

**Sec. 94-151. M-1: Light manufacturing district.**

(a) *Intent and purpose.* It is the purpose of this district to provide opportunities for a variety of industrial activities that can be generally characterized as being of low intensity, including the absence of objectionable external affects such as noise, fumes, vibrations, odors and traffic patterns, and resulting in limited demands for additional public services. Manufacturing operations in this district are generally intended to utilize previously prepared materials as opposed to the use, alteration, or manipulation of raw materials.

(b) *Uses permitted by right.*

- (1) Industrial parks.
- (2) Research, development, and prototype manufacturing facilities and offices.
- (3) Warehousing, grain elevators, grain storage, refrigerated storage, bulk storage of petroleum products, and general storage.
- (4) Local and regional transit and passenger transportation facilities, and trucking terminals, maintenance and service facilities.
- (5) Laundry services.
- (6) The manufacturing, compounding, processing or treatment of such products as bakery goods, candy, cosmetics, dairy products, and food products.
- (7) Assembly of merchandise such as electrical appliances, and electronic or precision instruments.
- (8) Printing, lithographic, blueprinting, copying, and similar uses.
- (9) Light manufacturing activity which, by the nature of the materials, equipment, and processes utilized, is to a considerable extent clean, quiet, and free from any objectionable or dangerous nuisance or hazard including any of the following goods or materials:
  - a. Furniture and fixtures.
  - b. Paper and paperboard products.
  - c. Jewelry, silverware and plated ware.
  - d. Musical instruments and parts.
  - e. Toys and sporting goods.
  - f. Signs, advertising displays and canvas products.
  - g. Office computing and accounting equipment.
  - h. Jobbing and repair machine shops.
- (10) Body and paint shops for automobiles and other vehicles.

(c) *Permitted accessory uses.* Accessory uses and structures as defined in this chapter.

(d) *Uses authorized by special use permit.*

(1) Day care facilities serving the principal uses in the —1 district if the planning commission determines that the nature of the principal use and/or the relative location of the principal use or other uses to the day care facility does not pose any significant threat to the safety of children attending the day care facility (refer to section [94-192\(8\)](#)).

(2) Public buildings for governmental utility or public service use, including storage yards, transformer stations, and substations (refer to section [94-192\(8\)](#)).

(3) Communication towers and antennas (refer to section [94-173\(d\)](#)).

(4) Sale of repaired, used vehicles, by special use permit as an accessory use (refer to section [94-151\(c\)](#)) to a paint and body shop for automobiles and other vehicles (refer to section [94-151\(b\)\(10\)](#)) which meets and complies with the following conditions and criteria.

a. Only the sale of vehicles which have been purchased in a state of disrepair and then repaired at the premises operated as a body and paint shop pursuant to section [94-151\(b\)\(10\)](#).

b. The sale of repaired vehicles shall not exceed a total sum of eighteen (18) per calendar year.

c. No advertising shall occur to be placed on the premises indicating the sale of used vehicles. This shall include no "for sale" signage on the vehicle itself unless such vehicle is located on the premises where it is not readily visible to the general public from any nearby roads.

d. No repaired vehicles shall be kept or stored at the front of the site or at any location on the site where they are reasonably visible to the general public from abutting roadways.

e. The owner maintain accurate records on the premises for each vehicle purchased for repair reflecting the date of purchase, purchase price, seller, a brief description of repairs accomplished, and sale price. Such records shall be made available for inspection by the zoning official upon request.

f. Compliance with all other provisions of these Ordinances including the requirements for a Special Use Permit as well as section [94-151\(e\)](#).

g. The owner complies with any federal, state, or county ordinances or requirements relative to the sale of vehicles, obtains all required licenses and/or permits and maintains them in good standing at all times.

h. For purposes of the subsection [94-151\(d\)\(4\)](#), the following definitions shall apply:

1. *Vehicles* shall means and refer to automobiles, trucks, motorcycles, and similar items.

2. *State of disrepair* shall mean that the vehicle in question had such damage or necessitated repairs to its power train, chassis, other non-exterior visible items and/or body work and where the necessary repairs, at normal retail pricing would exceed twenty-five (25%) of the retail value of the vehicle, after repair.

(e) *Development standards*. Any use of land or structures in this district shall comply with the general development standards of section [94-121\(c\)](#) of this chapter.

(Ord. No. 152, 5-1-2006; Ord. No. 195, 11-18-2013)