

ARTICLE XIX. M-1 LIGHT MANUFACTURING OR INDUSTRIAL DISTRICT

A. Statement of Intent

1. The M-1 District is designed to accommodate those manufacturing establishments which are either free of objectionable influences in their operation and appearance; or
2. Which can readily obviate or control any objectionable features which may otherwise result from the manufacturing processes by installation of appropriate abatement devices.

Section 1. Principal Permitted Uses

- A. Any use permitted and as regulated in the C-2, General Commercial District, except as hereinafter modified.
- B. Except for uses and processes prohibited herein, the manufacturing, compounding, processing, packaging, and assembling of products such as:
 1. Bakery goods, candy, cosmetics, pharmaceuticals, toiletries, and food products; except fish or meat products, sauerkraut, vinegar, yeast, and the rendering and refining of fats or oils;
 2. Products from the following previously prepared material: Bone, canvas, cellophane, cloth, cork, feathers, fiber, fur, glass, hair, horn, leather, paper, plastic, precious or semi-precious metals or stones, or sheet metal yards (except where presses over twenty (20) tons rated capacity are employed);
 3. Pottery and figurines, using previously pulverized clay and kilns fired only with gas or electricity;
 4. Musical instruments, toys, novelties, rubber or metal stamps, and other small rubber products;
 5. Mechanical and electric appliances, instruments and devices, television sets, radios, phonographs;
 6. Electric and neon signs, billboards, and other commercial advertising structures; light sheet metal products including heating and ventilating equipment, cornices, eaves, and the like; or
 7. Laboratories: experimental, film, or testing; provided no operation shall be conducted or equipment used which would create hazards, noxious, or offensive conditions.
- C. The following uses, provided no part of a building occupied by such uses shall have any opening other than stationary windows or required fire exits, within five hundred (500) feet of any R District:
 1. Blacksmith, welding, or other metal working shop, excluding punch presses over twenty (20) tons rated capacity, drop hammers, and other noise producing machine operated tools;
 2. Foundry, casting lightweight, non-ferrous metal, or electric foundry, not causing noxious fumes or odors;
 3. Carpet and rag cleaning, provided necessary equipment is installed and operated for the effective precipitation or recovery of dust; or
 4. Ice manufacturing and cold storage plant; creamery and bottling plant.
- D. Public utilities, essential services, and other uses in accordance with Article IV, Section 30.
- E. The following uses, when located not less than two hundred (200) feet from any R District:
 1. Inflammable liquids, underground storage only; or
 2. Building materials, sales yards including concrete mixing, lumber yards including mill work, open yards for storage and sale of feed, and/or fuel.

- F. Any other use that is determined by the County Commission to be of the same general character as the above permitted uses but not including any uses which are first permitted in the M-2 District, or which are prohibited in said District under Article XX.
- G. Adult entertainment establishments and uses as regulated in Section 34 of Article IV Special Provisions.
- H. The following Medical Marijuana Facilities in accordance with Section 38 of Article IV Special Provisions:
 - 1. Cultivation Facilities and Dispensary Facilities;
 - 2. Medical Marijuana-Infused Products Manufacturing Facilities (Type 1 and 2) and Testing Facilities provided that these uses are connected to public sanitary sewer and water services.

Section 2. Accessory Uses

- A. Any uses and structures customarily accessory and incidental to a principal permitted use, except for uses not otherwise permitted in an M-1 District.

Section 3. Conditional Uses Requiring Board of Zoning Adjustment Authorization

- A. Livestock confinement operation in conformance with Article IV, Section 31.
- B. When authorized by the Board (of Zoning Adjustment), subject to Article XXVI, any use permitted in the M-2 District as a principal use when necessary and incidental to a use permitted in an M-1 District, subject to such conditions and requirements as may in the opinion of the Board (of Zoning Adjustment), be necessary to protect adjacent property and prevent conditions of which may become objectionable or offensive.

Section 4. Required Conditions

- A. All uses, except for loading and unloading operations and parking, shall be conducted wholly within a completely enclosed building, provided that uses specified in Section 1E-2 of this Article shall not be subject to this provision.
- B. No building customarily used for night operation, such as a bakery or milk bottling and distribution station;
 - 1. Shall be within one hundred (100) feet of any R District; and
 - 2. Any space used for loading or unloading commercial vehicles in connection with such operation shall not be within one hundred (100) feet of any R District.

Section 5. Prohibited Uses

- A. Any use which is first permitted in the M-2 District, or which is prohibited in said District under Article XX.
- B. No use shall be permitted or authorized to be established or maintained which, when conducted in compliance with the provisions of the Regulations and any additional conditions or requirements prescribed by the Board (of Zoning Adjustment), is or may become hazardous, noxious, or offensive due to the emission of odor, dust, smoke, cinders, gas, fumes, noise, vibration, refuse matter, or waste.
- C. Dwelling and residence of any kind, including motels or trailer parks and schools, hospitals, clinics, and other institutions for human care, except where incidental to a permitted principal use; provided, however, that any of the aforesaid uses legally existing in the M-1 District at the time of adoption of the Regulations, or any amendment thereto, shall not be classified as a non-conforming use as defined in Article I.
- D. Any use which produces more than one thousand five hundred (1,500) gallons of wastewater per day without being connected to a public sewer system.

Section 6. Area Requirements

	Minimum Lot Area	Lot Frontage	Front Yard Depth	Side Yard Widths One Side – Both Sides	Rear Yard Depth
Non-residential (not served by public sewer)	None	100 ft.	50 ft.	None, except where adjoining A or R Districts then not less than 100 feet from each side yard	50 ft.
Non-residential (served by public sewer)	None	50 ft.	50 ft.	None, except where adjoining A or R Districts then not less than 100 feet from each side yard	50 ft.
Residential Dwelling (existing)	3 acres	150 ft.	40 ft.	25 ft. each side	50 ft.
Residential Dwelling (new)	New residential construction not permitted				

- A. New dwellings or residential parts of non-residential buildings are not permitted in the M-1 District
- B. Existing dwellings or residential parts of existing non-residential buildings without public sewer may not be subdivided on lot(s) less than three (3) acres.

In addition, no structure may be erected closer to the center line of an existing or planned street than as prescribed below.

Street Classification	Required Setback from Right-of-way Center Line
Freeway	150 feet plus the required yard setback
Expressway	65 feet plus the required yard setback
Primary Arterial	55 feet plus the required yard setback
Secondary Arterial	40 feet plus the required yard setback
Collector	35 feet plus the required yard setback
Commercial/ Industrial Local	30 feet plus the required yard setback
Residential Local	25 feet plus the required yard setback
Highway Access Road	20 feet plus the required yard setback