

M-1 LIGHT INDUSTRIAL DISTRICT

§ 154.315 PURPOSE.

The intent of the M-1 Light Industrial District is to provide locations for planned industrial development, including development within planned industrial park subdivisions and on independent parcels. It is intended that permitted activities or operations produce no external impacts that are detrimental in any way to other uses in the district or to properties in adjoining districts. Permitted uses should be compatible with nearby residential or commercial uses. Accordingly, permitted manufacturing, distribution, warehousing, and light industrial uses permitted in this district should be fully contained within well-designed buildings on amply landscaped sites, with adequate off-street parking and loading areas.

(Ord. 92-005, passed 2-17-92)

§ 154.316 PERMITTED USES AND STRUCTURES.

(A) *Principal uses and structures.* In all areas zoned M-1 Light Industrial District, no building shall be erected, used, or structurally altered, nor shall the land or premises be used in whole or in part, except for one or more of the following principal permitted uses.

(1) Manufacturing, assembly, processing and packaging of either components to be used in an additional assembly process or actual final products where the raw materials, activities associated with production and the warehousing of finished products are all completely conducted within an enclosed building.

(2) Data processing and computer centers, including electronic data processing and computer equipment service establishments.

(3) Essential services, subject to the provisions in § 154.081.

(4) Greenhouses and plant nurseries.

(5) Laboratories involved in basic research, experiment, design, testing, or prototype product development.

(6) Lumber yards or building material sales establishments which have storage in partially open structures, subject to the following conditions.

(a) The ground floor premises facing upon and visible from any abutting street shall be used only for entrances, offices, sales or display.

(b) Open storage structures shall be enclosed on three sides and shall have a roof.

(c) The entire site, exclusive of access drives, shall be enclosed with a six foot high chain link fence or masonry wall, constructed in accordance with §§ 154.100 and 154.101.

(d) A landscaped greenbelt with a minimum width of 20 feet shall be required adjacent to any street, in conformance with § 154.081(D).

(7) Health or exercise clubs.

(8) Public utility or municipal service buildings, including electric or gas service buildings and yards, telephone exchange buildings, electric transformer stations, gas regulator stations, water treatment plants and reservoirs, and sewage treatment plants, provided that any open storage shall require special land use approval.

(9) Recycling collection stations and processing centers that are privately owned and operated.

(10) Tool, die, gauge, and machine shops.

(11) Warehousing and wholesale activities.

(12) Other research or light manufacturing uses similar to the above.

(13) Uses and structures accessory to the above, subject to the provisions in § 154.022.

Accessory office and sales operations may be permitted where such activities are clearly incidental to the principal industrial use, subject to the provisions in § 154.161.

(B) *Special land uses.* The following uses may be permitted subject to the conditions specified for each use; review and approval of the site plan; any special conditions imposed during the course of review; and the provisions set forth in §§ 154.415 through 154.417.

(1) Automobile repair garages, including minor and major repair, subject to the provisions set forth in § 154.137, and provided that all operations are carried on within a completely enclosed building.

(2) Contractor's storage yards, provided that such yards are completely enclosed within an eight-foot masonry wall or screening, in accordance with § 154.081(E).

(3) Construction equipment and related equipment sales, leasing, and storage, subject to the following conditions.

(a) Where feasible, equipment shall be stored inside. Open storage structures may be permitted by the Planning Commission, provided that such structures are enclosed on three sides and have a roof.

(b) Storage yards shall be screened from any abutting public or private road in accordance with § 154.081(E).

(4) Manufacturing, wholesale distribution, or warehousing of fireworks, explosives, ammunition, or other detonable materials subject to the provisions of § 154.180(E).

(5) Metal plating, buffing, and polishing operations.

(6) Millwork, lumber, and planing mills when completely enclosed and located on the exterior of the district so that no property line forms the exterior boundary of the M-1 district.

(7) Mini-warehouses, subject to the provisions of § 154.146.

(8) Radio, television, cellular telephone, microwave, and/or related transmitting and receiving towers, subject to the provisions of § 154.151.

(9) Retail or service accessory uses that are clearly intended to serve the occupants and patrons of the principal use, provided that any such use shall be an incidental use occupying no more than 5% of a building that accommodates a principal permitted use. Permitted accessory retail and service uses shall be limited to the following.

(a) Child care services which are intended to serve families of workers in the district.

(b) Financial institutions, including banks, credit unions, and savings and loan associations.

(c) Personal service establishments which are intended to serve workers or visitors in the district, such as dry cleaning establishments, travel agencies, tailor shops, or similar service establishments.

(d) Restaurants, cafeterias, or other places serving food and beverages for consumption within the building.

(e) Retail establishments that deal directly with the consumer and generally serve the convenience shopping needs of workers and visitors, such as convenience stores, drug stores, uniform supply stores, or similar retail businesses.

(f) Other accessory uses determined to be incidental to the principle use upon completion of site plan review by the Planning Commission.

(10) Junk yards.

(11) Medical marijuana facilities and adult use marijuana establishments subject to § 154.165.

(Ord. 92-005, passed 2-17-92; Am. Ord. 97-008, passed 12-22-97; Am. Ord. 10-016, passed 6-7-10; Am. Ord. 20-003, passed 7-6-20; Am. Ord. 24-010, passed 10-28-24) Penalty, see § 154.999

§ 154.317 DEVELOPMENT STANDARDS.

(A) *Required conditions.* Except as otherwise noted, buildings and uses in the M-1 Light Industrial District shall comply with the following requirements.

(1) All manufacturing, compounding, assembling, processing, packaging, or other industrial or business activity shall comply with §§ 154.175 through 154.185.

(2) All manufacturing, compounding, assembling, processing, packaging, or other industrial or business activity shall be conducted within a completely enclosed building, except as otherwise specified.

(3) There shall be no outside storage of any goods, inventory, or equipment except in designated areas which shall be enclosed on all sides with a screening fence or wall, subject to the requirements of § 154.081. Use of trailers for storage is prohibited.

(4) Where applicable, machinery shall comply with the standards in § 154.154.

(B) *Site plan review.* Site plan review and approval is required for all uses in the Light Industrial District in accordance with §§ 154.400 through 154.405.

(C) *Area, height, bulk, and placement requirements.* Buildings and uses in the Light Industrial District are subject to the area, height, bulk, and placement requirements set forth in Appendix A, Schedule of Regulations.

(D) *Planned Development.* Planned Development may be permitted as a means to achieve the basic intent of this district, in accordance with the guidelines in §§ 154.330 through 154.336.

(Ord. 92-005, passed 2-17-92) Penalty, see § 154.999