

**ARTICLE 13**

**INDUSTRIAL DISTRICTS**

**SECTION 1: INDUSTRIAL DISTRICTS ESTABLISHED**

**1.1 Districts.** The industrial districts are hereby established as M-1 (local industry), M-2 (light industry), M-3 (general industry), and M-4 (industrial park).

**1.2 Purpose.** The industrial districts are intended to provide appropriate areas for the location of industrial uses, and to protect these areas from intrusion by residential and other inharmonious uses.

**SECTION 2: INDUSTRIAL DISTRICTS USE SCHEDULE**

Zoning District	Permitted Uses Refer to Note 1	Conditional Uses Refer to Section 3 or Article 17	Special Uses Refer to Section 4 or Article 17
Local Service Industry  M-1	BW Permitted Uses Bakeries Bottling plants Electrical Heating & A/C Laundry & Dry Cleaning Light Manufacturing & Processing Plumbing Printing Restaurants Sheet Metal Welding	Animal Kennels & Hospitals Carnivals & Circuses Cemeteries Churches Community Res. Homes Day Care Centers Living Units Plasma Centers, Blood Banks, and Food Banks Private Transportation Services Schools	Country Clubs & Golf Courses Recovery Homes or Treatment Facilities Shopping Centers
Light Manufacturing  M-2	Distribution Light Manufacturing & Industrial Activities except B District permitted uses Warehousing Wholesaling	Fleet Service Repair Gun Ranges Living Units Retail Sales	Day Care Centers
General Industry  M-3	M-2 Permitted Uses General Industry	Living Units	Day Care Centers
Industrial Park  M-4	Business & Professional Serv. Construction Equipment Rentals Industrial & Mfg. Activities Warehouses & Storage Bldg.	Living Units Retail Sales & Services Transit Operations Truck Rentals	Day Care Centers

**Note 1.**

(a) Any application for a building permit or certificate of occupancy for any industrial use shall be accompanied by two copies of the proposed construction or development plan, including a description of the proposed machinery, operations, and products, and specifications for the mechanisms and techniques to be used in restricting the emission of dangerous and objectionable elements. The applicant shall execute a statement of understanding of the applicable performance standards and an agreement to comply with the performance standards at all times.

(b) If, after review of the application, there is reasonable doubt as to the likelihood of compliance, the application shall be referred for review and recommendation to one or more qualified consultants selected by the City Commission. The consultant shall submit a report concerning the likelihood of compliance with the standards based on the applicant's plan within thirty days. A copy of the report shall be promptly made available to the applicant. All fees and costs of consultant review shall be paid for solely by the applicant. After receipt of the consultant's recommendation, public hearings will be held by the Planning Board and City Commission after notice by display advertisement. The Commission shall either grant or deny the permit.

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**SECTION 3: CONDITIONAL USE REQUIREMENTS**

**3.1 Animal Kennels & Hospitals.** Animal kennels and hospitals shall be permitted as conditional uses in M-1 districts, provided the entire facility, including treatment rooms, cages, pens, and kennels is completely enclosed and soundproofed. Outside exercise areas may be permitted when incorporated in the site plan. No objectionable noise or odors shall be permitted outside.

**3.2 Fleet Service Repair.** Fleet service repair which provides vehicle repair services exclusively for business and industry, and does not serve the general public or accept individual customers, shall be permitted as a conditional use provided:

(a) Services shall be limited to fleet vehicles only. Outside advertising shall be limited to fleet service repair and shall not include general vehicular repair.

(b) All vehicular service activity shall be in an enclosed structure.

(c) Outside storage of supplies and parts is prohibited. Damaged vehicles or vehicles in disrepair shall be parked within an enclosed structure.

(d) No vehicle body repairs shall be conducted between 8 p.m. and 7 a.m.

**3.3 Gun Ranges.** Gun ranges for training practice with firearms shall be permitted as a conditional use provided all areas where firearms will be discharged shall be completely enclosed with steel plate and acoustical tiles, or other materials with approved bulletstop and soundproofing capability.

**3.4 Living Units.** Living units are permitted as an accessory use when located in the principal building for which the certificate of occupancy is current and the units are for use by security or maintenance personnel.

