

CHAPTER 7

M-1 LIGHT INDUSTRIAL DISTRICT

SECTION:

- 10-7-1: Scope
- 10-7-2: Use Regulations
- 10-7-3: Parking and Loading Regulations
- 10-7-4: Height Regulations
- 10-7-5: Area Regulations

10-7-1: SCOPE: The regulations set forth in this Chapter or set forth elsewhere in this Title when referred to in this Chapter, are the district regulations in the "M-1" Light Industrial District.

10-7-2: USE REGULATIONS: A building or premises shall be used only for the following purposes:

Any use permitted in the "C-2" Commercial District.

Bakeries.

Blacksmith shop.

Bottling works.

Contractors' storage yard.

Dyeing and cleaning establishment.

Grain elevator.

Laundry.

Lumber yard.

Milk distributing station.

Printing plants.

Plumbing shop.

Truck terminal.

Warehouse and storage plant.

Wholesale establishment.

Wood and coal yard.

Public Utility substation and facilities.

Industrial and manufacturing plants where the scale of operations and the process of manufacturing or treatment of materials is such that the amount of dust, odor, gas, smoke or noise resulting therefrom will not result in a lowering of values and otherwise will not be objectionable to surrounding residence districts, where the operations are conducted in one or more buildings and not more than ten percent (10%) of the lot or tract is used for the open storage of products, materials or equipment.

10-7-3:           PARKING AND LOADING REGULATIONS:

The parking regulations for uses permitted in the "C-2" Commercial District shall apply to such uses when located in the "M-1" Light Industrial District.

For the industrial uses permitted in this district parking space shall be provided on the lot or in a building on the lot adequate to accommodate one car for every three (3) employees on any one working shift as well as the trucks and other vehicles owned by or in the custody of the industry.

For the industrial uses permitted in this district one space shall be provided for the loading or unloading of trucks, either within the building or upon the lot with minimum dimensions of ten feet by thirty feet (10' x 35') and having a vertical clearance of fourteen feet (14'), for every building containing ten thousand (10,000) square feet of gross floor area or fraction thereof.

10-7-4:           HEIGHT REGULATIONS: No building shall exceed three (3) stories or shall it exceed forty five feet (45') in height, unless it is set back one foot (1') from all required yard lines for each foot of additional height above forty five feet (45').

10-7-5:           AREA REGULATIONS:

- (A) Front Yard: There shall be a front yard having a depth of not less than thirty feet (30').
- (B) Side Yard: In all cases a side yard is not required except on the side of a lot adjoining a dwelling district, in which case there shall be a side yard of not less than five feet (5').
- (C) Rear Yard: In all cases a rear yard is not required except on a lot abutting on a dwelling district in which instance there shall be a rear yard of not less than fifteen feet (15') in depth.
- (D) Lot Area Per Family: The lot area requirements for dwellings are the same as those in the "C-1" Neighborhood Shopping District. (Ord. 220; 5-5-62)