

CHAPTER 11

LIGHT INDUSTRY ZONE “M-1” REGULATIONS

- 11.01 The regulations set forth in this section, or set forth elsewhere in the Zoning Code, are the zoning regulations for Light Industry “M-1”.
- 11.02 Permitted Uses: A building or lot shall be used only for the following purposes, but only if the lot and any structure thereon are connected to a central sewage system that will be upon the start of operation turned over to the County for maintenance and operation; or, other aeration type system approved by the Warren County Combined Health District and/or the Ohio Environmental Protection Agency.
- 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 zone.
 - 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 zone.

- Q. Truck Depots.
- R. Any other similar use as determined by the Zoning Inspector.
- S. "B-1" and "B-2" uses are permitted in this zone. However, any uses permitted in Residential Zones R-1, R-2, R-3 and R-4 are not permitted in this zone

11.03

Yards

- A. There shall be a front yard having a depth of not less than fifty (50) feet.
- B. For a lot that has frontage on more than one (1) street, the required front yard shall be provided on all streets.
- C. The minimum frontage requirement shall be fifty (50) feet.
- D. Side Yard:
 - 1. If the lot adjoins a residential zone structures shall be a minimum of fifty (50) feet from the side property boundary. All parking areas or driveways shall be a minimum of twenty (20) feet from the side property boundary.
 - 2. If the lot adjoins a non-residence zone, no side yard is required.
- E. Rear Yard:
 - 1. If the rear yard adjoins a residence zone structures shall be a minimum of fifty (50) feet from the rear property boundary. All parking areas or driveways shall be a minimum of twenty (20) feet from the rear property boundary.
 - 2. If the lot does not adjoin a residential zone no rear yard is required.
 - 3. In either case, the Parking and Loading Regulations, Chapter 20 must be complied with.
- F. Every tract of land shall have a minimum width of one-hundred (100) feet at the building line.
- G. Height Regulations: Unlimited, except for each foot over forty-five (45) feet front, side and rear yard shall be increased by one (1) foot, and there shall be adequate fire extinguishing facilities as approved by the fire organization of Hamilton Township.
- H. Accessory buildings may be located not closer than five (5) feet to the rear and side property line but shall not project into any front yard.
- I. Lot Size: The minimum lot size shall be one (1) acre.

11.04

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

11.05

All existing structures or lots of record prior to the effective date of these regulations shall be controlled by the Zoning Regulations under which they were approved or constructed and shall not be considered "non-conforming" to this zone.

