

- CODE OF THE COUNTY  
Chapter 25 - ZONING  
ARTICLE III. - DISTRICT REGULATIONS  
DIVISION 10. INDUSTRIAL DISTRICT (M-1)—LIGHT INDUSTRY

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*DIVISION 10. INDUSTRIAL DISTRICT (M-1)—LIGHT INDUSTRY<sup>1</sup>*

**Sec. 25-352. Purpose.**

- (a) This district is established to encourage the development of manufacturing and wholesale business establishments which do not produce high levels of smoke, smell, noise, light, dust and other nuisances; which operate primarily within enclosed structures; and which do not deal with large volumes of customers on a continuous basis throughout the day.
- (b) Limitations on (or provisions relating to) height of building, horsepower, heating, flammable liquids or explosives, controlling emission of fumes, odors, or noise, landscaping and the number of persons employed may be imposed to protect and foster environmental desirability while permitting industries of certain types to locate near a labor supply, provided buffering districts or buffering land is provided.
- (c) This district is limited to commercial establishments, retail and wholesale, and light manufacturing on and off the premises, all of which may have outside storage of materials and outside displays of product for sale.

(Ord. of 5-25-88)

**Sec. 25-353. Permitted uses.**

Within the Light Industry Industrial District (M-1), the following uses are permitted:

Accessory uses.

Agricultural warehouses.

Aircraft assembly, manufacturing.

Amusement shop.

Auditorium.

Apartments combined with business.

Apparel manufacturing.

Arenas.

Appliance manufacturing, small, household type.

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<sup>1</sup>Editor's note(s)—The Franklin County Comprehensive Plan includes a section to guide the county on zoning applications in industrial areas. This section, entitled "Environmental, Land Use Considerations and Standards," is found on pages 9-42 and 9-43 of the originally adopted Plan of 1985.

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Appliance manufacturing, large, household type.  
Art supplies manufacturing.  
Assembly halls.  
Automobile manufacturing.  
Automobile, other vehicle wash operations.  
Bakery, large, commercial type.  
Beverage and bottling operations.  
Blacksmith.  
Boat building.  
Brick and block, retail/wholesale, no manufacturing.  
Broom and brush manufacturing.  
Butcher shop.  
Business equipment manufacturing.  
Building materials; retail/wholesale.  
Building materials manufacturing.  
Cabinet shops.  
Candy and confectionery manufacturing.  
Canvas manufacturing.  
Cardboard manufacturing.  
Carpet cleaning.  
Caterers.  
Cellophane manufacturing.  
Cemeteries, community and commercial type.  
Cemeteries on joint church property.  
Churches.  
Clocks manufacturing.  
Cloth manufacturing, assembly of products from cloth.  
Coal, coke storage yards.  
Cold storage locker facilities.  
Colleges.  
Communication equipment manufacturing.

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Computer equipment manufacturing.  
Construction equipment manufacturing.  
Conservation areas, public and private.  
Contractors' office and facilities.  
Convenience store.  
Cosmetics manufacturing.  
Country store.  
Crafts manufacturing.  
Crafts shop.  
Custom meat cutting operations.  
Cut and sew operation.  
Dairy products manufacturing.  
Die-cut paperboard manufacturing.  
Dormitories.  
Drafting equipment manufacturing.  
Drive-in restaurant, with walk-in.  
Drugs compounding, manufacturing, packaging.  
Drycleaning and laundry shop.  
Elder care center, home, facility, licensed.  
Electrical machinery and equipment manufacturing.  
Emergency services facilities—Fire, rescue.  
Farm equipment manufacturing.  
Feed and seed stores.  
Fire extinguisher manufacturing.  
Flea markets.  
Flooring manufacturing.  
Floor covering manufacturing.  
Food and grocery stores.  
Food products manufacturing.  
Freight stations.  
Frozen food products manufacturing.

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Fruit processing.

Furniture and cabinet manufacturing.

Furniture fixtures manufacturing.

Furniture store.

Gasoline stations.

Garages (private) for storage of personal vehicles.

Garages, for repair of autos, recreational vehicles, trucks, motorcycles.

Gardens (private).

General store.

Glass, clay products.

Greenhouses, nurseries.

Hardware store.

Hobby shop, toy store.

Homes for developmentally disabled.

Home or apartment in combination with a business.

Hospitals.

Ice manufacturing.

