

M1 INDUSTRIAL DISTRICT

M1 industrial districts are intended to apply to an area developed to a variety of storage, warehousing and light industrial operations, or which by its location, trend of development or planned development designated in the comprehensive plan, is appropriate to such uses. The provisions are intended to permit the normal operation of such general industrial uses under such conditions of operation that will not be harmful to the health, safety, morals and welfare of the citizens.

Development standards

- Minimum lot width (feet) – 75
- Minimum front yard setback from street (feet) – Major and other- 75
- Minimum side yards (feet) – 10
- Minimum rear yard (feet) – 25
- Maximum height of structure (feet) – 50
- Refer to Zoning Ordinance for use-specific development standards and requirements

Use Provisions

Additional requirements may apply, refer to Zoning Ordinance.

- Industries, provided that any objectionable conditions, be presented to the Zoning Board and demonstrated that the proposed location, construction, and operation will not injure present or prospective industrial development in the district.
- Baking establishments
- Bottling and distribution plants
- Fruit packing plants
- Gasoline service stations- *additional requirements apply*
- Agricultural equipment sales and repair
- Public utility structures
- Truck terminals
- Wholesale and storage businesses, excluding junk yards
- Restaurants
- Radio, television, and other transmission towers
- Solid waste, recycling and other material recovery facilities