

ARTICLE 11

"M" LIMITED INDUSTRIAL ZONE

1101 PURPOSE

This zone is intended to encourage and facilitate the development of research, warehouse, and light industrial activities in a setting conducive to public health, economic stability, growth, protection from blight, deterioration and non-industrial encroachment, and efficient traffic movement, including both employee and truck traffic. Regulations contained in this zone are designed to promote the development of industrial areas and industrial or research parks which will be compatible with one another and with adjacent or surrounding districts. Further, the regulations contained herein are intended to control residential or commercial uses which are incompatible with the primary permitted uses.

Definitions relative to uses of land and structures within this zone are located in Section 402 of this Ordinance.

1102 PERMITTED USES

All permitted uses in this zone are subject to prior site plan review. Criteria and standards in excess of those typical regulations governing yards, lot sizes and the like may be specified for certain uses.

- A. Non-manufacturing research and development establishments including laboratories, offices, and other related facilities.
- B. Warehousing and wholesale establishments dealing with non-toxic, low combustibility products.
- C. Essential services stations.
- D. Cafeteria facilities for employees.
- E. Dispensaries and clinics on the premises of and clearly incidental to any business, trade, or industry.
- F. Any use customarily incidental to the permitted principal use.
- G. Tower permitted district.

1103 SPECIAL USES

All special uses in this zone are subject to prior site plan review. Criteria and standards in excess of those typical regulations governing yards, lot sizes and the like may be specified for certain uses.

A. Limited industrial establishments including those involving:

1. The assembly, fabrication, compounding, packaging, manufacture or treatment of such items as food products, candy, pharmaceuticals, cosmetics and toiletries, toys, novelties, electrical instruments and appliances, small metal, or rubber or molded products and the like.
2. The assembly, fabrication, compounding, packaging, manufacture or treatment of merchandise from previously prepared materials, such as cloth, paper, leather, plastics, metals, sheet metal, wood and wire.

B. Retail sales typically incidental to contractor's establishments which require a workshop and retail outlet or showroom as accessory uses, including:

1. Plumbing and electrical contractors.
2. Building material suppliers and wholesalers such as lumberyards, masonry products supply, and other similar uses.
3. Carpenter shops, including door, sash or trim manufacturing.
4. Jobbing and repair machine shops.
5. Plastic products forming and molding.
6. Printing and publishing.
7. Air conditioning and heating dealers including incidental sheet metal work.
8. Furniture upholstering and refinishing establishments.
9. Sign painting establishments.
10. Other uses similar to and compatible with the above uses.

C. Planned research or industrial parks.

D. Commercial television and radio towers and public utility microwave or television transmitting towers and their attendant facilities.

E. Planned unit developments.

F. Sexually oriented businesses.

1104 LOT REQUIREMENTS

A. No lot shall be created with a lot area less than ninety thousand (90,000) square feet. Every structure hereafter erected or structurally altered shall be located upon a lot with a lot area of at least ninety thousand (90,000) square feet, unless the lot is a lawfully nonconforming lot.

B. The minimum lot width shall be three hundred (300) feet.

C. The maximum lot coverage is fifty percent (50%).

D. Yard and Setback Requirements:

1. There shall be a front yard setback of at least eighty five (85) feet.

2. There shall be a side yard setback of at least forty (40) feet, except in the case of a corner lot where the side yard on the street shall not be less than the setback required for the front yard. These minimums may be reduced to as little as zero (0) feet with the approval of the Planning Commission

3. There shall be a rear yard setback of at least fifty (50) feet. This minimum may be reduced to as little as zero (0) feet with the approval of the planning commission.

4. No structure shall be located less than seventy five (75) feet from any A, AA, or AM zone.

1105 STRUCTURE REQUIREMENTS

No structure shall exceed three (3) stories or thirty five (35) feet as measured from the average finished grade at the front setback line unless the required front yard setback is increased by one (1) foot for every foot of height above thirty five (35) feet or unless excepted elsewhere herein.

1106 OTHER REQUIREMENTS

A. The storage of finished or unfinished materials, or any equipment or machinery necessary to the operation, is permitted, but all storage areas shall be effectively screened by a solid, uniformly finished wall or fence with a solid entrance and exit gates. Said wall or fence shall in no case be lower than the enclosed storage.

B. Landscaping shall be maintained in all required front, side and rear yards, in accordance with plans approved by the Planning Commission as a part of the site plan review.

C. All lighting shall be installed and maintained in such a manner as to confine the illumination source or divert glare to the property upon which the use is located and such that no glare or illumination shall adversely affect the welfare of an adjoining property.

D. Trash containers shall be enclosed on all sides by a fence, gate, or a structure aesthetically compatible with the development and surrounding property. The waste storage area shall be maintained free from litter and in a sanitary condition.

E. Heating, ventilation, or air conditioning (HVAC) units, storage tanks or similar appurtenances shall be properly screened.

F. No establishment will be allowed that, as a result of their operation will produce noise or other environmentally adverse conditions or by-products. Standards applied will be as required by the Health Department or other governing agency.