

CHAPTER 165.39 M-1 LIGHT INDUSTRIAL DISTRICT

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165.39.010 Intent

The M-1, Light Industrial District, is intended to provide for the development of most industrial uses. The regulations are designed to permit operations in a clean and quiet manner and to protect adjacent district uses and industries within the district. Further development of residences is prohibited in this district to keep homes from absorbing any adverse effects of the industries and to conserve the supply of industrial land for industrial use.

165.39.020 Use Regulations

A building lot or tract within the M-1, Light Industrial District, shall be used only for the following purposes, unless otherwise provided in this chapter:

A. Principal Uses Permitted

No land shall be used or occupied and no building, structure or premise shall be erected, altered, enlarged, occupied or used, except as otherwise provided in this ordinance, for other than one or more of the following specified uses:

1. Industrial-type uses, such as, but not limited to:
 - a. Industrial-type uses permitted in the C-3 district
 - b. Agricultural building and structure
 - c. Automotive salvage yard, if in a completely enclosed building
 - d. Firms involved in the servicing, packaging, cleaning, repair and storage of materials, Goods and products
 - e. Industrial firms involved in the fabrication, processing, production compounding and manufacturing of materials, goods and products
 - f. Planing mill and saw mill, if in a completely enclosed building
 - g. Railroad freight station, but not including switching, storage, freight yards and maintenance facilities
 - h. Storage and sale of trailers, farm implements and other similar equipment on an open lot
2. Wholesale and warehouse uses, such as, but not limited to:
 - a. Wholesale and warehouse uses permitted in the C-3, Highway Commercial District

- b. Warehouse
 - c. Wholesale establishment
 - d. Storage of household goods
3. Commercial uses:
- a. Service retail business permitted in the C-3, Highway Commercial District
 - b. Business establishments:
 - 1. Advertising sign
 - 2. Automobile diagnostic center
 - 3. Automobile repair shop
 - 4. Bottled gas dealer
 - 5. Bottling works
 - 6. Building services and supplies
 - 7. Cartage, express and parcel delivery establishment
 - 8. Commercial greenhouse
 - 9. Commercial testing laboratory
 - 10. Contractor's yard
 - 11. Fuel oil dealer
 - 12. Furniture repair and upholstery
 - 13. Lumber yard
 - 14. Motor vehicle dealer
 - 15. Off premise sign and billboard
 - 16. Tire retreading and repair shop
4. Public, quasi-public and governmental buildings and facilities, such as, but not limited to:
- a. Public, quasi-public and governmental buildings and facilities permitted in the C-3, Highway Commercial District
 - b. Animal pound and shelter
 - c. Radio and television studio and station
 - d. Transit and transportation facility

B. Special Uses Permitted

The following uses may be permitted only if specifically authorized by the Board as allowed in 165.72 and 165.80:

1. Automobile laundry and car wash
2. Drive-in banking facility
3. Golf driving range
4. Landfill with non-combustible material free from refuse and/or food wastes, not including a sanitary landfill.
5. Mining and/or the extraction of minerals, sand, gravel, topsoil or other aggregates, including equipment, buildings or structures for screening, crushing, mixing, washing or storage provided that:
 - a. Open pits or shafts shall be not less than 200 feet from any public road.
 - b. All buildings or structures shall be located not less than 200 feet from any property line.
 - c. The borders of the property shall be fenced with a solid fence or wall at least six feet in height when the property is adjacent to or across the street from any district other than an industrial district.
 - d. A plan of development of the reclamation of the land shall be provided as part of the application for special use. The plan of development shall be accompanied by a written agreement between the owner or his agent and the City of DeWitt, and a performance bond in an amount equal to the cost of the reclamation of the land as set forth in the development plan.
6. Radio and television transmission tower
7. Residence of the proprietor, caretaker or watchman, when located on the premises of the commercial or industrial use.
8. Sewage treatment plant
9. Child care center and preschool

C. Temporary Permit Uses Permitted.

Upon application to and issuance by the Building Official of a permit therefore, the following uses may be operated as temporary uses:

Same as those permitted in C-3.

D. Accessory Uses Permitted.

Same as those permitted in C-3.

E. Prohibited Uses

All uses not expressly authorized in section 165.39.020.

165.39.030 Height, Yard and Setback Requirements

The height, yard and setback requirements within the M-1, Light Industrial District, shall be as required in Chapter 165.60.

165.39.040 Off-street Parking and Loading Requirements

The off-street parking and loading requirements within the M-1, Light Industrial District, shall be as required in Chapter 165.65.

165.39.050 Sign Regulations

The sign requirements within the M-1, Light Industrial District, shall be limited to those permitted in Chapter 165.67.