

## CITY OF ROCKLEDGE, FL

- **M1 62.142. - Uses.**

(a) *Principal.* The following principal uses are permitted providing they are in compliance with the performance standards set forth in Part V, and providing they take place within an enclosed building with walls and roof. Within any M1 general industrial district, no building, structure, land or water shall be used except for one or more of the following uses:

(1) Bakeries.

(2) Bottling works.

(3) Building material storage and sale, contractors; storage yards.

(4) Bus, cab, truck repair, storage and terminals.

(5) Carting, express, hauling and storage yards.

(6) Cold storage and frozen food lockers; ice plant.

(7) Dyeing, dry cleaning and laundry.

(8) Electronics manufacturing firm.

(9) Machinery sales and storage.

(10) Assembly and manufacture; precision instruments or equipment, novelties and souvenirs, cabinets, brooms and brushes, confectionery, tobacco products, ceramic products electrically fired, dairy products, ice cream, jewelry, wearing apparel.

(11) Wholesale establishments, including storage and distribution warehouses.

(12) Manufacturing of asphalt, brick, tile, cement, lime, plaster, paint and varnish, concrete or products thereof.

(13) Trade shops; tinsmith, cabinet making, rug and carpet cleaning, upholstering, mattress renovation, electrical, roofing and plumbing, sign painting, auto repairing, bicycle or motorcycle rental or repair, feed and seed, picture framing and taxidermy.

(14) Service station, auto repair and storage garages, including tire sale and recapping.

(15) Commercial nursery or greenhouse.

(16)New and used automobile, recreation vehicle, trailer and farm equipment sales and service facilities.

(17)Transportation terminals, including bus and train passenger and freight, trucking.

(18)Lumber and building materials sales and storage.

(19)Machine shop; welding shop, tool or garage shop.

(20)Radio and television broadcasting towers and antennas as set forth in Section 82.00 of these regulations.

(21)Manufacture of products from aluminum, brass, bronze, copper, steel or other metal or from bone, cloth, hair, leather, paper, rubber, shell, plastic, wood or other materials.

(22)Food processing and packaging; fruit processing and packaging.

(23)Restaurants and other eating establishments.

(24)Amusement establishments; bowling alleys, miniature golf, driving range, archery range, roller skating.

(25)Business colleges, vocational and trade schools operated as a commercial enterprise.

(26)Printing, bookbinding, lithograph and publishing establishments, blueprinting, photostating.

(27)Mortuaries and funeral homes, including ambulance service.

(28)Souvenir shops, retail fruit sales.

(29)Automobile paint and body shops.

(30)Any principal use permitted in the C2 district.

(31)Adult business establishments, subject to the limitations, regulations and restrictions set forth in Chapter 2.1 [(Adult Businesses)] of the Rockledge Code of Ordinances and Part VIII of the Rockledge Land Development Regulations.

(32)Any other industrial activity that conforms to the limitations, requirements and procedures set forth in Part V; and further, that is in harmony with the character of the district and the surrounding area and with the comprehensive plan.

(33)Dredged Material Management Areas. Dredged material management areas (DMMA) are areas set aside for the settling, processing, removal or disposal of

dredged material by public or quasi-public agencies responsible for the maintenance of public water bodies such as canals, rivers, lagoons and intracoastal waterways. All DMMA's shall meet the following conditions:

1. Only materials from projects managed by public or quasi-public agencies responsible for the maintenance of dredging of public water bodies shall be deposited into approved DMMA's.

2. A vegetated berm that is at least six (6) feet in height and at least twenty-five (25) feet in width shall be constructed along the entire perimeter of the DMMA.

3. The water's edge of the DMMA shall be no closer than four hundred (400) feet from the lot line of any existing residence.

(b) *Accessory*. The following uses may be used in conjunction with one or more of the principal uses:

(1) Ordinary public utility uses and rights-of-way.

(2) Lunchrooms, walk-up lunch stands.

(3) Any use customarily accessory to any of the principal uses.

(4) Public and private parking and loading areas

(5) Enclosed storage spaces in accordance with Section 81.36 of this Code.

(c) *Special exception*. When, after review of an application with plans pertinent thereto and hearing thereon, the board of adjustment finds that the proposed use or uses are in harmony with the purpose and intent of this Zoning Ordinance and with the comprehensive plan and with the public interest, the following conditional uses may be granted:

(1) Veterinary hospitals and kennels.

(2) Discount houses.

(3) Drive-in theater.

(4) Amusement enterprises; pool and billiards, amusement park, shooting gallery, dance hall.

(5) Petroleum storage.

(6) Storage and sale of fish and poultry; wholesale meat and produce.

(7) Public buildings and facilities, including those of an industrial nature.

(8)Public and private utility plants, including water and sewage treatment plants.

(9)Any special exception permitted in the C2 district; subject to the limitations, requirements and procedures specified for such use, unless the same is prohibited or otherwise specifically permitted in this district.

(10)Public and private mental health facilities.

(11)Public or semipublic or private licensed institutions for the maintenance, care or treatment of sick, injured, aged or convalescent persons.

(12)Child care centers; provided, that no part of any playground area of said center is located, maintained or permitted forward of the front of the principal building or structure of said center

(13)Borrow pits meeting the special requirements, criteria and conditions set forth in Section 80.10 of this Code.

(14)Open storage yards that are constructed to the standards of Section 81.36 of this Code.

(d)*Prohibited.* The following uses are specifically prohibited in the M1 district:

(1)Residential dwellings.

(2)Foundry, drop forging.

(3)Junk and wrecked automobile storage yards.

(4)Fertilizer manufacturing and/or storage.

(5)Manufacturing, processing, fabrication, repair and servicing of any commodity or product that is deemed to be objectionable by the standards established in Part V.

(6)Reclamation, dumping and/or storage of industrial, manufacturing, radioactive, explosive or chemical waste materials.

(7)Chemical manufacturing or processing.

(Ord. No. 1098-95, § 9, 5-3-95; Ord. No. 1144-97, § 16, 8-20-97; Ord. No. 1240-2000, §§ 9, 10, 10-18-00; Ord. No. 1699-2016, § 1, 9-21-16)