

## ARTICLE 9. INDUSTRIAL, LIMITED, DISTRICT M-1 Draft Revisions

### Statement of Intent

The primary purpose of this district is to ~~permit certain industries which do not in any way detract from residential desirability to locate in any area adjacent to residential uses.~~ **provide areas where certain industries may be appropriately located to foster job creation and economic development.** The limitations on (or provisions relating to) height of building, horsepower, heating, flammable liquids or explosives, controlling emission of fumes, landscaping, and the number of persons employed are imposed to protect and foster adjacent residential desirability while permitting industries to locate near a labor supply.

#### 9-1. 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:

9-1-1. 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.~~ **radios, computers and similar devices.**

9-1-2. Automobile assembling, painting, upholstering, repairing, rebuilding, reconditioning, body and fender work, truck repairing or overhauling, tire retreading or recapping, or battery manufacture.

9-1-3. Blacksmith shop, welding or machine shop.

9-1-4. Laboratories, pharmaceutical and/or medical.

9-1-5. Manufacture, compounding, processing, packaging, or treatment of such products as bakery goods, candy, cosmetics, dairy products, ~~drugs~~, perfumes, pharmaceuticals, ~~perfumed toilet soap~~, toiletries, food and seafood products.

9-1-6. 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.

9-1-7. Manufacture of pottery and figurines or other similar ceramic products, using only previously pulverized clay, and kilns ~~fired only by electricity or gas.~~

9-1-8. Manufacture of musical instruments, toys, novelties and rubber and metal stamps.

9-1-9. Building material sales yards, plumbing supplies.

9-1-10. Coal and wood yards, lumberyards, feed and seed stores.

9-1-11. Contractors' equipment storage yards or plants, or rental of equipment commonly used by contractors.

9-1-12. Cabinet, furniture and upholstery shops.

9-1-13. Boat building and repair.

9-1-14. Commercial marina, ~~including~~ **which may include** boat and accessory sales, boat storage, engine and boat repairs, with a special exception. (Ord. of 11-20-95)

9-1-15. Monumental stone works.

9-1-16. Veterinary or dog or cat hospital and/or kennels, with a special exception.

9-1-17. Truck terminals.

9-1-18. Airports and airstrips, with a special exception.

- 9-1-19. Wholesale businesses, storage warehouses.
- 9-1-20. Offstreet parking as defined.
- 9-1-21. 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 sewer lines.
- 9-1-22. Petroleum storage, with a special exception.
- 9-1-23. Finfish and shellfish processing.
- 9-1-24. Junkyard, with a special exception.
- 9-1-25. Post office, ~~with a special exception.~~
- 9-1-26. Major recreational equipment in accordance with article 19 of this ordinance.
- 9-1-27. County-sanctioned public facility.
- 9-1-28. Sandblasting and metal repair shop.
- 9-1-29. Yacht club. (Ord. of 2-25-93)
- 9-1-30. Disposal of dredge spoil, with a special exception.
- 9-1-31. Other manufacturing or activities similar to those enumerated above but not specifically mentioned, with a special exception.**  
(Ord. of 12-13-92; Ord. of 2-25-93; Ord. of 1-25-96(1))

## 9-2. Requirements for permitted uses.

9-2-1. Before a building permit shall be issued or construction commenced on any permitted use in the district, or a permit issued for a new use, the plans, in sufficient detail to show the operations and processes and information as required by Article 22 Site Plans, shall be submitted to the zoning administrator. The administrator shall refer completed plans to the planning commission for recommendation to the board of supervisors if the proposed activity requires a building permit and which involves a land area disturbance greater than 2,500 square feet. The planning commission shall make recommendations to the board of supervisors within 30 days after the plans are determined to be complete. The board of supervisors shall make its recommendations within 30 days of the planning commission decision. If formal notice in writing is given to the applicant, the time for action may be extended for a 30-day period. Failure to act on the application within the established time limit shall be deemed to constitute approval of the application. Modification of the plans may be required by the administrator based upon the recommendations by the board of supervisors.

9-2-2. Sufficient area shall be provided (a) to adequately screen permitted uses and storage materials from adjacent business and residential districts, (b) for off-street parking of vehicles incidental to the industry, its employees and clients, (c) to plant necessary vegetative buffers and other types of landscaping that enhances aesthetic appeal of the structure, and (d) for adequate density of development.

(Ord. of 10-24-96(1))

## 9-3. Area regulations.

For permitted uses utilizing individual sewage disposal systems, the required area for any such use shall be approved by the health official. Conditional septic disposal system permits which limit the use of the subject property to a specified portion of the year are hereby strictly prohibited.

(Ord. of 8-94)

9-4. Setback regulations.

Buildings shall be located 100 feet or more from the centerline of any street or road right-of-way, but in no event less than 75 feet from the edge of the right-of-way. This shall be known as the "setback line." Signs advertising sale or rent of premises may be erected up to the property line.

9-5. Frontage and yard regulations.

For permitted uses the minimum side and rear yards adjoining or adjacent to a residential district shall be 100 feet. The minimum side and rear yards abutting all other districts shall be 25 feet. Offstreet parking shall be in accordance with the provisions contained herein.

9-6. Height regulations.

Buildings may be erected up to a height of 35 feet. For buildings over 35 feet in height, approval shall be obtained from the administrator, and the board of supervisors. Chimneys, flues, cooling towers, flagpoles, 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 feet above the limited height of the building on which the roof rests.

9-7. Coverage regulations.

Buildings, or groups of buildings, with their accessory buildings may cover up to 60 percent of the area of the lot.  
(Ord. of 7-25-91)

9-8. Sign regulations.

Sign regulations shall conform to article 11 of this ordinance.