**3.5 Retail Sales and Services.**

(a) In M-2 or M-4 districts, office buildings or developments may include drugstores, newsstands, barber shops, beauty shops, valet shops, speciality stores, and delicatessens designed primarily to serve the employees of the building or development. No entrance shall be permitted directly from the street to the accessory use, and no sign relating to the accessory use shall be visible from the outside of any building.

(b) Retail sales to the general public shall be permitted in M-2 districts as an accessory to a permitted use, provided:

1. A maximum of 15% of the floor area of the building shall be available for a retail showroom. Retail customers shall not have access to other storage areas and retail displays shall not be placed in other storage areas. In buildings with multiple occupancy, no tenant or licensee shall have a customer showroom greater than 15% of the floor area occupied by the business.
2. Additional off-street parking shall be provided for the retail customer showroom in accordance with the retail use parking requirements.
3. With the exception of building materials, all goods shall be stored indoors or in rear yards which meet the screening requirements for such use.
4. No merchandise shall be displayed behind windows facing a public right-of-way in a manner which allows the displays to be visible from the right-of-way. Signage identifying the retail activity is prohibited.

**3.6 Transit Operations.** Transit operations which provide storage, dispatching, and light maintenance for commercial transit fleets shall be permitted as a conditional use provided:

(a) Services shall be limited to commercial transit fleets. Outside advertising shall not include general vehicular storage or repair.

(b) All vehicular service activity and storage of parts, supplies, or damaged vehicles shall be shielded from the right-of-way and adjacent properties by a permanent structure.

(c) Outside storage of supplies, parts, and damaged vehicles is prohibited.

(d) No vehicle body repairs shall be conducted between 8 p.m. and 7 a.m.

**3.7 Truck Rentals.** Truck rentals as an accessory use to storage or warehouse facilities shall be permitted as a conditional use provided:

- (a) One truck per 50 storage units shall be permitted with a maximum of four trucks.
- (b) When not in use, the trucks shall be stored in an area not visible from a public right-of-way.
- (c) Outside advertising is prohibited.

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**SECTION 4: SPECIAL USE REQUIREMENTS**

(Reserved)

**SECTION 5: LOT AND BUILDING REQUIREMENTS**

Zone	Min. Lot Area	Min. Lot Width at Bldg. Line	Min. Lot Depth	Min. Front Yard	Min Side Yard Interior	Min Side Yard Street	Min Rear Yard	Max % of Lot Coverage	Max. Bldg. or Structure Height	Outside Storage	Parking
M-1	5,000 Sq. Ft.	50'	None	None	5'	5'	5'	None	None	Permitted	Reqd.
M-2	1.5 Acres	150'	None	50'	20'	30'	25'	60%	None	Note 3	Reqd. and Note 5
M-3	5 Acres	200'	None	50'	25'	50'	25'	70%	None	Note 3	Reqd. and Note 5
M-4	Note 1	150'	None	Note 2	25 Ft. plus 6" for each ft. of bldg. ht. over 35'	50 Ft. plus 6" for each ft. of bldg. ht. over 35'	25 Ft. plus 6" for each ft. of bldg. ht. over 35'	60%	None	Note 4	Reqd. and Note 6

**Note 1. Minimum Lot Area.** 90% of the lots in an industrial park shall be a minimum of 2 acres, and 10% of the lots may be a minimum of 1.5 acres.

**Note 2. Minimum Front Yard.** The minimum front yard shall be 75 feet on lots of less than two acres, and 100 feet on lots of two acres or more.

**Note 3. Outside Storage.** Outside storage shall be prohibited in front yards but permitted in side and rear yards not adjacent to arterial or collector streets. Outside storage shall be screened from adjacent properties and rights-of-way.

**Note 4. Outside Storage.** Outside storage shall be permitted only in rear yards, and shall be completely enclosed by a wall or fence not less than six feet in height with a density that obscures visibility by at least 75%.

**Note 5. Parking.** Parking shall be set back at least 35 feet from the front property line.

**Note 6. Parking.** Parking shall occupy no more than 10% of the front yard.