

CHAPTER 15 LIGHT INDUSTRIAL DISTRICT

15.0 Purpose.

It is the purpose of the Light Industrial District (M-1) to provide for areas along highway frontages and well suited areas for uses which generate large amounts of truck traffic and which, for other reasons, should be separated from residential developments; and further, to encourage development of light industrial, warehousing or manufacturing uses in an attractive setting with uses and intensive activity areas within enclosed buildings.

15.1 Principally Permitted Uses.

Principally permitted uses are research and development establishments, warehouse and wholesale establishments, manufacturing establishments, business and professional offices, building materials sales and storage yards, and active recreation areas.

- A. Only the industrial uses listed in this section shall be permitted in any Light Industrial District.
- B. Creamery, bottling, ice manufacturing and cold storage plants.
- C. The manufacturing or assembly of electrical appliances, instruments and devices.
- D. Laboratories - experimental, film or testing.
- E. Administrative, executive, financial, professional, accounting, clerical, drafting and other similar offices.
- F. Experimental testing and research facilities providing such testing or experimentation that create no hazard or common law nuisance beyond the confines of the building.
- G. Distributors, warehouse and wholesale outlet, including such break bulk or accumulative bulk operations such as bottling and/or packaging.
- H. The manufacturing, compounding, processing, assembling, warehousing and packaging of such products as:
 - 1. Bakery and dairy goods, candy, cosmetics, pharmaceuticals, toiletries, and other food products, except when such operation would create a hazard or common law nuisance beyond the confines of the building.
 - 2. Electrical and electrical appliances, instruments and devices, television sets, radios, phonographs and other household appliances.
 - 3. Musical instruments, toys, novelties and other similar small rubber, plastic or metal products.
 - 4. Products from previously and elsewhere prepared materials such as cardboard, cellophane, clay, cloth, cork, fibers, glass, leather, metals, paper, plastics, tobacco, precious or semi-precious metals and/or stones, rubber, wax, yarns and wood; all equipment and operations shall be within a completely enclosed building, and no operation shall create a hazard or nuisance beyond the confines of the building.
- I. Printing, publishing and allied industries.
- J. Automobile and truck repair, garages. The parking area for motor vehicles waiting to be repaired and waiting to be picked up after repair is to be located in an out-of-

sight area to be recommended for approval by the Planning Commission. The parking area for motor vehicles waiting to be repaired and waiting to be picked up after repair may be part of the minimum area set out in Chapter 20.3 or may be in addition to the minimum parking area set out in Chapter 20.3. The number of parking spaces for motor vehicles waiting to be repaired and waiting to be picked up after repair shall be limited to three (3) parking spaces for each motor vehicle repair bay area in the repair shop. A bay area can have racks or be a flat bay area.

Storage of motor vehicles on the site is limited to (30) thirty days. The intent of this section is to prevent the accumulation of motor vehicles at the site of the repair garage, other than those immediately being repaired. Further, the intent of this section is to shield the parking area and/or the area used by the repair garage for motor vehicles waiting to be repaired and picked up from view from surrounding areas.

- K. Office warehousing and storage.
- L. Any other use that is determined by the Planning Commission.

15.2 Permitted Accessory Uses.

Permitted accessory uses are signs (see Chapter 21 regarding regulations), and any use or structure customarily accessory and incidental to any of the permitted uses within this district. Outdoor storage shall comply with the regulations specified in Chapter 4 - Outdoor Storage or Display.

15.3 Conditional Uses are required to be reviewed by the BZA and approved by Council.

- A. Outdoor advertising.
- B. Food processing.
- C. Mini-/self-storage facility.
- D. Motor freight garage, truck or transfer terminal, except that no refuse operations are permitted.
- E. Religious places of worship.

15.4 Required Conditions.

- A. All uses specified above in (A) shall be conducted wholly within a completely enclosed building, except for parking, loading and unloading facilities, unless otherwise regulated by the BZA.
- B. No use shall be permitted or established or maintained which by reason of its nature or manner of operation is or may become hazardous, noxious or offensive owing to the emission of odor, dust, smoke, cinders, gas fumes, noise, vibration, refuse matter or water-carried waste, as stated in Chapter 4.

SEE FOLLOWING PAGE FOR DIAGRAM

15.5 Lot area, frontage and Yard Requirements in a “Light Industrial” District

Use	Lot Area Sq Ft	Front Yard Depth (Ft) (Min)	Lot Width at Minimum Req'd. Frt. Yd. Depth (*)	Side Yard* Least Width (Ft) (Min)	Rear Yard Depths (Ft) (Min)	Lot Coverage (%) (Max)
1 Story	*No Minimum	60	*No Minimum	30 Ft Except when adjacent to any "R" District in which case not less than 50 ft. that side	30	35
2 Story	*No Minimum	60		30 Ft Except when adjacent to any "R" District in which case not less than 50 ft. that side	40	35
3 Story	*No Minimum	60		30 Ft Except when adjacent to any "R" District in which case not less than 50 ft. that side	50 Ft Except when adjacent to any "R" District, in which case not less than 100 Ft.	35

15.6 Maximum Height Regulations.

No principal structure shall exceed three (3) stories or 50 feet in height. No accessory structure shall exceed 25 feet in height.

15.7 Submission of Site Plans.

All commercial uses permitted under this Chapter shall be permitted only after review and approval of the site plans by the Planning Commission. See Chapter 18.

15.8 Additional Requirements.

In addition to the standards established in this Chapter, uses within the Light Industrial District must conform to the standards established in Chapter 19, Bufferyards and Landscaping and in Chapter 20, Off Street Parking and Loading. Any changes to the exterior of the building or lot shall require site plan review by the Planning Commission for all uses within the Light Industrial District. Such review shall be conducted according to the standards and processes outlined in Chapter 18 and shall include review of the proposed building materials and design. Conditional uses must go before the BZA.