

CHAPTER 189 ZONING REGULATIONS DISTRICT REGULATIONS

189.27 M-1 LIGHT INDUSTRIAL DISTRICT. The M-1 District is intended and designed to provide for increased flexibility in the location of certain manufacturing, distribution, technology, and industrial uses while maintaining protection for nearby residential uses. The M-1 District is characterized by large lots, with landscaped grounds and ample provisions for off-street parking and loading spaces.

- Principal Permitted Uses. Only the uses of structures or land listed in this section shall be permitted in the M-1 District, provided, however, all manufacturing, including the following, shall be permitted:
 - A. Greenhouses, self storage.
 - B. Animal hospital.
 - C. Any of the following commercial, retail or services uses:
 - Animal hospital.
 - Auto body repair.
 - Bicycle shops, sales and repairs.
 - Bowling alley.
 - Chairs, ledges and churches.
 - Collection office for public utility.
 - Construction materials and equipment.
 - Driving ranges, miniature golf courses, movie theaters and similar recreational uses and facilities.
 - Paint/Wallpaper store.
 - Furniture store.
 - Garage for general motor vehicle repair or auto body repair.
 - Funeral homes and mortuaries.
 - Laundries and dry cleaning establishments.
 - Meat market.
 - Printing shops.
 - Truck stops.
 - D. Assembly of small electrical appliances, instruments and devices.
 - E. Recreational vehicle parks.
 - F. Compounding and packaging of drugs, pharmaceuticals, cosmetics, perfumes and toiletries.
 - G. Interior finishing facilities.
 - H. Research and technology businesses such as laboratories, data centers, call centers, and information technology support and supply which require a minimum of office and file space to accommodate storage, warehousing, or testing.
 - I. Manufacturing, assembling, compounding, processing, packaging, or finishing of the following:
 - Bakery goods, candy and food products.
 - Cameras and other photographic equipment.
 - Castings.
 - Electrical and electronic equipment.
 - Medical instruments, toys, novelties, and rubber and metal hand stamps.
 - Poltery and other ceramic products using only previously pulverized clay.
 - Products from the following previously prepared materials: bone, canvas, cellophane, cloth, rope, cord, havo, leathers, felt, fiber, fur, glass, gypsum, paper, plastic, rubber, porous or semi-porous metals or stones, shells, textiles, tobacco, wax, wood, yarns, light metal mesh, pipe, rods, strips or tubing.
 - Small precision instruments, such as barometers, clocks, watches and compasses.
 - J. Printing, lithographing or film processing plants.
 - K. Printing, including studios and studios, but not including antennae or towers.
 - L. Warehouses for storage of merchandise or material in connection with manufacturing, processing, packaging, or finishing of any of the above principal uses.
 - M. Heliports.

2. Permitted Accessory Uses. Other structures, whether incidental and subordinate to any of the above principal uses.

3. Bulk Regulations. The following minimum requirements shall be observed subject to the provisions contained in Section 185.19:

Side Yard: None required except when adjacent to an R or C-1 District or street right-of-way line, a side yard of 40 feet.

Rear Yard 30 feet, unless the rear lot line adjoins a railroad right-of-way, in which case, none required.

Maximum Height: 40 feet, except that radio communication towers shall be permitted in this District only.

Maximum Number of Stories: 3 stories.

Codes of Ordinances may not exceed 45 feet in height.

Regulations. Design Standards, Requirements. Buildings shall be designed according to Chapter 166 of this Code of Ordinances and provide architectural interest indicative of the varying uses internal to the building as required by Section 185.19.

Minimum Open Space. The total land area devoted to open space and landscaping shall not be less than 15 percent of the gross land area included in the building footprint. Open space shall be maintained as grass, shrubs and trees, and shall include, but not be limited to, trees, shrubs and trees, except ornamental structures included as part of the landscaping theme.

Truck stops.

Auto body repair.

Animal hospital.

Any of the following commercial, retail or services uses:

Animal hospital.

