

ARTICLE I. - RESTRICTED INDUSTRIAL DISTRICT (M1)

14-1.1. - Purpose and intent.

The purposes of these districts are to provide and reserve suitable areas for a variety of industrial uses including manufacturing, wholesale trade and distribution activities. Restricted industrial districts are only intended to be located in areas with relatively level topography, adequate water and sewerage facilities, and access to arterial streets and highways. Restricted industrial districts may be appropriate at the single lot level of development; however, restricted industrial uses are encouraged to locate in planned industrial parks and be designed in a campus-style setting. Vehicular activities in restricted industrial districts consist predominantly of trucks, with some passenger vehicle traffic, and the road system is built to support truck traffic. Provisions for pedestrians are not required, although pedestrian access to such districts is possible.

The industries locating in this district are characterized as lower in intensity, cleaner, and generally more compatible when located adjacent to commercial areas than are heavy manufacturing uses. Restricted industrial districts are intended to permit only those light industrial and other uses that will not generate excessive noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, radiation and other nuisance characteristics. Restricted industry is capable of operation in such a manner as to control the external effects of the manufacturing process, such as odors, vibrations, emissions, or other nuisance characteristics through prevention or mitigation devices and conduct of operations within the confines of buildings. Heavy commercial activities businesses are also included as permitted uses in these districts; however, restricted industrial districts do not service the general public and, therefore, business uses are generally not permitted.

(Amd. of 9-7-2017(4))

14-1.2. - Permitted and conditional uses.

As provided in Table 14.1; and subject to the following provisions which apply to all uses in this district:

- (a) A conditional use is required for any establishment conducting around the clock business hours. Certain specific uses are regulated by chapter 16.

(Amd. of 9-7-2017(4))

14-1.3. - Performance standards.

As provided in Table 14.2.

14-1.4. - Site development regulations.