

ARTICLE 18. M-1 MANUFACTURING—LIGHT

Sec. 1801. Purpose.

M-1 (manufacturing—light) zoning districts are intended to establish and preserve physically and aesthetically desirable areas in which clean, low-intensity manufacturing activities may locate and be protected from the intrusion of incompatible land uses. By having such areas available, both new and existing industries may operate and undertake expansion of facilities with the least possible adverse effect on other types of activities which might be incompatible with manufacturing. The elimination of non-manufacturing activities from M-1 districts benefits manufacturing activities by removing some possible obstacles to their smooth operation and expansion. The description of the permitted uses listed below are categorized using the North America Industry Classification System (NAICS).

Sec. 1802. Determining if an area is suitable for inclusion within a M-1 district.

The factors contained in section 410 of these regulations must be thoroughly considered by the planning commission as well as the Lamar County Board of Commissioners when determining in which zoning district an area of land is to be placed. This will assure that rational comprehensive planning principles are the basis upon which the decision is made. Land use decisions which are based on sound planning principles encourage the development and preservation of land use patterns that provide healthful and safe living conditions for the residents of Lamar County.

(Ord. No. 2010-16, 11-16-10)

Sec. 1803. Boundaries of M-1 districts.

The official zoning map (section 2301 of these regulations) shows the boundaries of all M-1 districts within Lamar County. Article 23 also contains additional information concerning interpreting district boundaries, amending boundaries, etc.

(Ord. No. 2010-16, 11-16-10)

Sec. 1804. Permitted uses.

- (a) The following principal uses are permitted in M-1 districts:
- (1) Transportation and Warehouses
 - (2) Wholesale trade
 - (3) Manufacturing
 - (4) Construction
 - (5) Repair
 - (6) Retail trade in conjunction with manufacturing and/or construction activities
 - (7) Off street parking and storage of commercial vehicles or equipment
 - (8) Local, state, or federal government building.

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- (9) Utility substation meeting the following development standards:
 - a. Structures must be placed at least thirty (30) feet from all property lines.
 - b. Structures must be enclosed by a woven-wire fence at least eight (8) feet high with bottom of fence either flush with the ground or with a masonry footing.

 - (b) The following principal uses may be permitted as special exceptions in M-1 districts:
 - (1) Airport, heliport.
 - (2) Radio or television transmission tower over thirty-five (35) feet high.
 - (3) Buildings with a total of over 25,000 square feet.
 - (3) New technology industries that don't readily fit under any of the above permitted uses.
 - (c) The following accessory uses are permitted in M-1 districts:
 - (1) Those determined by the administrative officer to be customarily appurtenant to those uses permitted in this district.
 - (d) The following accessory uses may be permitted as special exceptions in M-1 districts:
 - (1) Those determined by the administrative officer not appurtenant to those uses permitted in this district.
 - (e) All accessory uses must meet the following standards:
 - (1) They may not be located closer than five (5) feet to any property line. Property line fences must be set back only a sufficient amount to allow access for required maintenance on both sides of the fence.
 - (2) Accessory buildings and structures not attached to the principal building must be located at least twelve (12) feet from the principal building on the lot.
 - (f) All uses not permitted within M-1 districts by this section are specifically prohibited.

Sec. 1805. Development standards for M-1 districts.

In addition to the development standards contained in article 4 of these regulations, the following standards are required within M-1 districts:

- (a) *Maximum floor area for buildings:* 25,000 square feet
- (b) *Minimum lot area:*
 - (1) *Unsewered areas without public water:* As specified by the Lamar County Health Department, but in no case less than eighty-seven thousand, one hundred twenty (87,120) square feet (two (2) acres); however, a lot of record lawfully existing at the time of passage of these regulations and having an area of less than two (2) acres (nonconforming) may nevertheless be developed with a use which is permitted within a M-1 district if approved by the Lamar County Health Department.
 - (2) *Unsewered areas with public water:* As specified by the Lamar County Health Department, but in no case less than eighty-seven thousand, one hundred twenty (87,120) square feet (two (2) acres); however, a lot of record lawfully existing at the time of passage of these regulations and having an area of less than two (2) acres (nonconforming) may nevertheless be developed with a use which is permitted within a M-1 district if approved by the Lamar County Health Department..:
 - (3) *Sewered areas with public water:* Forty-three thousand, five hundred sixty (43,560) square feet (one (1) acre); however, a lot of record lawfully existing at the time of passage of these

regulations and having less than one (1) acre (nonconforming) may nevertheless be developed with a use which is permitted within a M-1 district.

- (c) *Minimum lot width and building site:*
 - (1) For lots 2 acres and less: 100' minimum lot width and building site
 - (2) For lots 2 acres to 5 acres: 200' minimum lot width and building site
 - (3) For lots over 5 acres: 300' minimum lot width and building site
- (d) *Minimum front yard:*
 - (1) *Arterial streets/roads:* One hundred fifty (150) feet from the front property line.
 - (2) *Collector streets and other streets/roads:* one hundred (100) feet from the front property line.
- (e) *Minimum side yard:* Fifty (50) feet
- (f) *Minimum rear yard:* Fifty (50) feet
- (g) *Fire apparatus access:* Building and property must be designed to allow fire apparatus full access to all sides of the building
- (h) *Minimum vegetative buffer:* twenty-five (25) feet for property lines adjacent to commercial and industrial uses; Fifty (50) feet for property lines adjacent to agricultural and residential uses
- (i) *Maximum lot coverage by building, pavement, packed earth, and/or anything that prevents rain water from making direct contact with trees or grass:* Fifty (50%) percent.
- (j) *Outside storage of materials:*
 - 1. *Wares for sale must be kept orderly and maintained*
 - 2. *construction materials must be screened so as not to be seen from the road*
- (K) *Parking lots and other outside areas:* must be maintained and kept free of debris
- (i) Development standards common to most districts are listed under subsections 505(h)—(x).