Auto body repair.

Bicycle shops, sales and repairs.

Bowling alley.

Chairs, ledges and churches.

Collection office for public utility.

Construction materials and equipment.

Driving ranges, miniature golf courses, movie theaters and similar recreational uses and facilities.

Paint/Wallpaper store.

Furniture store.

Garage for general motor vehicle repair or auto body repair.

Funeral homes and mortuaries.

Laundries and dry cleaning establishments.

Meat market.

Printing shops.

Truck stops.

Assembly of small electrical appliances, instruments and devices.

Recreational vehicle parks.

Compounding and packaging of drugs, pharmaceuticals, cosmetics, perfumes and toiletries.

Interior finishing facilities.

Research and technology businesses such as laboratories, data centers, call centers, and information technology support and supply which require a minimum of office and file space to accommodate storage, warehousing, or testing.

Manufacturing, assembling, compounding, processing, packaging, or finishing of the following:

Bakery goods, candy and food products.

Cameras and other photographic equipment.

Castings.

Medical instruments, toys, novelties, and rubber and metal hand stamps.

Poltery and other ceramic products using only previously pulverized clay.

Products from the following previously prepared materials: bone, canvas, cellophane, cloth, rope, cord, havo, leathers, felt, fiber, fur, glass, gypsum, paper, plastic, rubber, porous or semi-porous metals or stones, shells, textiles, tobacco, wax, wood, yarns, light metal mesh, pipe, rods, strips or tubing.

Small precision instruments, such as barometers, clocks, watches and compasses.

Printing, lithographing or film processing plants.

Printing, including studios and studios, but not including antennae or towers.

Warehouses for storage of merchandise or material in connection with manufacturing, processing, packaging, or finishing of any of the above principal uses.

ZONING & SETBACKS

FRONT: 30'

REAR: 30'

SIDE: 0'

