

Industrial Districts

**Chapter
1113**



Section 1113-1 Purpose

- A. **"M-1," Restricted Industrial District.** The M-1 District is established for light industries such as light manufacturing or processing of previously refined materials and other industrial uses that have little or no adverse impact upon neighboring districts. This district also allows certain commercial uses of an industrial character or that are necessary to provide services to employees within the district.
- B. **"M-2," General Industrial District.** The M-2 District is established to accommodate industrial uses that are primarily of a manufacturing, assembly and fabricating character. These tend to be large scale or specialized industrial operations more likely to produce external physical effects potentially impacting, to some degree, adjoining districts. This district is intended to be located in areas where the allowed uses can most efficiently utilize major roadways, utilities and other infrastructure, while minimizing potentially incompatible influences upon neighboring districts.

Section 5-2 Schedule of Uses

Buildings or land shall not be used and buildings shall not be erected, except for the following specified uses, unless otherwise provided for in this code. Land and/or buildings in the districts indicated at the top of *Table 1113-2* may be used for the purposes denoted by the following abbreviations:

- A. **Permitted Use (P).** Land and/or buildings in this district may be used by right.
- B. **Conditional Use (C).** Land and/or buildings in this district may be used if approval is granted, based on compliance with applicable review standards and specific conditions that may additionally apply, as found in Chapter 1123.
- C. **Specific Conditions.** Indicates requirements or conditions applicable to conditional uses, as listed in Chapter 1123, Conditional Uses.

Table 1113-2 Schedule of Uses: Industrial Districts			
Use	M-1	M-2	Specific Conditions
Agricultural and Animal-Related Uses			
Agribusiness	C		
Commercial bakeries & dairies	P		
Breweries, distilleries and bottling plants	C		Section 1123-10 A
Feed mill	P		
Food processing plants	P		
Grain elevator	P		
Kennels	C		Section 1123-9 A
Produce and other food product terminals	C	P	
Commercial Services			
Business machine sales/service	P		
Cleaning services	P		
Glass sales/service	P		
HVAC sales/service	P		
Locksmith shops	P		
Pest control services	P		

Table 1113-2 Schedule of Uses: Industrial Districts			
Use	M-1	M-2	Specific Conditions
Petroleum product sales	C	C	
Printing, photocopying & publishing services	P		
Repair shops (not including vehicles)	P		
Tool & equipment rental (not including vehicles)	P		
Construction			
Building material and lumber supply (including lumber yards)	C		
Contractor's offices & shops (not including outdoor storage of materials)	P		
Landscaping services (not including retail sales or outdoor storage of materials)	P		
Education			
Trade schools	P	P	
Training centers (including corporate, engineering & sales)	P	P	
Food, Drink, Entertainment and Hospitality			
Restaurants, not including drive-thru facilities	P	P	
Sexually oriented businesses	C	C	Section 1123-11
Manufacturing			
Building material manufacturing (including milling, planing and joining)	C	C	
Chemical manufacturing & storage		C	Section 1123-17 A
Machine, sheet metal & welding shops	C	P	
Manufacturing, compounding, processing, packaging, testing or assembly from previously prepared materials	P	P	
Metal stamping, pressing & buffing	C	P	
Painting, rust-proofing and rust-coating	C	C	
Tool & die shops	P	P	
Offices and Financial Services			
Banks, credit unions and similar financial institutions, including drive-thru facilities	P	P	
Corporate offices	P	P	
Personal Services			
Health and fitness facilities	C	C	
Public/Quasi-public			
Cemeteries	C	C	
Government offices, buildings & facilities	C	C	
Libraries	C	C	
Places of Public Worship	C	C	
Research and Technical Facilities			
Development and testing laboratories & facilities	P	P	
Medical & dental laboratories	P	P	
Scientific research facilities	P	P	
Transportation and Warehousing			
Cartage express and parcel delivery service	C	C	Section 1123-14 B

