

Section 85 Light Manufacturing District.

The M-1 Light Manufacturing District provides a place for the location of industrial and other uses which would be inimical or incompatible with general business or residential areas. It is intended to permit in this district any use which is not inherently obnoxious to urban areas because of noise, odor, smoke, light, dust or the use of dangerous materials.

The following uses are permitted:

- a. Any lawful retail, repair, or wholesaling use, not specifically referred to in this section.
- b. Gasoline, oil or fuel above ground, provided permit is obtained from the Bureau of Fire Prevention required by the Fire Prevention Code.
- c. Mixing plants for concrete or paving materials.
- d. Stone crushing, cutting and polishing.
- e. Storage of materials and equipment outdoors.
- f. Hatcheries.
- g. Wholesale and warehouse establishments.
- h. Manufacture, processing or fabrication of the following products:
 1. Animal feeds
 2. Bedding, carpets, and pillows
 3. Clothing, including hosiery
 4. Electrical and electronic products
 5. Foods and food products
 6. Glass
 7. Household appliances
 8. Ice
 9. Leather goods, not to include processing or storage of raw hides
 10. Machine tools
 11. Metals and metal products
 12. Paper products, not including the manufacturing or processing of paper.
 13. Plastics
 14. Pottery, porcelain and vitreous china
 15. Rubber, products, not to include the processing or manufacture of rubber
 16. Textiles
 17. Wholesale storage of gasoline and oil products, including bottled gas and

oxygen, provided the permit is obtained from the Bureau of Fire Prevention as required by the Fire Prevention Code.

18. Furniture industries

2. Conditional Uses.

The following conditional uses are permitted when authorized by the Cahah's Mountain Board of Adjustment after said board holds a public hearing:

- a. Manufacturing uses not otherwise named herein which come within the spirit and intent of this Section.
- b. Planned Unit Developments in accordance with Section 105.10 of this Ordinance. (Amended 10/5/99)

3. Signs.

Types of signs permitted are: (a) on premises ground sign, (b) on premises wall sign, (c) projection sign, and (d) window sign. The size of individual business signs shall not exceed two hundred (200) square feet.

Structures allowed for signs are restricted to single structure, back-to-back structure and V-structure.

The maximum height of any ground sign shall not exceed ten (10) feet above the grade level immediately below such sign.

Roof Signs, Portable Outdoor Advertising Signs, and Intermittent Illumination signs are specifically prohibited.

If a single board structure is used, the reverse side of the sign must be painted, otherwise treated so that its color will blend rather than contrast with its background.

There must be a minimum of two hundred (200) feet between business signs.

The location of any ground sign shall be at least twenty (20) feet from any public right-of-way.

There shall be no more than one individual business sign oriented to each abutting road identifying the activity.

Off Premises Signs (Billboards) provided the use advertised is located within 1000 feet of the billboard, and the total sign area does not exceed sixteen (16) square feet per side.

4. Minimum Lot Sizes and Maximum Lot Coverage.

- A. Within the M-1 Light Manufacturing District, as shown on the zoning map, the minimum lot size shall be one (1) acre, and development activities can cover 40% of the total lot area within the required setbacks.
- B. For development activities located within the WS-4 Protected Area that require a Sedimentation/Erosion Control Plan, the maximum permissible impervious surface coverage, as defined in this ordinance, shall not exceed 36% of the total lot area, **or 24% of the total lot area if the lot abuts a curb and gutter street system.**

5. Dimensional Requirements: Within the M-1 manufacturing district as shown on the zoning map, the following dimensional requirements shall be complied with:

- a. The minimum mean lot width: 200 feet.
- b. Minimum frontage on a public street: 45 feet.
- c. Minimum front yard setback: 50 feet.
- d. Minimum rear yard setback: 20 feet.
- e. Minimum side yard setback: 15 feet.
- f. No building shall exceed sixty-five (65) feet in height unless the depth of the front and total width of the side yards herein specified shall be increased by one foot for each two feet or fraction thereof of building height in excess of sixty-five (65) feet.
- g. Off-street parking and loading shall be provided as required in Article XI, Section 110 of this Ordinance.
- h. Off-street parking as required by this Ordinance may be permitted in required yards but shall be no closer than ten (10) feet from the front property line or any dedicated street or railroad right-of-way line.

6. Screening requirements.

Whenever any M-1 district rear and/or side property line abuts upon a residential district or site of institutional use with no intervening natural buffer, any buildings or parking area used for industrial purposes shall maintain a fifteen (15) feet buffer strip and within a portion of the buffer strip there shall be planted a continuous screen of evergreen plants with an initial height of at least six (6) feet by natural growth within no later than a two (2) year period.