

3.3-11. "*M-1*" light industrial district. The following regulations shall apply in all "M-1" districts:

- (a) *Authorized uses.* Uses permitted by right shall be those set forth in the land use matrix in section 144-4.2. The allowed uses in the district, which are intended to be identical with those listed in the land use matrix, are as follows:

(1) *Uses permitted by right.*

Accounting, auditing, bookkeeping, and tax preparations.

Aircraft support and related services.

Airport.

All terrain vehicle (ATV) dealer/sales.

Ambulance service (private).

Amphitheater.

Amusement devices/arcade (four or more devices).

Amusement services or venues (indoors) (see section 144-5.13).

Amusement services or venues (outdoors).

Animal grooming shop.

Answering and message services.

Antique shop.

Appliance repair.

Archery range.

Armed services recruiting center.

Art dealer/gallery.

Artist or artisan's studio.

Assembly/exhibition hall or areas.

Athletic fields.

Auction sales (non-vehicle).

Auto body repair, garages (see section 144-5.11).

Auto glass repair/tinting (see section 144-5.11).

Auto interior shop/upholstery (see section 144-5.11).

Auto leasing.

Auto muffler shop.

Auto or trailer sales rooms or yards (see section 144-5.12).

Auto or truck sales rooms or yards—Primarily new (see section 144-5.11).

Auto paint shop (see section 144-5.11).

Auto repair as an accessory use to retail sales (see section 144-5.11).

Auto repair garage (general) (see section 144-5.11).

Auto supply store for new and factory rebuilt parts.

Auto tire repair/sales (indoor).

Automobile driving school (including defensive driving).

Bakery (retail).

Bank, savings and loan, or credit union.

Bar/tavern.

Barber/beauty college (barber or cosmetology school or college).

Barns and farm equipment storage (related to agricultural uses).

Battery charging station.

Bicycle sales and/or repair.

Billiard/pool facility.

Bingo facility.

Bio-medical facilities.

Blacksmith or wagon shops.

Book binding.

Book store.

Bottling or distribution plants (milk).

Bottling works.

Bowling alley/center (see section 144-5.13).

Broadcast station (with tower) (see section 144-5.7).

Bus barns or lots.

Bus passenger stations.

Cafeteria/cafe/delicatessen.

Campers' supplies.

Car wash (self service; automated).

Car wash, full service (detail shop).

Carpenter, cabinet, or pattern shops.

Carpet cleaning establishments.

Caterer.

Cemetery and/or mausoleum.

Check cashing service.

Chemical laboratories (not producing noxious fumes or odors).

Church/place of religious assembly.

Civic/conference center and facilities.

Cleaning, pressing and dyeing (non-explosive fluids used).

Clinic (dental).

Clinic (emergency care).

Clinic (medical).

Club (private).

Coffee shop.

Cold storage plant.

Commercial amusement concessions and facilities.

Communication equipment (installation and/or repair).

Community building (associated with residential uses).

Computer and electronic sales.

Computer repair.

Confectionery store (retail).

Consignment shop.

Contractor's office/sales, with outside storage including vehicles.

Contractor's temporary on-site construction office (only with permit from building official; see section 144-5.10).

Convenience store with or without fuel sales.

Country club (private).

Credit agency.

Crematorium.

Curio shops.

Custom work shops.

Dance hall/dancing facility.

Day camp.

Department store.

Drapery shop/blind shop.

Driving range.

Drug sales/pharmacy.

Electrical repair shop.

Electrical substation.

Electronic assembly/high tech manufacturing.

Electroplating works.

Engine repair/motor manufacturing re-manufacturing and/or repair.

Exterminator service (with outside storage).

Fair ground.

Farmers market (produce market—wholesale).

Farms, general (crops) (see chapter 6).

Farms, general (livestock/ranch) (see chapter 6).

Feed and grain store.

Filling station (fuel tanks must be below the ground).

Florist.

Flour mills, feed mills, and grain processing.

Food or grocery store with or without fuel sales.

Food processing (no outside public consumption).

Forge (hand).

Forge (power).

Fraternal organization/civic club (private club).

Freight terminal, rail/truck (when any storage of freight is wholly outside an enclosed building).

Freight terminal, truck (all storage of freight in an enclosed building).

Frozen food storage for individual or family use.

Funeral home/mortuary.

Furniture manufacture.

Furniture sales (indoor).

Galvanizing works.

Garden shops and greenhouses.

Golf course (miniature).

Golf course, public or private.

Government building or use with no outside storage.

Grain elevator.

Greenhouse (commercial).

Handicraft shop.

Hardware store.

Health club (physical fitness; indoors only).

Heating and air-conditioning sales/services.

Heavy load (farm) vehicle sales/repair (see section 144-5.14).

Heliport.

Home repair and yard equipment retail and rental outlets.

Hospital, general (acute care/chronic care).

Hospital, rehabilitation.

Hotel/motel.

Ice delivery stations (for storage and sale of ice at retail only).

Ice plants.

Industrial laundries.

Kiosk (providing a retail service).

Laboratory equipment manufacturing.

Laundromat and laundry pickup stations.

Laundry, commercial (without self serve).

Laundry/dry cleaning (drop off/pick up).

Laundry/washateria (self serve).

Lawnmower sales and/or repair.

Leather products manufacturing.

Light manufacturing.

Limousine/taxi service.

Locksmith.

Lumberyard (see section 144-5.15).

Lumberyard or building material sales (see section 144-5.15).

Machine shop.

Maintenance/janitorial service.

Major appliance sales (indoor).

Manufactured home sales.

