

412 M-1 INDUSTRIAL DISTRICT

This district is intended for general manufacturing uses which (1) do not generally require large amounts of land; (2) do not generate excessive amounts of traffic; (3) are consistent with the capacity and availability of public and private services; (4) limit the intermixing of residences; and (5) have the potential of generating limited environmental impact, including but not specifically limited to the creation of odor, smoke, dust, glare, vibration, noise and the use of dangerous and/or hazardous materials. This district is not intended for basic industry uses or residential uses.

A. Permitted Uses.

1. Residential Uses:
 - a. None.
2. Public and Civic Uses:
 - a. Communication Structure, subject to Use Limitation 412.E.9.
 - b. Pet Cemetery.
3. Commercial Uses:
 - a. Animal Hospital.
 - b. Automobile Service Station.
 - c. Automobile, Truck, Boat, Trailer, Motorcycle and Recreational Vehicle Sales.
 - d. Business and Professional Office.
 - e. Car Wash.
 - f. Concrete Mixing Facility.
 - g. Construction Equipment and Storage Yard.
 - h. Convenience Store.
 - i. Drinking Establishment.
 - j. Equipment Rental and Sales.
 - k. Financial Institution.
 - l. Garden Center.
 - m. Home Improvement Center.
 - n. Hotel.
 - o. Liquor and Cereal Malt Beverage Business.
 - p. Lumberyard.
 - q. Manufacturing, Large-Scale.
 - r. Manufacturing, Small-Scale
 - s. Microbrewery.
 - t. Microdistillery.

- u. Mini-Storage Warehouse.
 - v. Mobile Food Vending.
 - w. Mortuary and Funeral Home.
 - x. Motor Freight Terminal.
 - y. Nursery or Greenhouse.
 - z. Pawnshop.
 - aa. Personal Care Business.
 - bb. Physical Fitness Center.
 - cc. Recreation Facility, Indoor.
 - dd. Recreation Facility, Outdoor.
 - ee. Restaurant.
 - ff. Retail Business.
 - gg. Storage Warehouse.
 - hh. Truck Service Station.
 - ii. Truck Wash.
 - jj. Vehicle Body and Fender Repair.
 - kk. Vehicle Parking Lot.
 - ll. Vehicle Repair Garage.
 - mm. Vehicle Storage Yard.
 - nn. Wholesale Business.
4. Other uses not specifically listed above as permitted uses, but which in the opinion of the Zoning Administrator are in keeping with the intent of the district and these regulations.

B. Special Uses.

- 1. Residential Uses:
 - a. None.
- 2. Public and Civic Uses:
 - a. Governmental Use.
 - b. Public Utility.
 - c. Wind Energy Conversion System, subject to Supplemental Regulation 1101.D.16.
- 3. Commercial Uses:
 - a. Airport.
 - b. Basic Industry.
 - c. Dog Kennel.

- d. Hazardous Waste Facility.
 - e. Landfill.
 - f. Recycling Processing Center.
 - g. Salvage Yard.
4. Other uses not specifically listed above as permitted special uses but which in the opinion of the Zoning Administrator are in keeping with the intent of the district.

C. Lot Size Requirements.

1. Minimum lot area: 10,000 square feet.
2. Minimum lot width: 100 feet.
3. Minimum lot depth: 100 feet.

D. Bulk Regulations.

1. Maximum structure height: 65 feet, exclusive of grain elevators, except that communication structures, television and radio antennas, broadcasting and microwave transmitting and relay towers and water towers and standpipes may be a maximum height of 80 feet without requiring a special use permit.
2. Yard requirements:
 - a. Minimum front yard: 35 feet when adjacent to an arterial street, 20 feet when adjacent to other types of street rights-of-way. No portion of a communication structure, television and radio antenna or broadcasting and microwave transmitting and relay tower, aerial or any anchor or guy may encroach upon the land or airspace of a required front yard setback.
 - b. Minimum side yard: None, but if a side yard is provided, it shall be not less than 5 feet.
 - c. Minimum rear yard: None, but if a rear yard is provided, it shall be not less than 5 feet.
 - d. Compatibility setback: For all permitted uses except single-family dwellings, single-family attached and two-family dwellings, a minimum 15-foot setback from property zoned R-1, R-1A, R-1B, R-1C, and R-2 shall be provided. Such setback shall increase by one (1) foot for each five (5) feet of lot width over 50 feet to a maximum 25-foot setback. Any structure over 35 feet in height requires a minimum 50-foot setback from property zoned R-1, R-1A, R-1B, R-1C, and R-2.
3. Maximum lot coverage: 75%

E. Use Limitations.

1. Outdoor operations, display and storage is prohibited within a FRONT YARD SETBACK, except as provided for below:
 - a. Required and accessory customer and employee vehicle parking and parking for vehicles used in conjunction with the business occupying the zoning lot is permitted in the FRONT YARD SETBACK;
 - b. If the principal business use is the sales or rental of automobiles, trucks, boats, trailers, recreational vehicles or motorcycles, the display of such vehicles or equipment for sale or rent may be located on paved areas within the FRONT YARD SETBACK;
2. Businesses devoted to the temporary OUTDOOR STORAGE OF OPERABLE VEHICLES, BOATS, RECREATIONAL VEHICLES OR EQUIPMENT, TRAILERS and such, EQUIPMENT SALES AND RENTAL BUSINESSES which involve outside storage yards for equipment or vehicles that are for rent or sale and BUILDING CONTRACTOR or BUILDING MATERIAL PRODUCTION OR STORAGE BUSINESSES which involves the outside storage of excavation and/or earth moving equipment and/or building materials and supplies, shall provide fenced storage yards for such items that are paved with concrete, asphalt or asphaltic concrete or which are surfaced with minimum three-quarter inch diameter crushed rock or approved alternate material, such as asphalt millings, to a depth of at least four inches. If a crushed rock or alternate material surface is selected, the subgrade of such areas shall be treated to the specifications of the City Engineer. Areas surfaced with crushed rock shall be treated with dust retardants, as needed, and stored equipment and vehicles shall be kept free of weeds. Appropriate fire-lane aisles and, if required, fire hydrants shall be provided. All vehicular parking areas for customers, employees and for vehicles associated with the business, except as provided above, shall be paved with concrete, asphalt or asphaltic concrete.
3. Areas used for the temporary outdoor storage of vehicles undergoing active repair shall be paved with asphalt, concrete or asphaltic concrete. Such temporary outdoor storage areas shall not be located within any FRONT YARD SETBACK. Storage, outside of a completely enclosed building, of inoperable vehicles and equipment that are not undergoing active repair or which is being salvaged or "parted out" is not permitted in the M-1 District, unless an exception for a salvage yard has been granted in accordance with Section 1004 of these regulations.
4. Outdoor merchandise display areas shall be paved with concrete, asphalt or asphaltic concrete and, except as provided above by use limitation number 1, shall not be located within any FRONT YARD SETBACK. The arrangement of display items shall not obstruct handicapped accessibility or impede pedestrian movement.
5. An outdoor dining area shall not exceed 30% of the size of the enclosed portion of the business. Seating in an outdoor dining area shall be a factor in determining the number of required off-street parking spaces.

6. Outdoor signs as permitted by Article 7 of these regulations. The attaching or painting of advertisement on any wall or fence erected to provide screening from adjacent properties is prohibited.
7. Screening and landscaping as required by Section 304 of these regulations
8. Off-street parking and loading as required by Article 5 of these regulations.
9. Communication structures are permitted by right in the M-1 district up to 80 feet in height. Communication structures in the M-1 district over 80 feet in height require a special use.