

CHAPTER 1163

M-1 Manufacturing District

1163.01 PURPOSE.

The purpose of the M-1 District is to encourage the development of manufacturing, wholesale business establishments and research activities which are clean, quiet, and free of hazardous or objectionable elements such as noise, odor, dust, smoke, or glare, and operate entirely within enclosed structures and generate little industrial traffic. This district is further designed to act as a transitional use between heavy manufacturing uses and other less intense business uses.

A. Permitted Uses

1. Manufacturing and processing.
 - a. Bakery goods, candy, cosmetics, canning, pharmaceuticals, toiletries, and food products.
 - b. Products from the following previously prepared materials: canvas, cellophane, cloth, cork, feathers, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semi-precious metals or stones, metal, shell, textiles, tobacco, wax, wood where saw and planing mills are employed within a completely enclosed building, barns.
 - c. Pottery and figurines using previously pulverized clay.
 - d. Musical instruments, toys, novelties, small rubber products.
 - e. Electrical equipment, materials, parts, instruments, devices, television sets, radios, and phonographs.
 - f. Light sheet metal products including heating, ventilating and air conditioning equipment, upholstering, wood products, and other similar establishments.
 - g. Electrical, gas, and household appliances.
 - h. Laboratories, research and development, or testing, provided no operation shall be conducted or equipment used which would create hazards, noxious or offensive conditions.
2. 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 two hundred feet (200') of any R District.
 - a. Welding shops, machine shops, cooperage works, and other metal working shops.
 - b. Foundry casting lightweight non-ferrous metals or electric foundry not causing noxious fumes and odors.
 - c. Ice manufacturing and cold storage plant, creamery, and bottling plant.
3. Accessory structures and uses incidental to the above uses.

4. Any other use which is determined by the Board of Zoning Appeals to be of the same general character as the above uses listed in this Section, but not including any use first permitted or prohibited in the M-2 District.

(Ord. 99-45. Passed 7-13-99.)

5. All permitted uses listed in Section 1158.01.A., 1159.01.A., 1160.01.A., 1161.01.A., and 1162.01.A., but not including any use first permitted in the R-1, R-2 or R-3 Districts.

(Ord. 2013-013. Passed 3-19-13.)

B. Conditional Uses

1. The following uses when conducted no closer than three hundred feet (300') from any R District and shall be enclosed on all sides with a minimum six foot (6') fence.

a. Flammable liquids. Bulk station underground storage only.

b. Contractor's and equipment storage yards. Building materials sales yards including concrete mixing, lumber yards, including millwork and open yards for storage, and sale of feed.

(Ord. 99-45. Passed 7-13-99.)

2. Wireless telecommunications facilities subject to meeting criteria of Section 1137.07 and approved pursuant to Section 1137.04.

(Ord. 2001-04. Passed 1-16-01.)

C. Required Conditions

1. Enclosed Buildings. All businesses, services, or processing under Section 1163.01.A. shall be conducted wholly within a completely enclosed building, except for the sale of automobile fuel, lubricants, and fluids at service stations, loading and unloading operations, parking, the outdoor display or storage of vehicles, materials, and equipment and the uses specified in Section 1163.01.B.

(Ord. 2001-93. Passed 9-18-01.)

2. Night Operation. No building customarily used for night operation shall have any openings other than stationary windows or required exits within two hundred feet (200') of any R Districts; any space used for loading or unloading commercial vehicles in connection with such an operation shall not be within two hundred feet (200') of any R District. (Ord. 99-45. Passed 7-13-99.)