

Division 3-I-11 Industrial District M-1

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3-143 Intent

The primary purpose of this district is to permit certain industries, which do not detract from residential desirability, to locate in an area adjacent to residential uses. The limitations on or provisions relating to height of building, horsepower, heating, flammable liquids or explosives, controlling emission of fumes, odors and/or noise, landscaping and the number of persons employed are imposed to protect and foster adjacent residential desirability while permitting industries to locate near a labor supply. No junkyards or automobile graveyards shall be permitted. Residences in existence at the time of adoption of this article shall be treated as a conforming use.

3-144 Permitted Uses

1. In the Industrial District M-1, any building to be erected or land to be used shall be for one or more of the following uses:
 1. Assembly of electrical appliances, electronic instruments and devices, radios and phonographs; also the manufacture of small parts, such as coils, condensers, transformers and crystal holders.
 2. Automobile assembling, painting, upholstering, repairing, rebuilding, reconditioning, body and fender work; truck repairing or overhauling; tire retreading or recapping; or battery manufacture.
 3. Blacksmith shop; welding or machine shop, excluding punch presses exceeding forty-ton rated capacity and drop hammers; or farm implement sales and service.
 4. Laboratories, pharmaceutical and medical.
 5. Manufacture, compounding, processing, packaging or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, perfumed toilet soap, toiletries and food products.
 6. Manufacture, compounding, assembling or treatment of articles of merchandise from the following previously prepared materials; bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastic, precious or semiprecious materials or stones, shell, straw, textiles, tobacco, wood, yarn and paint.
 7. Manufacture of pottery and figurines or other similar ceramic products, using only previously pulverized clay and kilns fired only by electricity or gas.

8. Manufacture of musical instruments, toys, novelties and rubber and metal stamps.
9. Building material sales yards.
10. Coal and wood yards and lumberyards.
11. Contractors' equipment storage yard or plant or rental of equipment commonly used by contractors.
12. Cotton spinning mills.
13. Draying, freighting or trucking yard or terminal.
14. Boat building.
15. Stone works.
16. Veterinary or dog or cat hospitals and kennels.
17. Wholesale businesses and storage warehouses.
18. Public utility booster or relay stations, transformer substations, transmission lines and towers and other facilities for the provision and maintenance of public utilities, including railroads and facilities and water and sewage installations.

3-145 Permitted Accessory Uses (Reserved)

3-146 Special Uses

1. The following uses are permitted when authorized by the Town Council of Bowling Green after a recommendation from the Planning Commission:
 1. Day-care center.

3-147 Specifications And Requirements

1. Site plan required; fencing and landscaping, action on application.
 1. Before a building permit shall be issued or construction commenced on any permitted use in this district or a use permit issued for a new use, site plans, in sufficient detail to show the operations and processes and indicating compliance with the substantive provisions of Article I, Division 14 shall be submitted to the Zoning Administrator for study. Modifications of the plans may be required.
 2. Permitted uses shall be conducted wholly within a completely enclosed building or within an area enclosed on all sides by a solid masonry wall, a uniformly painted solid board fence or an evergreen hedge between six and 10 feet in height. Public utilities requiring natural air circulation or other technical consideration necessary for proper operation may be exempt from this provision. This exception does not include the storing of any materials.

3. To reduce traffic hazards, landscaping of corner lots shall be limited to plantings, fences or other landscape features of no more than three feet in height within the space between the setback line and the property line on the street corner of the lot.
4. Permitted uses in this district shall provide fencing and landscaping of a permanent nature which will adequately screen industrial areas from abutting residential (R-1, R-2 and R-3) properties. The Planning Commission will ensure that this provision is met before a certificate of zoning compliance is issued.
5. Automobile graveyards and junkyards in existence at the time of the adoption of this article are to be considered as nonconforming uses. They shall be allowed up to three years after adoption of this article in which to completely screen, on any open side, the operation or use by a masonry wall, a uniformly painted solid board fence or an evergreen hedge between six and 10 feet in height.
6. The Administrator shall act on any application received within 20 days after receiving the application. Failure on the part of the Administrator to act on the application within the established time limit shall be deemed to constitute approval of the application.

2. Yards.

1. Side. None, except that wherever a building is built upon a lot adjacent to a residential district boundary there shall be provided a side yard of 10 feet or more on the side of the building adjacent to the district boundary line, and, on corner lots, the side yard which faces on a street shall be 20 feet or more.
3. Height. Buildings may be erected up to a height of 50 feet. For buildings over 50 feet in height, approval shall be obtained from the Administrator. Chimneys, flues, cooling towers, flagpoles, radio or communication towers or their accessory facilities not normally occupied by workmen are excluded. Parapet walls are permitted up to four feet above the limited height of the building on which the walls rest.
4. Lot coverage. Buildings or groups of buildings with their accessory buildings may cover up to 70% of the area of the lot.
5. Setback. Buildings shall be located 15 feet or more from any street right-of-way which is 50 feet or greater in width or 35 feet or more from the center line of any street right-of-way which is less than 50 feet in width. This shall be known as the "setback line."