

CHAPTER 11: M-1 – LIGHT INDUSTRY DISTRICT

11.01 Purpose

The purpose of the M-1 Light Industry District is to provide areas where manufacturing, processing, packaging, storage, treatment, and assembling of a variety of goods and products can take place.

11.02 District Standards

STANDARD	USE
	All Allowed Uses ¹
LOT DIMENSIONS	
Lot Area	43,560 sq ft min.
Lot Frontage	80 feet min.
Lot Width	80 feet min.
COVERAGE STANDARDS	
Combined Footprint of All Structures	Max. is 50% of the lot
Impervious Surface	Max. is 60% of the lot
PRINCIPAL STRUCTURE STANDARDS	
Structure Height	60 feet max.
Front Yard Setback	50 feet min., except as provided in Sec. 19.05(F)
Side Yard Setback	None, except when adjoining a residential zone or when building height exceeds 45 feet in which case each side yard shall be 20 feet min.
Rear Yard Setback	None, except when adjoining a residential zone or when building height exceeds 45 feet in which case the rear yard shall be 20 feet min.
PARKING LOCATION	
Parking in Front Yard	Permitted
Parking in Side Yard	Permitted
Parking in Rear Yard	Permitted

¹ Allowed uses are per Sec. 5.14 [\(Allowed Uses\)](#)

~~11.02 Permitted Uses~~

VILLAGE OF MAINEVILLE ZONING ORDINANCE

- ~~(A) — Creamery, bottling, ice manufacture and cold storage plant.~~
- ~~(B) — The manufacturing, compounding, processing, packaging or treatment of cosmetics, pharmaceuticals and food products, except fish and meat products, sauerkraut, vinegar, yeast and the rendering or refining of fats and oil.~~
- ~~(C) — The manufacturing, compounding, assembling, or treatment of articles or merchandise from previously prepared materials such as bone, cloth, cork, fiber, leather, paper, plastics, metals or stones, tobacco, wax, yarns and wool.~~
- ~~(D) — Manufacture of musical instruments, novelties, molded rubber products and molded plastics, but excluding production of plastic compounds.~~
- ~~(E) — The manufacture or assembly of electrical appliances, instruments and devices.~~
- ~~(F) — Manufacture of pottery or similar ceramic products, using only previously pulverized clay and kilns fired by electricity or gas.~~
- ~~(G) — Laboratories — experimental, film or testing.~~
- ~~(H) — The manufacture and repair of electric signs, advertising structures, light sheet metal products, including heating and ventilating equipment.~~
- ~~(I) — Blacksmith, welding or other metal fabricating shop, excluding punch presses over fifty (50) tons rated capacity, drop hammers and the like.~~
- ~~(J) — Foundry casting of lightweight, non ferrous metals or electric foundry not causing noxious fumes or odors.~~
- ~~(K) — Enameling, lacquering or japanning.~~
- ~~(L) — Crematory, if located not less than two hundred (200) feet from any residence district.~~
- ~~(M) — Concrete mixing, concrete products manufacture.~~
- ~~(N) — Sawmill and planing mill.~~
- ~~(O) — Manufacture of wood products not involving chemical treatment.~~
- ~~(P) — Circus, carnival or similar transient enterprise, provided structure or buildings for same shall be at least five hundred (500) feet from any residence district.~~
- ~~(Q) — Truck Depots.~~
- ~~(R) — Any other similar use as determined by the Zoning Inspector~~

~~11.03 — Height~~

~~The height regulations are the same as in the neighborhood Business District “NB”.~~

~~11.04 — Yards~~

~~(A) Front Yard: The front yard shall be fifty feet.~~

~~(B) Side and Rear Yards: None required except when~~

~~(1) Adjoining a residential zone or~~

~~(2) When heights exceeds forty five (45) feet in which case the yards shall be twenty (20) feet minimum; however, Chapter 20, Parking and Loading regulations, must be complied with.~~

~~11.05~~ **Minimum lot sizes**

~~One (1) acre.~~

11.036 Exception

A residence or house trailer is not permitted except for caretaker, or equivalent use as approved by the Zoning Inspector.