

§5-2-20	<i>Industrial, Limited District</i>	M-1
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Sec. 5-2-20. Industrial, Limited District M-1.

(a) USE REGULATIONS. In Industrial District M-1 any structure to be erected or land to be used shall be for one or more of the following uses:

(1) Assembly of electrical appliances, electronic instruments and devices, radios and phonographs. Also the manufacture of small parts, such as coils, condensers, transformers, and crystal holders.

(2) Automobile assembling, painting, upholstering, repairing, rebuilding, reconditioning, body and fender work, truck repairing or overhauling, tire retreading or recapping, battery or automotive parts manufacture.

(3) Blacksmith shop, welding or machine shop, excluding punch presses exceeding forty (40) ton rated capacity and drop hammers.

(4) Laboratories - pharmaceutical and/or medical

(5) Manufacture, compounding, processing, packaging or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, perfumed toilet soap, toiletries and food products and ice manufacture.

(6) Manufacture, compounding, assembling, or treatment of articles of merchandise from the following previously prepared materials: bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastic, precious or semiprecious metals, or stones, shell, straw, textiles, tobacco, wood, yarn, and paint.

(7) Manufacture of pottery and figurines or other similar ceramic products, using only previously pulverized clay, and kilns fired only by electricity or gas.

(8) Manufacture of musical instruments, toys, novelties, and rubber and metal stamps.

(9) Building material sales yards, plumbing supplies storage, lumber mills.

- (10) Coal and wood yards, lumber yards, feed and seed stores.
 - (11) Contractors equipment storage yards or plants, or rental of equipment commonly used by contractors.
 - (12) Cabinets, furniture and upholstery shops.
 - (13) Boat building.
 - (14) Monumental stone works.
 - (15) Veterinary or dog or cat hospital, kennels.
 - (16) Wholesale businesses, storage warehouses.
 - (17) Junk storage.
 - (18) Off-street parking as required by this ordinance.
 - (19) Public utility generating, booster or relay stations, transformer substations, transmission lines and towers, and other facilities for the provision and maintenance of public utilities, including railroads and facilities, and water and sewerage installations.
 - (20) General advertising signs.
 - (21) Location signs.
 - (22) Accessory signs.
- (b) AREA REGULATIONS. For permitted uses utilizing individual sewage disposal systems, the required area for any such use shall be approved by the health official. The administrator may require a greater area if considered necessary by the health official.
- (c) SETBACK REGULATIONS. Buildings shall be located ten (10) feet or more from any street right-of-way which is fifty (50) feet or greater in width, or thirty-five (35) feet or more from the center line of any street right-of-way less than fifty (50) feet in width, except that signs advertising sale or rent of premises may be erected up to the property line. This shall be known as the setback line.
- (d) FRONTAGE AND YARD REGULATIONS. For permitted uses, the minimum side yard adjoining or adjacent to a residential district shall be twenty-five (25) feet.

(e) HEIGHT REGULATIONS. Buildings may be erected up to a height of forty-five (45) feet. For buildings over thirty-five (35) feet in height, approval shall be obtained from the administrator. Chimneys, flues, cooling towers, flag poles, radio or communication towers, or their accessory facilities not normally occupied by workmen are excluded from this limitation. Parapet walls are permitted up to four (4) feet above the limited height of the building on which the walls rest.

(f) COVERAGE REGULATIONS. Buildings or groups of buildings with their accessory buildings may cover up to seventy percent (70%) of the area of the lot.