Industrial controls manufacturing.

Instrument manufacturing—Electronic, scientific, engineering, medical or dental.

Jewelry manufacturing.

Kennels.

Laboratories and research facilities.

Laboratories, manufacturing.

Lamp, lampshade manufacturing.

Laundries commercial type.

Libraries.

Lighting equipment manufacturing.

Lithography.

Lodge halls.

Lodges.

Lumber and wood products manufacturing.

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Machine shops (with no presses).

Machinery manufacturing, other than appliances (no presses).

Manufacture of products from bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paint, plastic, precious metals, precious stones, rubber, shell, textiles, wood—Previously prepared.

Malt products manufacturing.

Manses, church-owned dwelling units.

Marinas.

Meat processing, not a slaughterhouse.

Medical clinics, not veterinary.

Milk distribution, retail.

Milk and dairy products, retail.

Milk stations.

Milk and dairy products manufacturing.

Milk bottling.

Mobile home sales.

Mobile home manufacturing.

Mortician supply manufacturing.

Motels, hotels, tourist and resort facilities.

Motion picture productions.

Motors, motor parts manufacturing (no presses).

Moving and storage firms.

Museums.

Musical instruments.

Newsstands.

Novelty shops.

Nursing homes.

Offices; professional.

Office products manufacturing.

Off-street parking.

Optical goods manufacturing.

Outdoor theatres.

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Outdoor displays on business properties.

Paint store.

Paint contractor.

Paint manufacturing.

Paperboard manufacturing.

Paper products manufacturing, not raw paper, pulp processing.

Parking facilities, commercial.

Pasta manufacturing.

Pens, pencils and artists' materials manufacturing.

Perfume manufacturing.

Permanent chipping mill.

Permanent planing mill.

Permanent sawmill.

Pharmaceuticals.

Phonograph, related audio products manufacturing.

Photography equipment manufacturing.

Piers, docks, commercial.

Plumbing parts manufacturing.

Pottery, figurine manufacturing from previously prepared materials.

Portable and temporary chipping mill.

Portable and temporary planing mill.

Portable and temporary sawmill.

Precious metals processing.

Precious stones processing.

Print shop.

Product development.

Public garages.

Public utilities, including substations, power generation, water and sewer plants for treatment.

Public utilities structures, towers.

Public facilities, offices, storage yards.

Pulpwood storage and processing.

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Radio and TV stations.

Railroad facilities.

Restaurants.

Roads, streets, right-of-ways, easements.

Roasted coffee, tea products manufacturing.

Rubber and rubber products manufacturing.

Sales, service and repair of autos, trucks, recreational vehicles, motorcycles, farm equipment, garden equipment, appliances, televisions, radios, phonographs, electrical equipment, plumbing, logging equipment, boats, motors (gas and electrical), mobile homes, machinery, sewage disposal systems, tires, telephones, upholstery, watches, jewelry construction equipment.

Security man's house.

Senior citizens' center, home.

Sewage disposal system manufacturing.

Sheet metal shop.

Sheet metal manufacturing.

Shell processing.

Signs.

Sign manufacturing.

Small cell and micro-wireless facilities, subject to the requirements of section 25-128(d).

Solar Generation Facility, Small, (see section 25-148).

Spice manufacturing.

Sporting goods store.

Sporting goods and athletic goods manufacturing.

Sugar manufacturing.

Straw processing.

Telephone exchanges, manned or unmanned.

Telephone manufacturing.

Temporary construction facilities, subject to the requirements of section 25-129.

Temporary events, subject to the requirements of section 25-134.

Textile manufacturing, yard manufacturing.

Theatres, indoor.

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Tire manufacturing, recycling.

Tobacco products manufacturing.

Toiletries manufacturing.

Toys and amusements manufacturing.

TV set manufacturing.

Umbrella and cane manufacturing.

Upholstery firms.

Veterinary clinic, hospital.

Vegetable processing.

Watch manufacturing.

Water systems.

Wayside stands.

Welding operations.

Wine, spirits manufacturing, licensed.

Wood products manufacturing, wood storage.

Wood working shops.

