

M-1 LIMITED INDUSTRIAL DISTRICT

STATEMENT OF INTENT

The Limited Industrial District is intended principally for manufacturing, processing, storage, wholesaling, distribution, and related uses that are generally contained within a building. It is further the intent of this district to accommodate such uses in appropriate locations that will not adversely affect existing and future land uses in other districts.

PERMITTED PRINCIPAL USES & STRUCTURES

1. Manufacturing and processing uses that are contained within a building, have no publicly visible external storage and create no offensive noise, dust, odor, vibration, or electrical interference or other environmental nuisance. The area devoted to external storage shall not exceed the area of roofed structures on the parcel
2. Animal hospitals or kennels
3. Rental storage units
4. Contract construction office, maintenance shop or storage yard.
5. Sales, service, and repair of farm implements, construction equipment, trucks, automobiles, recreational vehicles, boats, and motorcycles, snowmobiles, golf carts, personal watercraft, and similar recreational machines
6. Lumber yards and building material sales & storage
7. Wholesaling and warehousing but not including the bulk storage of anhydrous ammonia fertilizer under pressure or petroleum products under pressure
8. Truck & freight terminals
9. Agricultural service and supply businesses engaged in any or all of the following: Retail sales of agricultural fertilizers, chemicals, seeds, feed and feed supplements, buildings, supplies or fuels, or the buying, storing, processing, and sale of grains and other non-animal farm products, but not to include the bulk storage of anhydrous ammonia fertilizer under pressure or petroleum products under pressure
10. Welding machine and repair shops
11. Automobile paint & body shops
12. Plumbing, heating, air conditioning, and sheet metal shops
13. Railroads and public utilities including storage and maintenance yards

REQUIRED PARKING

1 space for every 2 employees on the maximum shift plus 1 space for each to company vehicle

1 space for every 300 feet of sales, service, or office floor area

1 space for each employee plus 1 space for each company vehicle

Loading space (all uses): 1 space per 10,000 sq. ft. of floor area or fraction thereof

PERMITTED ACCESSORY USES AND STRUCTURES

1. Uses and structures clearly incidental and necessary to the permitted principal uses or structures of this district.
2. Temporary buildings used in conjunction with construction work provided that such buildings are removed promptly upon completion of the construction work.
3. Dwelling units for watchmen or caretakers employed on the premises provided that an open yard of at least 2,400 square feet is reserved and maintained for use by the occupants.

SPECIAL EXCEPTION USES AND STRUCTURES

Subject to Section 2.15 (2) and the requirements contained herein the Board of Adjustment may permit the following:

1. The bulk storage of anhydrous ammonia fertilizer under pressure and petroleum products under pressure; provided that such use is located not closer than 1,000 feet to any existing dwelling other than that of the owner or operator or any park, school, church, or place of public assembly; that it is located so that prevailing winds will not cause gases or odors to create a nuisance or hazard for developed properties in the vicinity; that 1 parking space for each employee and 2 spaces for each company vehicle be provided and at least 1 loading space be provided for every 10,000 square feet of floor space.
2. Commercial communications stations and towers provided that they are not closer to a dwelling, place of public assembly, or the boundary of the parcel owned or leased for the purpose a distance equal to the height of the tower; that they will not interfere with the operation of any airport or landing strip; and that base screening and camouflage techniques are used unless prohibited by F.A.A. regulations.

The applicant shall show that their site has a relatively low esthetic impact compared to other locations within the area of technical feasibility for the service being provided. No Construction Compliance Certificate shall be issued until evidence is provided that a communication service provider has contracted for space on the tower and that proper access has been approved from the public road system. The Zoning Administrator shall provide direct notification to all landowners within one-half mile of the site.

3. Addition of accessory structures to principal structures devoted to legal nonconforming uses.

	MINIMUM LOT AREA AND WIDTH	MINIMUM YARD REQUIREMENTS	MAXIMUM HEIGHT
None	Front	30 feet	4 stories or 50 feet
		Rear	25 feet
		Side	20 feet
		Street side, corner lot	25 feet

PERMITTED SIGNS

1. Temporary signs advertising the sale or lease of the premises not to exceed 24 square feet in area.
2. Billboards and advertising signs, provided that:

- A. They are not within 250 feet of a highway intersection, highway structure, residence, park, school, cemetery, public or semi-public building.
 - B. They are not within 300 feet of another billboard or advertising sign facing the same direction.
 - C. No billboard or advertising sign shall exceed 750 square feet in area per face or 25 feet in height.
3. Trade, business, or industry identification signs for the firms located on the site provided that:
- A. Free-standing signs shall not exceed 100 square feet in area or 35 feet in height.
 - B. Signs mounted or painted on the wall of a building shall not cover more than 20 percent of the wall of the building on which they are located or 200 square feet, whichever is smaller.
 - C. Not more than one sign of each category above may be provided for any single use, although each sign may be a double-faced or back-to-back sign.
4. No sign shall be located in, overhang, or projected into a required side or rear yard, but permitted signs may be placed in a required front yard.
5. All signs shall be maintained in a neat, safe presentable condition, and in the event their use shall cease, they shall be promptly removed.

SPECIAL REQUIREMENTS

1. Prior to the issuance of a permit for any use in this district, the applicant shall submit plans for water supply and sewage disposal, including anticipated water usage, and shall provide satisfactory evidence to the Administrative Officer that such facilities, including sewage lagoons, where needed, are adequate for the proposed development. Water supply and sewage disposal facilities shall be approved by the County and State Health Departments where required.
2. No raw material, finished product, or waste product which may cause dust or odor which would adversely affect adjoining properties shall be stored outside a building nor shall any other debris or waste product be permitted to accumulate on the site. Exterior storage or display established after the effective date of this provision, other than the display of farm implements, trucks, automobiles, and vehicles used for recreation offered for sale, shall be screened from public view by means of distance, topography, fencing, or vegetation approved by the Zoning Administrator.
3. In granting special uses that pose a potential threat to the health, safety, and well-being of persons or property in the area, the Board of Adjustment shall take into account the location and proximity of existing and proposed residential areas, schools, places of public assembly and any other pertinent factors and shall require that adequate safeguards be taken to minimize the potential danger. In the event adequate safeguards and precautions cannot be met or complied with, the Board of Adjustment shall not grant approval for such use.