
M-1 GENERAL MANUFACTURING DISTRICT

16.0 PURPOSE

The purpose of the M-1 District is to encourage the development of manufacturing and wholesale business establishments, which focus on production of a finished product rather than raw good manufacturing. These manufacturing/business establishments will be clean, quiet and free of hazardous or objectionable elements which would create a nuisance or are hazardous. Hazardous/objectionable elements include noise, vibration, gas, fumes, odors, dust, smoke or glare; fire hazard, dangerous radiation or other injurious or obnoxious conditions. This manufacturing district will generate a minimum of industrial traffic.

16.1 PERMITTED USES

1. Any use permitted in Article 15.1.
2. Agriculture/Agriculture Production
3. Nursery-Plant Materials, Greenhouse-Commercial
4. Clothing goods, apparel, and accessories involving no onsite tanning or dyeing
5. Canning and preserving fruits and vegetables
6. Wholesale bakery
7. Candy and other confectionery products processing
8. Outdoor dining areas
9. Publishing and/or printing of periodicals, newspapers, greeting cards and books
10. Commercial printing
11. Book binding and related industries
12. Manufacturing of the following:
 - a. Glass products made of purchased glass.
 - b. Machinery, office equipment, and furniture
 - c. Electronic components, computers, accessories, and communication equipment
 - d. Engineering, laboratory, scientific and research instruments, and associated equipment
 - e. Surgical, medical, optical, and dental instruments and supplies
 - f. Watches, clocks, clockwork operated devices and parts
 - g. Photographic equipment and supplies
 - h. Fur goods and/or personal leather goods involving no on-site tanning or dying.
 - i. Signs
 - j. Non-metallic goods
 - k. Electric lighting and wiring
13. Single family dwelling and accessory use or structure

16.2 CONDITIONAL USES (Refer to Article 4)

1. Any conditional use in Article 15.1
2. Heavy vehicle services, express cartage and trucking facilities, large item machinery.

3. Laundry and dry cleaning plants.
4. Linen, towels, diaper and shop supply services.
5. Frozen food lockers, food processing plants.
6. Lumber mill.
7. Building materials (general retail).
8. General warehousing/storage (excluding flammable, toxic, or explosive materials). Any outdoor storage requires an eight (8) foot opaque fence.
9. Sheet Metal work.
10. Machine shops, jobbing, and repair.
11. Beverage industries.
12. Manufacturing of the following:
 - a. Metal can and container
 - b. Household appliance
 - c. Miscellaneous electrical machinery, equipment, and supplies
 - d. Musical instruments and parts
 - e. Toys, amusements, sporting and athletic goods
 - f. Pens, pencils, and other office and artist material
 - g. Farm equipment
13. Aircraft landing, storage, and maintenance facilities

16.3 REQUIRED LOT AREA AND LOT WIDTH

1. Each use to be established in the M-1 District shall provide a minimum lot area of five (5) acres or 217,800 sq. ft. and a minimum lot width of three hundred (300) feet of road frontage.

16.4 BUILDING REGULATIONS

1. Any building constructed for use in the M-1 district shall have a minimum size of 1,800 square feet of finished floor area.
2. No dwelling shall exceed two and one half (2½) stories or thirty-five (35) feet in height. No other building shall exceed fifty (50) feet in height.

16.5 YARDS REQUIRED

All structures except conditional use single family dwellings (see 16.7) to be constructed, altered, or moved in the M-1 District shall provide yards of the following minimum depths:

Front Yard	200 feet	
Side Yard	50 feet	Except where a side yard abuts an unlike land use in which case a side yard of one hundred (100) feet shall be provided.
Rear Yard	50 feet	Except where a rear yard abuts an unlike land use in which case a rear yard of one hundred (100) feet shall be provided.

16.6 SCREENING/BUFFER YARD REQUIREMENTS

A buffer yard shall be required along the boundary of all neighboring properties which facilitates unlike land use. The width of a buffer shall be in accordance with the following:

Any Residential District and/or Use:	30 feet wide
All Business Districts and/or Use:	20 feet wide

See Article 10, Section 10.17, "BUFFERING AND SCREENING", for specifications.

16.7 REQUIRED FLOOR AREAS – RESIDENTIAL

Single family dwelling is a permitted use. Any building intended, in whole or part, for residential purpose shall meet requirements of Article 13.3.

16.8 LOT AREA AND YARD REQUIREMENTS – RESIDENTIAL

Each residential use to be accommodated in the M-1 District shall comply with the lot area and yard requirements as provided in the R District, see ARTICLE 13.7 and 13.8

16.9 PARKING

Parking requirements shall be as regulated in Article 18.

16.10 SIGNS

Signs shall be as regulated in Article 19.

16.11 OUTDOOR DINING

See Article 10.18

Revisions:

Adopted Date 5-3-2021, Effective Date 6-2-2021 Added 16.4 # 1

Adopted Date 5-22-2018, Effective Date 6-21-2018 Adopted Date 11-22-2016, Effective Date 12-22-2016

Adopted Date 3-2-2015, Effective Date 4-1-2015: Adopted Date 5-20-2013, Effective Date: 6-19-2013

Revisions: 05-20-2013 Article 16.6, deleted requirements, added reference to Article 10.17.

Previous version: Adopted Date: 12/05/2005, Effective Date: 01/05/2006