

CHAPTER 1124
M-1 General Manufacturing District

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1124.01 PURPOSE.

The purpose of this district is to provide for the development of most types of manufacturing firms and related uses. Regulations are designed to protect adjacent residential and non-manufacturing districts. Access to this district should be directly from an arterial or collector street and not through a residential district.

1124.02 PRINCIPAL USES PERMITTED.

A lot or building may be occupied by the following principal uses:

- (a) Building construction and assembly.
- (b) Club, limited to use by a labor union.
- (c) Communication station, center, and studio (not including a tower).
- (d) Manufacture, compounding, processing, treatment and assembling of articles or components from previously prepared materials such as but not limited to bone, canvas, cellophane, cement, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather (except a tannery), metal, paper, plastics, precious or semi-precious metals or stones, rubber, shells, textiles, tobacco, wax, wire, wood (except logging camps, sawmills, and planing mills), and yarns.
- (e) Manufacture of chemicals and allied products, except fertilizer manufacturing and alcohol plants.
- (f) Manufacture, processing and packaging of food and kindred products except grain milling and processing, stockyards and slaughter houses.
- (g) Printing and publishing establishment.
- (h) Railroad switching, storage, freight yard and maintenance facility.
- (i) Truck maintenance facility, including truck repair, fueling and washing.
- (j) Truck transfer facility, not including solid waste transfer.
- (k) Research, testing and experimental laboratory.
- (l) Wholesale trade and warehouse establishment.

1124.03 PROVISIONAL USES PERMITTED.

A lot or building may be occupied by the following provisional uses:

- (a) Communication tower, subject to the requirements of Chapter 1136.
- (b) Residence of the proprietor, caretaker or watchman when located on the premises of the commercial or manufacturing use.

1124.04 CONDITIONAL USES PERMITTED.

A lot or building may be occupied by the following conditional uses:

- (a) Cementitious concrete batch/mix plant.
- (b) Heliport and helistop.
- (c) Public utility or public use.
- (d) School, specialized private instruction.
- (e) Solid waste transfer station (except a rock or aggregate crushing or recycling plant), provided the operation is totally enclosed within a building.
- (f) Adult business, provided it shall not be located within 500 feet of an R district, public park, religious institutions, or school nor within 100 feet from a bar, cocktail lounge or tavern or another adult business. No alcoholic beverage shall be served on the premises.
- (g) Automobile-oriented use.
(Ord. 06-375. Passed 10-17-06.)

1124.05 ACCESSORY USES PERMITTED.

There may be any accessory use.

1124.06 GENERAL PROVISIONS.

All principal and accessory uses and structures permitted within this district shall be subject to the requirements of Title Four and Title Five and to the supplemental requirements of Title Six, where applicable.

1124.07 SPECIAL PROVISIONS.

None.