

ARTICLE XIII

“M-1” LIGHT INDUSTRIAL AND/OR MANUFACTURING DISTRICT

Section 13.00 GENERAL DESCRIPTION

The “M-1” Light Industrial and/or Manufacturing District is intended primarily for the limited conduct of manufacturing, assembling, repair, and fabrication. This District is also intended for wholesaling and other non-retail, larger scale enterprises. It is designed to provide an environment suitable for industrial activities that do not create appreciable nuisances or hazards. The uses permitted in this District make it most desirable that they be separated from residential uses.

Section 13.01 PRINCIPAL PERMITTED USES

Property and buildings in an “M-1” Industrial and/or Manufacturing District shall be used only for the following purposes:

1. Automobile body repair and paint shop.
2. Automobile restoration and rebuilding shops.
3. Automobile, trailer, motorcycle, boat, and farm implement service or repair establishments.
4. Bottling works.
5. Building material sales and storage, including lumber yards.
6. Cabinet making plants or factories with more than three (3) employees.
7. Clothing manufacture.
8. Consignment and auction sales operations of any kind having no more than four (4) public sales per month, but excluding the sale of livestock, fish, fowl, or animals of any kind.
9. Construction businesses; contractor's shops; commercial construction equipment parking and storage, including all construction trailers; and storage yards enclosed by a solid, opaque fence, as may be regulated under this Ordinance.
10. Creamery and/or dairy processing plant.
11. Farm implements sales, service, repair, and assembly.
12. Freight terminal and grain elevator.
13. Light manufacturing and assembly plants.
14. Public buildings and facilities, including essential service buildings.
15. Public utilities.
16. Rental storage buildings, including mini-storage facilities.

17. Restaurants, mobile (excludes farmers markets and fresh produce stands). This use requires a permit from the City with a copy of the vendor's state permit attached.
18. Semi-tractor trailer parking.
19. Tool and die operations.
20. Truck or bus garage and repair shop.
21. Welding and machine shops.
22. Wholesaling and warehousing, but not including the bulk storage of hazardous chemicals.
23. Uses and buildings which are accessories and customarily incidental to the above stated permitted uses and including solar energy equipment and temporary buildings used in conjunction with construction work, provided such temporary buildings are removed promptly upon completion of the construction work.
24. Other uses similar to the foregoing designated uses after review and approval per Section 19.10.

Section 13.02 SPECIAL EXCEPTIONS

Property and buildings in this District may be used for the following purposes in accordance with the provisions contained herein if the Board of Adjustment deems them appropriate:

1. Animal, poultry and bird raising, commercial.
2. Animal pound and commercial kennels.
3. Carnivals, circuses, fairs, road shows.
4. Cleaning and dyeing plants.
5. Radio and television broadcasting tower or station.
6. Sheet metal products manufacture.
7. Telecommunication (Per Section 18.01(3)) and wind energy towers (Per Section 16.04).
8. Accessory uses and buildings which are customarily incidental to the above stated permitted uses and including to the above stated permitted uses and including temporary buildings used in conjunction with construction work, provided such buildings are removed promptly upon completion of the construction work.
9. Junkyards, including automobile wrecking and/or salvage, enclosed by a presentable solid fence, as may be regulated by this Ordinance.

Section 13.03 HEIGHT REGULATIONS, LOT AREA, FRONTAGE, AND YARD REQUIREMENTS

Shall be those regulations as specified in Section 3.18.

Section 13.04 OFF STREET PARKING AREAS AND LOADING REQUIREMENTS

Shall be those regulations as specified in Section 16.00.

Section 13.05 SIGN REGULATIONS

Shall be those regulations specified in the “C-1” Commercial District