Manufacturing and processes.

Market (public, flea).

Martial arts school.

Medical supplies and equipment.

Metal fabrication shop.

Micro brewery (on-site manufacturing and/or sales).

Micro distillery (onsite manufacturing and/or sales).

Mini-warehouse/self storage units (no outside boat and RV storage permitted).

Mini-warehouse/self-storage units (with outside boat and RV storage permitted).

Motion picture studio, commercial film.

Motion picture theater (indoors).

Motion picture theater (outdoors, drive-in).

Motorcycle dealer (primarily new/repair).

Moving storage company.

Moving, transfer, or storage plant.

Museum.

Needlework shop.

Non-bulk storage of fuel, petroleum products and liquefied petroleum.

Offices, brokerage services.

Offices, business or professional.

Offices, computer programming and data processing.

Offices, consulting.

Offices, engineering, architecture, surveying or similar.

Offices, health services.

Offices, insurance agency.

Offices, legal services, including court reporting.

Offices, medical offices.

Offices, real estate.

Offices, security/commodity brokers, dealers, exchanges and financial services.

Outside storage (as primary use).

Park and/or playground (public or private).

Parking lots (for passenger car only) (not as incidental to the main use).

Parking structure/public garage.

Pawn shop.

Personal services.

Personal watercraft sales (primarily new/repair).

Pet shop/supplies (10,000 square feet or less).

Pet store (more than 10,000 square feet).

Photo engraving plant.

Photographic printing/duplicating/copy shop or printing shop.

Photographic studio (no sale of cameras or supplies).

Photographic supply.

Plant nursery (no retail sales on site).

Plant nursery (growing for commercial purposes with retail sales on site).

Plastic products molding/reshaping.

Plumbing shop.

Portable building sales.

Poultry killing or dressing for commercial purposes.

Propane sales (retail).

Public recreation/services building for public park/playground areas.

Publishing/printing company (e.g., newspaper).

Quick lube/oil change/minor inspection.

Radio/television shop, electronics, computer repair.

Rappelling facilities.

Recreation buildings (public or private).

Recycling kiosk.

Refreshment/beverage stand.

Research lab (non-hazardous).

Restaurant with drive-through service.

Restaurant/prepared food sales.

Retail store and shopping center.

Rodeo grounds.

RV/Travel trailer sales.

School, K-12 (public or private).

School, vocational (business/commercial trade).

Security monitoring company (no outside storage or installation).

Security systems installation company (with outside storage).

Sheet metal shop.

Shoe repair shops.

Shooting gallery—Indoor (see section 144-5.13).

Shopping center.

Sign manufacturing/painting plant.

Specialty shop in support of guests and tourism.

Stone/clay/glass manufacturing.

Storage—Exterior storage for boats and recreational vehicles.

Storage in bulk.

Studio for radio or television (with tower) (see section 144-5.7).

Studios (art, dance, music, drama, reducing, photo, interior decorating, etc.).

Tailor shop.

Tattoo or body piercing studio.

Taxidermist.

Telemarketing agency.

Telephone exchange buildings (office only).

Tennis court (commercial).

Theater (non-motion picture; live drama).

Tire sales (outdoors).

Tool rental.

Transfer station (refuse/pick-up).

Travel agency.

Truck or transit terminal.

Truck stop.

University or college (public or private).

Upholstery shop (non-auto).

Used or second hand merchandise/furniture store.

Vacuum cleaner sales and repair.

Veterinary hospital (with or without outside animal runs or kennels) with the exception that outdoor kennels may not be used between the hours of 9:00 p.m. and 7:00 a.m. and are prohibited adjacent to residential.

Video rental/sales.

Warehouse/office and storage/distribution center.

Waterfront amusement facilities—Berthing facilities sales and rentals.

Waterfront amusement facilities—Boat fuel storage/dispensing facilities.

Waterfront amusement facilities—Boat landing piers/launching ramps.

Waterfront amusement facilities—Swimming/wading pools/bathhouses.



Water storage (surface, underground or overhead), water wells and pumping stations that are part of a public or municipal system.

Welding shop.

Wholesale sales offices and sample rooms.

Woodworking shop (ornamental).

Any comparable business or use not included in or excluded from any other district described herein, provided that such use is not noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas.

- (2) *Conflict.* In the event of conflict between the uses listed in the land use matrix and those listed in subsection (1), the uses listed in this subsection shall be deemed those authorized in the district.

(b) *Maximum height, minimum area and setback requirements.*

- (1) *Height.* 120 feet.
- (2) *Front building setback.* 25 feet.
- (3) *Side building setback.* No side building setback is required except that where a side line of a lot in this district abuts upon the side line of a lot in a "R" or "B-1" zone, a side building setback of not less than six feet shall be provided.
- (4) *Rear building setback.* 20 feet.
- (5) *Residential setback.* Effective November 8, 2006, where a non-residential building abuts a one- or two-family use or zoning district, the setback from the one- or two-family property line shall be at least 20 feet plus one foot for each foot of building height over 20 feet.
- (6) *Width of lot.* The minimum width of a lot shall be 60 feet, provided that where a lot has less width than required and such lot was in separate ownership prior to February 4, 1984, this requirement will not prohibit the construction of a use enumerated in this district.
- (7) *Corner lots.* A minimum 25-foot front yard setback and side building setback adjacent to streets shall be required on all corner lots. A canopy at least six feet in height, attached to the main building, may be built within 15 feet of the street line so long as such construction is not supported by columns which will obstruct the vision of vehicles driving upon adjacent streets.
- (8) *Lot depth.* 100 feet.