Table 1113-2 Schedule of Uses: Industrial Districts			
Use	M-1	M-2	Specific Conditions
Heliports and helipads	C	C	Section 1123-14 A
Mail order business & fulfillment centers	P	P	
Mini-warehouse/self-storage facilities	C		
Warehouses and distribution centers	C	P	Section 1123-14 B
Wholesale businesses	C		
Utilities			
Essential services	P	P	
Recycling collection and/or processing facilities (non-hazardous materials)	C	C	Section 1123-15 A
Solar panels	C	C	
Telephone exchange buildings	P	P	
Utility and public service facilities not including outdoor storage	P	P	
Utility and public service facilities, including outdoor storage yards	C	P	
Utility substations	P	P	
Wireless communication facilities	C	C	Section 1123-15 B
Vehicle Sales, Service and Related Uses			
Sales of new and used automobiles, trucks, recreational vehicles, construction equipment, farm implements and similar vehicles and equipment	C		Section 1123-16 B
Truck and heavy equipment repair	C	C	
Truck, trailer and equipment rental	C		
Vehicle repair, major	C	C	Section 1123-16 C
Vehicle repair, minor	P		
Vehicle wash facilities	C		Section 1123-16 F
Accessory Uses			
Accessory buildings, structures and uses	P	P	
Cafeteria facilities located within a principal use	P	P	
Caretaker residence	C	C	
Child care facilities located within a principal use	P	P	
Corporate offices incidental to a principal use	P	P	
Outdoor storage accessory to a permitted principal use, not exceeding 10 percent of the total area of the lot or parcel	P	P	
Outdoor storage accessory to a permitted principal use, exceeding 10 percent of the total area of the lot or parcel	C	C	Section 1123-17 C
Retail incidental to the manufacture or production of goods on the premises, with a sales and display area not exceeding 20 percent of the total floor area of the principal building	P	P	
Other			
Mineral extraction	C	C	
Similar uses	P/C	P/C	Section 1121-6 H

Section 1113-3 Spatial Requirements

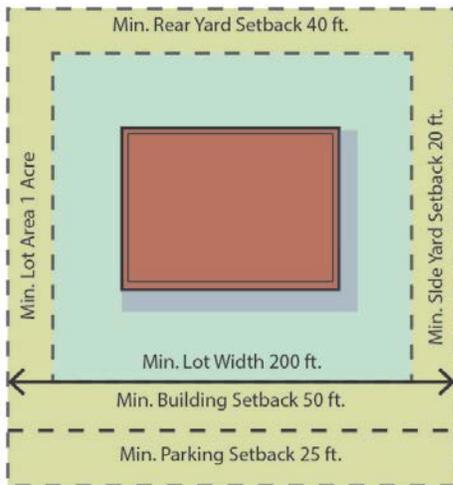
A. All lots and buildings shall meet the minimum area and width requirements of Table 1113-3. New lots shall not be created, except in conformance with these requirements.

Zoning District	Minimum Lot Area (sq. Ft.)	Minimum Lot Width (ft.)
M-1, Restricted Industrial	1 acre	100
M-2, General Industrial	2 acres	200

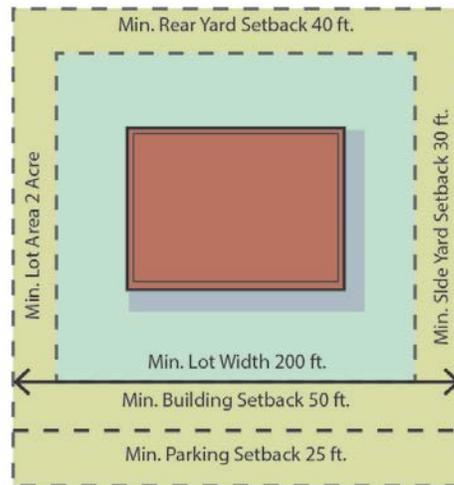
B. All structures and their placement on a lot shall conform to the minimum dimensional requirements listed in Table 1113-3a.

Zoning District	Maximum Building Height (ft./stories)	Minimum Yard Setbacks (ft.)				Lot Coverage (%)
		Front		Side	Rear	
		Park'g	Bldg. ¹			
M-1	45	25	50	20	40	30
M-2	45	25	50	30	40	50

¹ This setback requirement shall also apply to quarries and other similar commercial excavation sites.



M-1 Restricted Industrial



M-2 General Industrial

Section 1113-4**Site Development Regulations**

In addition to the requirements of this article, all development in the industrial districts shall meet the applicable requirements as listed elsewhere in this ordinance:

- A. Special Purpose District Requirements, see Chapter 1115
- B. General Provisions, see Chapter 1121
- C. Conditional Use Requirements, see Chapter 1123
- D. Landscaping and Lighting Requirements, see Chapter 1125
- E. Off-Street Parking and Loading, see Chapter 1127
- F. Signs, see Chapter 1129
- G. Site Plan Review Requirements, see Chapter 1131