

## ARTICLE IX

### "M" PLANNED LIGHT INDUSTRIAL DISTRICT

#### Section 9.1 USE

In this district, the land and structures may be used, and structures may be erected, altered, enlarged, and maintained for light industrial uses listed hereunder, when conducted within an enclosed building, unless otherwise specifically stated.

##### 9.1.1 General provisions

- A. No explosive materials or processes are involved.
- B. Each use shall comply with the Performance Standards of Section 11.7.

##### 9.1.2 Permitted Uses are:

- A. Assembly of small electrical appliances and other components.
- B. Automobile, truck, trailer, farm machinery, recreational vehicle, mobile home sales and service, new and/or used but available for sale, provided that any sales area is located and developed as required in Section 11.1.3.
- C. Bakery.
- D. Boatbuilding.
- E. Bottling works. (Same as Subsection O)
- F. Building materials sales establishment or contractors storage yard.
- G. Distribution plant, including parcel delivery, ice and cold storage plant, bottling plant, and food commissary or catering establishment.
- H. Dry cleaning plant.
- I. Laboratory - experimental, photo, or motion picture, film or testing.
- J. Machinery, sales and display (display need not be within an enclosed building),
- K. Manufacturing, fabricating, compounding, assembling, or treatment of articles or merchandise from the following previously prepared materials: bone, canvas, cellophane; clay; cloth; feathers; felt; fiber; fur; glass; paper; plastics; precious or semi-precious metals or stones; shell; straw; textiles; tobacco; wood; heavy woodworking shop; and yarns.
- L. Manufacture of pottery and figurines or other similar ceramic products, using only previously pulverized clay.
- M. Manufacture, fabrication, and maintenance of electric and neon signs, billboards, commercial advertising structures, metal products of a light nature including heating and ventilating ducts and equipment - cornices, eaves, and the like, and also including plumbing, heating, or electrical contracting business.
- N. Manufacture of musical and small precision instruments, watches and clocks, novelties, rubber and metal hand stamps.

- O. Manufacture, processing, canning, packaging, or treatment of such products as beverages, cosmetics, drugs, perfumed toilet soap, perfumes, and pharmaceuticals; and food products not including fish smoking, curing, canning, rendering of fats and oils, or the slaughter of animals.
- P. Printing, lithographing, type composition, ruling and binding establishment.
- Q. Storage, other than:
  - (1) Celluloid.
  - (2) Garbage, offal, dead animals, or refuse.
  - (3) Gas (in its various forms, in excess of ten thousand [10,000] cubic feet).
  - (4) Gunpowder, fireworks, or other explosives.
  - (5) Junk, scrap, metal, paper or rags.
  - (6) Gasoline, petroleum and petroleum by-products in excess of an amount necessary for use on the premises.
  - (7) Raw hides or skins.

**9.1.3 Accessory uses**

- A. Accessory buildings and uses customarily incidental to the permitted principal uses, not to exceed in square footage the area of the principal structure.
- B. Office, as an accessory to the principal use.
- C. Accessory use need not be within an enclosed building
- D. Signs (See Article XV).

**9.1.4 Conditional Uses as prescribed in ARTICLE XIII including:**

- A. Government use or structure (See Section 13.1.14).
- B. Essential service buildings, structures, facilities and installations (Section 13.1.18) - need not be within an enclosed building.
- C. Communications towers (See Section 13.1.17)
- D. Adult Businesses (See Section 13.1.27)

**9.1.5 Special Exceptions (approved or denied by the Zoning Hearing Board):**

- A. Temporary use of vacant land for sale of nursery plants, or for commercial recreation purposes which need not be within an enclosed building.

**Section 9.2 LOT AREA, YARD AND HEIGHT REQUIREMENTS**

These standards are hereby established as the minimum necessary to achieve the community goals and objectives identified. Development proposals which exceed these standards are encouraged.

**9.2.1** Lot or Parcel Area - the minimum lot area is one (1) acre.

**9.2.2** Yard Requirements

- A. Front yard depth - seventy feet (70') measured from the right-of-way line, or ninety-five feet (95') from the centerline of the street, whichever results in the greater dimension.
- B. Side yard width - none required, except in the following instances:
  - (1) When side lot line abuts an "R" district - **fifty** feet (50').
  - (2) A side yard abutting a street - not less in width than twenty-five feet (25').
- C. Rear yard depth - none required, except in the following instances:
  - (1) When rear lot line abuts an "R" district - **fifty** feet (50')
  - (2) For a through lot, the required rear yard depth shall be the same as the required front yard depth.
- D. All required yards shall be landscaped and maintained.
- E. The Planning Commission may require a permanent, contiguous wood or metal fence not less than four (4) nor more than eight (8) feet in height at least fifty (50) percent of the surface of which is opaque, or an evergreen shrub or hedge which shall be maintained at not less than four (4) nor more than eight (8) feet in height at maturity to be placed along the perimeter property line of a commercial development proposal in the M-1 district where it abuts the R-E or R-1 district.

**9.2.3** Height: No maximum height established.

### **Section 9.3 PARKING**

See Article XIV.