

§ 260-36. M1 Light Manufacturing District.

The M1 Light Manufacturing District shall be regulated as follows:

A. Permitted uses.

(1) Principal uses or structures.

(a) The following uses when conducted within a completely enclosed building:

[1] Laboratory engaged in research, testing or experimental work, provided that all necessary safeguards are employed to prevent hazard or annoyance to the community.

[2] The manufacture, compounding, assembling or treatment of articles or merchandise from previously prepared materials, but not including any use first permitted in the M2 District.

[3] Public utility storage building or service building.

[4] Bottling of beverages.

[5] Food processing or packaging.

[6] Processing or treatment of metal and metal products.

[7] Warehouse.

[8] Office building for general use, 5,000 square feet minimum.

[9] Medical facility for the purpose of fabricating prosthetics, such as dentures and limbs, with a gross floor area exceeding 3,000 square feet.

(2) Accessory structures and uses. The following uses when conducted within a completely enclosed building:

(a) Uses and structures customarily incidental to the above.

(b) Storage of raw materials used in production and finished products.

(c) Retail sale of products manufactured, compounded or assembled on the premises, occupying not more than 15% of the gross floor area of the principal structure.

(d) Signs as permitted and regulated by this chapter.

- (e) Accessory garage for the maintenance of motor vehicles and equipment utilized by the principal use, provided that:
 - [1] The floor area of the garage does not exceed 5% of the gross floor area (principal and accessory) of the premises.
 - [2] Such activity does not include painting or collision work.
 - [3] All such activity is conducted within a completely enclosed building.

- B. Required open space. Unless otherwise provided, the minimum required open spaces shall be as specified in this section.
 - (1) Front yard: 50 feet.
 - (2) Side yards.
 - (a) Abutting a nonresidential district: 10 feet.
 - (b) Abutting a residential district: 50 feet.
 - (c) Abutting an existing residential use: 20 feet.
 - (3) Rear yard.
 - (a) Abutting a nonresidential district: 10 feet.
 - (b) Abutting a residential district: 60 feet.
 - (c) Abutting an existing residential use: 20 feet.

- C. Maximum height. Unless otherwise provided, the maximum permitted height shall be 50 feet.

- D. Off-street parking reference. For applicable off-street parking regulations, see Article V.

- E. Supplemental regulations reference. For applicable supplemental regulations, see Article VI.