(Ord. of 5-25-88; Res. No. 28-08-90, 8-22-90; Res. No. 28-09-96, 9-17-96; Res. No. 13-02-2002, 2-19-02; Ord. of 2-15-05(4); Res. No. 26-05-2008, 5-20-08; Ord. No. 16-12-2019 , 1-8-20; Ord. No. 20-07-2022 , 7-21-22)

#### **Sec. 25-354. Special use permits.**

The following uses shall be permitted only by special use permits approved by the board of supervisors:

Appliance manufacturing—Industrial/commercial type.

Biological compounding.

Feed milling.

Fibre plants.

Flour milling.

Feed and seed processing mill.

Grain milling.

Greenboxes.

Heliports, airports, landing strip (intensive use), landing strip (recreational use)—(See section 25-112).



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Landfills, nonhazardous, nonradioactive materials, and approved by the State Health Department.

Metal stamping.

Mining.

Off-site mass drainfields (See section 25-144).

Off-site wells, water tanks, and/or water systems (See section 25-145).

Off-site mass drainfields (See section 25-144).

Off-site wells, water tanks, and/or water systems (See section 25-145).

Parks.

Poultry processing and packaging.

Publishing house, printing.

Quarrying.

Raceways.

Radio and TV towers.

Radio and TV transmission/transmitters.

Research, development and testing.

Science, technology, research facilities.

Schools, public and private.

Self-service storage facility.

Solar Generation, Facility, Large (See section 25-147)

Stadiums.

Transportation facilities, terminals.

Trucking facilities, terminals.

Truck stops.

Vegetable oil milling, processing.

Water systems (private).

Wind energy facilities; small system (See section 25-128(c)).

Wind energy facilities; large system (See section 25-128(c)).

Wind energy facilities; utility scale system (See section 25-128(c)).

Wood preserving.

(Ord. of 5-25-88; Res. No. 21-12-95, 12-19-95; Res. No. 26-09-99, 9-21-99; Res. No. 13-02-2002, 2-19-02; Ord. of 2-15-05(4); Res. No. 5-05-2009, 5-19-09; Ord. No. 20-07-2022, 7-21-22)

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**Sec. 25-355. Special performance standards.**

This section is reserved for future use. See section 25-90.

**Sec. 25-356. Area regulations.**

Notwithstanding any definitive area requirement herein, the minimum permitted size of any commercial district or commercial lot, parcel or tract shall be subject to approval by the local department of health.

(Ord. of 5-25-88)

**Sec. 25-357. Maximum height of buildings.**

- (a) The maximum height of buildings in this district shall be forty (40) feet.
- (b) Belfries, cupolas, chimneys, flues, flagpoles, television antennae, radio aerials, silos and water tanks are exempted.
- (c) Any building or structure shall be constructed, erected, installed, maintained and shall be of an approved type in accordance with the provisions of the BOCA Basic Building Code, as amended, and the Fire Prevention Code.

(Ord. of 5-25-88)

Cross reference(s)—Building regulations, Ch. 5; fire prevention and protection, § 8-11 et seq.

**Sec. 25-358. Minimum dimensions.**

- (a) *Front setback.* Setback from the nearest point of the house or principal structure (including porches, stoops or any accessory buildings) shall be thirty-five (35) feet from the edge of right-of-way.
- (b) *Side setback.* No side setback is required except that no building, structure, accessory use or outdoor storage area shall be located closer than fifty (50) feet from any type of residential use or living quarters nor residential district boundary.
- (c) *Rear setback.* No rear setback is required except that no building, structure, accessory use or outdoor storage area shall be located closer than fifty (50) feet from any type of residential use or living quarters nor residential district boundary.

(Ord. of 5-25-88)

**Sec. 25-359. Maximum floor area.**

Not regulated.

(Ord. of 5-25-88)

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**Sec. 25-360. Minimum off-street parking space.**

See the regulations for minimum off-street parking space in sections 25-80—25-82.  
(Ord. of 5-25-88)

**Sec. 25-361. Open space requirements.**

A minimum landscaped area on any lot shall not be less than one-tenth the area of the lot. This area shall be used to enhance the lot's appearance. The board of supervisors may require ornamental landscaping along street frontages.

(Ord. of 5-25-88)

**Sec. 25-362. Minimum loading space.**

See the regulations for minimum loading space in section 25-85.  
(Ord. of 5-25-88)

**Sec. 25-363. Reserved.**

**Sec. 25-364. Other regulations.**

Site plans are required for all uses prior to issuance of building permit and zoning permit.  
(Ord. of 5-25-88)

**Secs. 25-365—25-370. Reserved.**