

ARTICLE 17
M-1 - MANUFACTURING INDUSTRIAL
DISTRICT

50.1700 Uses Permitted. In addition to the general regulations to which all buildings and uses are subject, as provided in Article 3 of this Chapter, no building or premises shall be used and no building shall hereinafter be erected or altered in the M-1, Manufacturing Industrial District, except for one (1) or more of the following uses:

50.1701 Permitted Principal Uses.

(1) Wholesale warehouse buildings (inside storage only), i.e., storage in bulk, or warehouse for such material as building material, contractors' equipment, clothing, cotton, drugs, dry goods, feed, food, furniture, hardware, ice, machinery, metals, paints, paint supplies, pipe, rubber, shop supplies, tobacco, wood, or similar products.

(2) [Retail-Mini Storage Warehouse Buildings (inside storage only, except that recreational vehicles, boats or trailers may be stored outside, provided such storage is not within any required setback).

(3) Boat Storage Buildings (inside storage only, except that boats, recreational vehicles or trailers may be stored outside, provided such storage is not within any required setback).]²⁹

50.1702 Special Land Uses. The following special land uses and similar uses shall be permitted in this zoning district only after proper notice has been given as required by State law and after review and approval has been granted by the Planning Commission subject to the requirements and standards of Article 21 of this Chapter.

(1) Painting, varnishing or vulcanizing shop.

(2) Bottling works, including milk bottling or distribution station.

(3) Manufacture of food products.

(4) Auto repair garage or car wash.

(5) Plumbing, heating or electrical supply shop.

(6) Light manufacturing business.

(7) Lumber yard.

(8) Kennels.

(9) Veterinary hospitals or clinics.

(10) Research laboratory.

(11) Radio and television towers.

(12) Marine contractor.

(13) Exterior storage for any permitted or special land use, in this District.

(14) Offices for uses that are permitted in Section 50.1201(1).

(15) Other uses similar to any use which is permitted as a principal or special land use in this District.

50.1703 Prohibited Uses. Uses expressly prohibited under this Article include the following:

(1) Outside storage of wrecked motor vehicles or mobile equipment.

(2) Outside storage of used auto parts and used building materials.

(3) Outside storage of loose materials, including soil, stone, sand, gravel, coal, cinders and similar materials.

(4) Storage of combustible or odoriferous materials.

(5) Incubation, raising, killing or storage of fish, poultry or livestock.

(6) Residential uses including dwellings.

50.1704 Building Height, Area and Yard Requirements.

(1) Minimum front yard depth shall be thirty (30) feet (no parking allowed in the required front yard space).

(2) [Minimum rear yard depth shall be twenty (20) feet. If the zoning of the property adjacent to the rear yard permits residential uses, at least ten (10) feet of the required rear yard depth shall be landscaped and/or screened and no parking shall be permitted within ten (10) feet of the rear lot line.

(3) Minimum side yard depth shall be twenty (20) feet. If the zoning of the property adjacent to the side yard permits residential uses, at least ten (10) feet of the required side yard depth shall be landscaped and/or screened, and no parking lots or driveways shall be permitted in the required side yard setback (except that shared driveways between two parcels zoned M-1 may be permitted in the required side yard setback).]^{29, 112}

(4) The maximum percentage of lot coverage shall be determined by the meeting of yard requirements by the actual use, and by the provision of required off-street parking and loading facilities.

(5) Maximum building height shall be two (2) stories and shall not exceed thirty-five (35) feet.

50.1705 Signs. Subject to the general restrictions on signs contained in Section 50.303 of Article 3 of this Chapter, the following signs

(and the following signs only) are permitted within this District:

(1) One (1) principal sign shall be permitted per establishment.

(2) The maximum sign area of principal signs per building in this District shall not exceed that determined under Section 50.303(9).

(3) All signs in this District must be wall signs provided, one free standing sign with a sign area not exceeding sixteen (16) square feet if one sided, and thirty-two (32) square feet if two sided, may be permitted per lot, provided, the area of any free standing sign shall reduce the permitted sign area per building determined as aforesaid.

(4) A sign, if free standing, shall be set back at least thirty (30) feet from the street line and thirty (30) feet from any side lot line.