

CHAPTER 12

M-1 LIGHT INDUSTRIAL DISTRICT

A. Statement of Intent: The M-1 Light Industrial District is intended principally for manufacturing, processing, storage, wholesaling, distribution and related uses that are generally contained within a building. It is further the intent of this district to accommodate such uses in appropriate locations which will not adversely affect existing and future land uses in other districts, and be located on adequately constructed roads capable of handling the increased traffic load.

B. PERMITTED PRINCIPAL USES & STRUCTURES	REQUIRED PARKING
1. All uses and structures may be required to have a loading space.	1 space per 10,000 square feet of floor area or fraction thereof. See Chapter 14.
2. Manufacturing & processing uses that are contained within a building and have no exterior storage, create no offensive noise, dust, odor, vibration or electrical interference.	1 space for every 2 employees on the maximum shift plus 1 space for each company vehicle.
3. Animal hospitals or kennels.	1 space for every 300 square feet of sales, service and office floor space.
4. Contractor's construction office, maintenance and fabrication shops or storage yard.	Same as 3.
5. Automotive, mobile home, farm, implement or truck sales, service, repair and reconstruction.	Same as 3.
6. Lumber yards and building material sales and storage.	Same as 3.
7. Wholesaling and warehousing but not including the bulk storage of liquid fertilizer or petroleum products under pressure.	1 space for each employee plus 1 space for each company vehicle.
8. Truck and freight terminals.	Same as 7.
9. Commercial grain storage bins, elevators and feed mills.	Same as 7.
10. Welding, machine, repair and fabrication shops.	Same as 7.
11. Automobile paint and body shops.	Same as 7.
12. Plumbing, heating, air conditioning and sheet metal shops.	Same as 7.
13. Railroads, sewer, water and other utilities including storage and maintenance yards.	Same as 7.
14. Storage facility as provided in Chapter 2, Number 97.	Adequate parking and driveway areas shall be provided around the building's perimeter, see Chapter 4.

C. Permitted Accessory Uses and Structures:

1. Uses and structures clearly incidental and necessary to the permitted principal uses or structures of this district.
2. Temporary buildings used in conjunction with construction work provided that such buildings are removed promptly upon completion of the construction work.
3. Dwelling units for watchmen or caretakers employed on the premises provided that an open yard of at least 2,400 square feet is reserved and maintained for use by the occupants.

D. Special Exception Uses and Structures: Subject to Chapter 17, Section 17.18(2), and the requirements contained herein, the Board of Adjustment may permit the following:

1. The bulk storage of liquid fertilizer and petroleum products under pressure; provided that such use is located not closer than 750 feet to any existing dwelling other than that of the owner or operator or any park, school, church or place of public assembly; that it is located so that prevailing winds will not cause gases, or odors to create a nuisance or hazard for developed properties in the vicinity; that 1 parking space for each employee and 1 space for each company vehicle be provided and at least 1 loading space be provided for 10,000 square feet of floor space.
2. Communications stations and towers provided that they shall not be closer to a dwelling or place of public assembly than a distance equal to one-half their height, that the height and location shall not interfere with the operation of any airport or landing strip, and that 1 off-street space per employee and 1 off-street space for each company vehicle be provided.

E. MINIMUM LOT AREA & WIDTH	MINIMUM YARD REQUIREMENTS	MAXIMUM HEIGHT
1. See Special Requirements.	Front.....40 feet Rear.....40 feet Side.....20 feet Street Side, Corner Lot..25 feet	4 stories or 50 feet.  Height shall not interfere with airborne traffic as established by Federal, State and Local regulations.

F. Permitted Signs:

1. Temporary signs advertising the sale or lease of the premises not to exceed 32 square feet in area.
2. Trade, business or industry identification signs for the businesses located on the site provided that:
  - a. Free standing signs shall not exceed 100 square feet in area or 35 feet in height.
  - b. Advertising signs pertaining to goods and services available on the premises.
  - c. Signs mounted or painted on the wall of the building shall not cover more than 20 percent of the building face on which they are located or 200 square feet, whichever is smaller.
  - d. The total combined area of all signs shall not exceed 300 square feet per business or more than 2 square feet of sign area for every lineal foot of lot frontage, whichever is smaller.
3. Billboards and advertising signs provided that:

- a. They are not within 300 feet of a residence, school, park, cemetery or public or semi-public building.
  - b. They are not within 500 feet of another billboard or advertising sign.
  - c. No billboard or advertising sign shall exceed 672 square feet of total surface area plus extensions of up to a maximum of 153 square feet "cut out area". The maximum height of the billboard, including extensions, is 45 feet.
  - d. Iowa Department of Transportation (IDOT) Approval: Any proposed sign or billboard along a State or Federal highway must be approved by IDOT, along with compliance with the regulations of the Zoning Ordinance.
4. No sign or billboard shall be located in, overhang or project into a required yard.
  5. All signs shall be maintained in a neat, safe, presentable condition, and in the event their use shall cease, they shall be promptly removed.

G. Special Requirements:

1. Lot size shall be determined by the completion of a percolation test by a licensed engineer or County Health Department with their recommendation as to lot size to adequately serve sanitary sewer and water systems, but at no time shall the lot size be less than one (1) acre in area.
2. All water supply and sewage disposal facilities shall be approved by the County Health Department and/or the Iowa Department of Natural Resources; proof of such approval shall be provided to the Zoning Administrator prior to the issuance of a permit for any use in this district.
3. Where applicable, proposed uses shall comply with the requirements of the appropriate division of the Iowa Department of Natural Resources as provided for in Section 455B of the Code of Iowa.
4. No raw material, finished product or waste product which may cause dust or odor which would adversely affect adjoining properties shall be stored outside a building nor shall any other debris or waste product be permitted to accumulate on the site. Open storage yards, shipping and receiving yards shall be located at least thirty (30) feet from any street right-of-way and at least twenty (20) feet from any lot line, with the exception that any livestock feed, grain, coal and similar materials shall be stored at least three hundred (300) feet from any Residential District. Storage yards containing combustibles shall be so located as to permit easy access for the fighting of a fire in such an area.
5. See General District Regulations (Chapter 3).