

2.5.1 M-1 Industrial District

The following provisions shall apply in the M-1 Industrial District unless otherwise provided in these regulations:

A. Permitted Uses:

Accessory uses or buildings: those uses allowed shall be subordinate, customary and incidental to the permitted primary uses, including retail sale, rental or repair of items manufactured or assembled on site. Any accessory structure must meet site and other requirements of this zone. Under no circumstances will uses appropriate only in the **M-3** zone be allowed in this zone as accessory uses

Agricultural uses

Automobile parking areas, public and private

Auxiliary commercial uses: the following commercial uses shall be permitted only when subordinate and incidental to areas of existing industrial use:

Branch offices of banks, savings and loans and similar financial institutions

Convenience grocery stores

Credit unions

Restaurants as permitted in the **C-1 District**

Vehicle service stations or repair

Contractor's shop, including but not limited to building, electrical, HVAC, landscape, and plumbing contractors, provided all operations are confined within a building

Carting and light local deliveries

Churches, parish halls and temples

Dwellings, only in connection with bona fide agricultural operations, or as living quarters for bona fide caretakers and/or for watchmen and their families

Greenhouses, wholesale

Indoor paint ball ranges

Laboratories, research, experimental or testing, but not including combustion type motor-testing

Medical laboratories

Office buildings, as accessory uses only

Telecommunications hotels

Temporary buildings, the uses of which are incidental to construction operations being conducted on the same or adjoining lot or tract, and which shall be removed upon completion or abandonment of such construction, or upon the expiration of a period of two years from the time of erection of such temporary buildings, whichever is sooner

Warehouse, storage, including mini-warehouses

Wholesale houses and distributors, provided the operation is enclosed in a building

Uses, manufacture, processing, treatment, or storage of the following, providing all operations permitted, including storage, must be confined within a building (uses located totally within the caverns developed under a Conditional Use Permit for Underground Space shall be considered to meet the requirement of confinement within a building)

Adhesives, excluding manufacturing of basic components

Awnings, metal

Beverage (non-alcoholic) manufacture

Beverage, blending and bottling

Blacksmith

Bookbinding

Broom and brush

Button manufacture, except button blanks from shell

Carbon paper and ink ribbons

Carpenter, cabinet making, and pattern shops

Chemicals (packing only)

Clay products of handicraft nature including ceramics, pottery, tile (glazed), or similar products

Cleaning and dyeing of garments, hats and rugs

Clocks and watches

Cloth products, including canvas, clothing, garments

Computers and related equipment

Cosmetics or toiletries

Electronic measuring instrument and electrical control devices

Electrical appliance and apparatus assembly (small), including fans, fixtures, hot-plates, irons, mixers, motion picture equipment (home), phonographs, radios, television sets, toasters, toys, or similar products, but not including electrical machinery

Electrical supplies, including cable and wire assemblies, batteries (dry cell), insulation, lamps, switches, or similar supplies

Flowers, artificial

Food processing, including bakery products (wholesale), candy manufacture, coffee, tea, and spices (processing and packaging), creamery and dairy operations, ice cream manufacture, macaroni and noodle manufacture, oleomargarine (compounding and packaging only)

Fur finishing and fur goods, not including tanning, dyeing

Glass products from previously manufactured glass

Hair, felt, or feather products

Hat finishing and millinery from straw and other fibers

Ink or ink ribbon, packaging

Instruments, accessories and supplies used in medical diagnosis and treatment

Jewelry

Latex paints (water base)

Leather products manufacture (no tanning operations), including shoes, machine belting, or similar products
Luggage
Machines, business, including accounting machines, calculators, card counting equipment, typewriters, or similar products
Medical appliances, including braces, limbs, stretchers, supports, or similar appliances
Motion picture production
Musical instruments (including pianos and organs)
Novelty products (from prepared materials)
Optical equipment
Paper products, including bags, boxes, bulk goods, containers (shipping), envelopes, interior packaging components, stationery, tubes, wallpaper, or similar products
Pharmaceutical products (compounding only)
Photographic equipment
Plastic molding and shaping, excluding manufacturing of basic components
Precision instruments
Printing, publishing, engraving, including photo-engraving
Scenery construction
Sheet metal shops
Signs and displays (non-metal)
Soaps or detergents, including washing or cleaning powder or soda, packaging only
Statuary and art goods, other than stone and concrete, including church art, figurines, mannequins, religious art, (excluding foundry operations)
Stamp (hand), stencils, and brands
Toys and games
Trade and business schools
Umbrellas and parasols
Upholstery and furniture shops, wholesale
Vehicles, children's, including baby carriages, bicycles, scooters, wagons, or similar vehicles
Window shades, Venetian blinds, awnings, tarpaulins, and canvas specialties
Wood products, including furniture, baskets, boxes, crates, or similar products, and copperage works (except copperage stockmill)

Those uses which are more similar in type and intensity to the above list of uses than to uses listed elsewhere in these regulations.

B. Conditional Uses:

Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to [Chapter 4 Part 2](#) for a listing of uses and requirements that apply to specific uses.

C. Property Development Regulations:

Refer to the applicable Form District regulations in **Chapter 5** for lot size, setback, building heights and other restrictions.

D. Maximum Density and FAR

1. Maximum Floor Area Ratio: 2.0

2. Maximum Density: None

2.6.2 PRO Planned Research/Office District

The PRO - Planned Research/Office District is intended:

1. To provide sufficient space in appropriate locations for attractive landscaped laboratories, research, factories, and distribution centers.
2. To insure compatibility between the industrial operations within the park and the existing activities and character of the community in which the park is located.
3. To provide opportunities for employment close to residential areas and thus to cut travel time from home to work and the burden on the streets and transit system.

The following provisions shall apply in the PRO District unless otherwise provided in these regulations.

A. Permitted Uses:

All uses permitted in the **M-1 Industrial District**, all uses must be confined within a building, including storing (uses located totally within the caverns developed under a Conditional Use Permit for Underground Space shall be considered to meet the requirement of confinement within a building)

Clubs, private, non-profit

Colleges, schools and institutions of learning

Day care centers, day nurseries, nursery schools and kindergartens

Dwellings only in connection with bona fide agricultural operations, or as living quarters for bona fide caretakers and/or watchmen and their families

Governmentally owned or operated buildings or uses

Libraries, museums, historical buildings and grounds, arboretums, aquariums, and art galleries; not for profit

Office buildings

Parks, playgrounds and community centers, not for profit

Retail sales and consumer service establishments (not including warehouse sales) dealing primarily with employees and visitors of establishments permitted as principal uses, provided that such commercial uses shall not occupy more than 5 percent of the land area of the district in which it is located

Trade and business schools, not objectionable due to noise, odor, dust, smoke, vibration, or other reasons

B. Conditional Uses:

Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to **Chapter 4 Part 2** for a listing of uses and requirements that apply to specific uses.

C. Maximum Density and FAR

1. Maximum Floor Area Ratio:.....0.5
2. Lot Coverage: Not more than 35% of the lot may be covered by structures