shall be permitted which produces noise, smoke, unshielded lights, smell, dust or other airborne nuisance, which is perceptible beyond the building.
- 18-4-4 Parking and/or support facilities shall be screened from any adjacent residential use or district.

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18-5 *Reserved for future use.*

O2008-01

18-6 *Area regulations.*

18-6-1 The minimum lot size shall be thirty (30,000) thousand square feet.

18-6-2 For permitted uses utilizing individual sewage disposal systems; the health official shall approve the required area for any such use. The administrator may require a greater area if considered necessary by the health official.

18-7 *Setback regulations.*

Buildings shall be located forty (40) feet or more from any street right-of-way. This shall be known as the "setback" line.

18-8 *Frontage and yard regulations.*

The minimum frontage shall be one hundred (100) feet. Each side and rear yard shall be a minimum of thirty (30) feet for principal structures and accessory structures may be located to within fifteen (15) feet of a side or rear property line. No structure shall be constructed closer than one hundred (100) feet to any adjacent property line if that property is a residential zoned district or contains a residential use; however, this distance may be reduced to fifty (50) feet if a screen buffer consisting of opaque screening is provided and the setback distance is reduced to fifty (50) feet, parking lots may be permitted to abut such screening.

The side yard facing the side street of corner lots shall be forty (40) feet or more.

The front of a corner lot shall be the shorter of the two sides.

18-9 *Height regulations.*

18-9-1 Buildings may be erected up to a height of thirty-five (35) feet. Parapet walls may be up to four (4) feet above the height of the building on which the walls rest. Wooden poles may be installed up to a height of eighty (80) feet.

18-9-2 Water towers, chimneys, flues, and flagpoles, are exempt from height regulations.

18-9-3 Accessory buildings shall be less than the main building in height.

18-10 *Requirements for permitted uses.*

18-10-1 Before any permit shall be issued or construction commenced on any permitted use in this district, site plans and other documentation as requested by Article 13, shall be submitted to the Zoning Administrator. The administrator shall refer these plans to the Planning Commission for review and recommendation as provided in Article 13, except that the Zoning Administrator shall have the right to review and approve site plans for additions of five thousand (5,000) square feet or less to a main building,

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provided that said addition is of less size than the existing structure to which it is being added.

However, in cases of disagreement or public interest, the applicant, the Planning Director, or the chairman of the Planning Commission or any two members of the Planning Commission may require that the site plan be reviewed by the Planning Commission.