MIN STREET SIDE SETBACK: N/A

MIN BLDG WIDTH: N/A

MAX BLDG COVERAGE: N/A

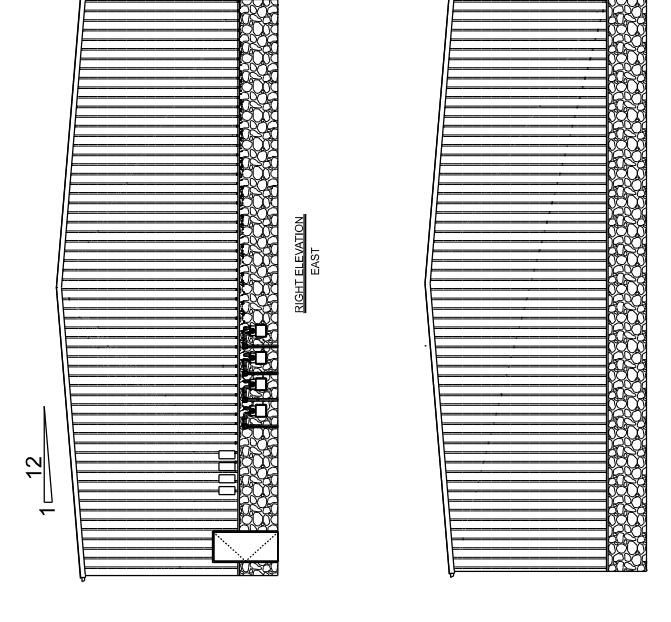
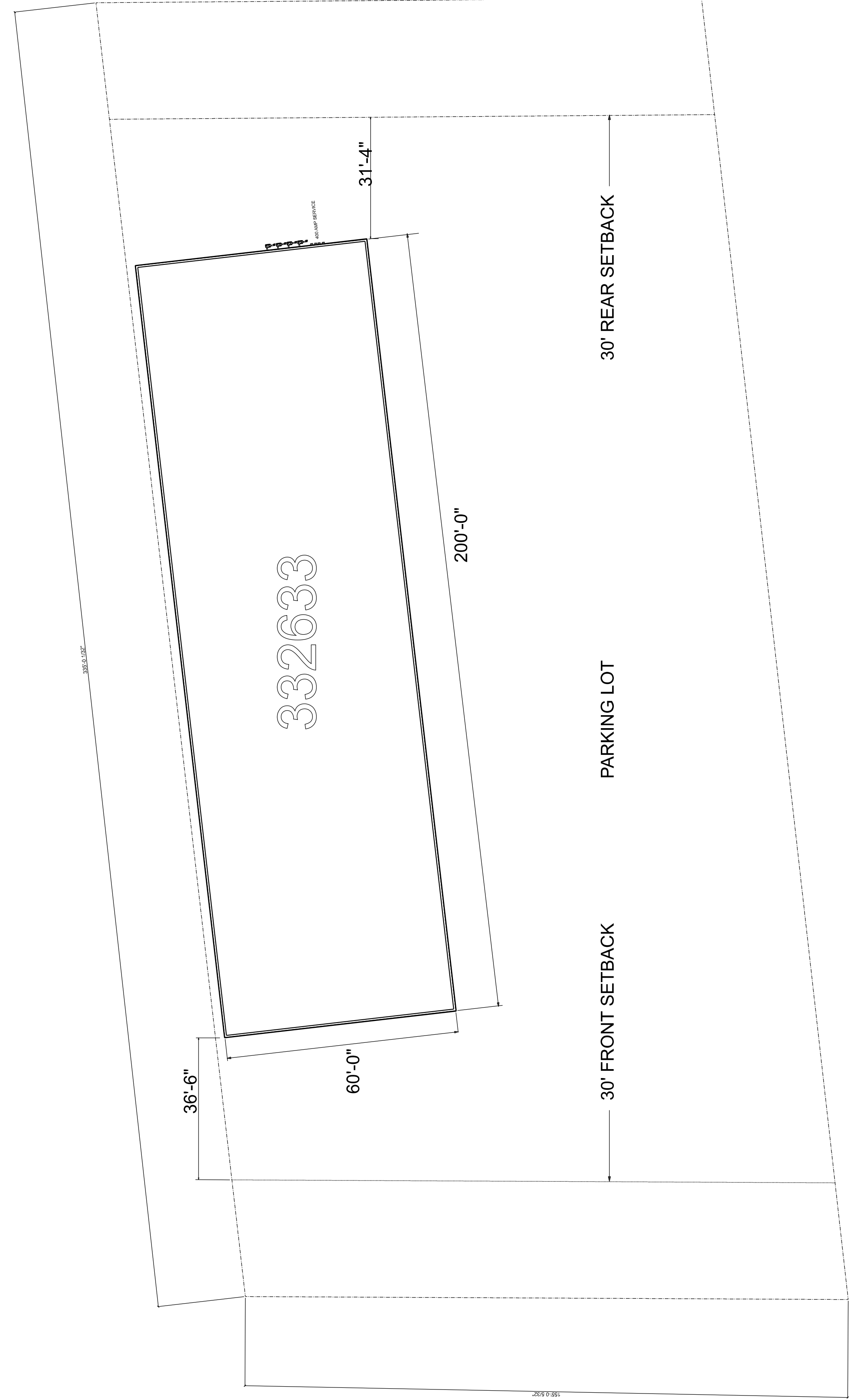
MAX IMPERVIOUS AREA: N/A

DISCLAIMER

ANY F.F.E., G.F.E., OR B.F.E. SHOWN ON THIS PLAN IS FOR REFERENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ELEVATIONS WITH THE BUILDING PLANS AND SEWER DEPTH.

LEGEND

- PROPERTY LINE
- SETBACK LINE
- CONCRETE FLATWORK LINE
- EASEMENT LINE



WALL LEGEND:
 ——— 2x6 INTERIOR PARTITION WALL
 2x6 FUTURE PARTITION WALL
 ——— EXTERIOR WALL TBD