

ARTICLE 19, M-1, LIGHT MANUFACTURING OR INDUSTRIAL DISTRICT

Statement of Intent.

This Zoning District is designed to accommodate those manufacturing establishments that are either:

- A. free of objectionable influences in their operation and appearance, or
- B. that can readily obviate or control any objectionable features that may otherwise result from the manufacturing processes by installation of appropriate abatement devices.

Section 1, Principal Permitted Uses.

- A. Any use permitted and as regulated in the C-2 District, except as is modified in this Section.
- B. Except for uses and processes prohibited in these Zoning Regulations, the manufacturing, compounding, processing, packaging and assembling of products such as:
 - 1. Bakery goods, candy, cosmetics, pharmaceuticals, toiletries and food products; except fish or meat products, sauerkraut, vinegar, yeast and the rendering and refining of fats or oils.
 - 2. Products from the following previously prepared material: Bone, canvas, cellophane, cloth, cork, feathers, fiber, fur, glass, hair, horn, leather, paper, plastic, precious or semi-precious metals or stones, sheet metal yards (except where presses over twenty (20) tons rated capacity are employed).
 - 3. Pottery and figurines, using previously pulverized clay, and kilns fired only with gas or electricity.
 - 4. Musical instruments, toys, novelties, rubber or metal stamps and other small rubber products.
 - 5. Mechanical and electric appliances, instruments and devices, television sets, radios, phonographs.
 - 6. Electric and neon signs, billboards and other commercial advertising structures; light sheet metal products including heating and ventilating equipment, cornices, eaves and the like.

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7. Laboratories. Experimental, film, or testing laboratories, provided no operation shall be conducted or equipment used that would create hazards, noxious, or offensive conditions.

C. The following uses, provided no part of a building occupied by such uses shall have any opening other than stationary windows or required fire exits, within five hundred (500) feet of any R District:

1. Blacksmith, welding or other metal working shop, excluding punch presses over twenty (20) tons rated capacity, drop hammers and other noise producing machine operated tools.

2. Foundry, casting lightweight, non-ferrous metal or electric foundry, not causing noxious fumes or odors.

3. Carpet and rag cleaning, provided necessary equipment is installed and operated for the effective precipitation or recovery of dust.

4. Ice manufacturing and cold storage plant; creamery and bottling plant.

D. Public utilities, essential services, and other uses according to the provisions of Article 4, Section 27.

E. The following uses, when located not less than two hundred (200) feet from any R District:

1. Inflammable liquids, underground storage only.

2. Building materials sales yards, including concrete mixing, lumber yards, including mill work, open yards for storage and sale of feed and/or fuel.

F. Any other use that is determined by the County Commission, to be of the same general character as the above permitted uses but not including any uses that are first permitted in the M-2 District.

G. Adult entertainment establishments and uses as regulated in Article 4, Section 30.

Section 2, Accessory Uses.

A. Any uses and structures customarily accessory and incidental to a principal permitted use, except for uses not otherwise permitted in an M-1 District.

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Section 3, Conditional Uses Requiring Authorization by Planning & Zoning Commission

- A. Livestock confinement operation in conformance with Article 4, Section 28.
- B. When authorized by the Planning & Zoning Commission, any use permitted in the M-2 District as a principal use when necessary and incidental to a use permitted in an M-1 District, subject to such conditions and requirements as may in the opinion of the Planning & Zoning Commission, be necessary to protect adjacent property and prevent conditions of which may become objectionable or offensive.

Section 4, Required Conditions.

- A. All uses, except for loading and unloading operations and parking, shall be conducted wholly within a completely enclosed building, provided that uses specified in Section 1 (E) (2) of this Article shall not be subject to this provision.
- B. No building customarily used for night operation, such as a bakery or milk bottling and distribution station, shall be within one hundred (100) feet of any R District, and any space used for loading or unloading commercial vehicles in connection with such operation shall not be within one hundred (100) feet of any R District.

Section 5. Prohibited Uses.

- A. Any use that is first permitted in the M-2 District.
- B. No use shall be permitted or authorized to be established or maintained that, when conducted in compliance with the provisions of these Zoning Regulations and any additional conditions or requirements prescribed by the Board of Adjustment, is or may become hazardous, noxious or offensive due to the emission of odor, dust, smoke, cinders, gas, fumes, noise, vibration, refuse matter or waste.
- C. Dwelling and residence of any kind, including hotels, motels, mobile home parks, schools, hospitals, clinics and other institutions for human care, except where incidental to a permitted principal use; provided, however, that any of the aforesaid uses legally existing in the M-1 District on the effective date of these Zoning Regulations, or any amendment thereto, shall not be classified as a non-conforming use as defined in Article 1, Section 5.
- D. Any use that produces more than one thousand five hundred (1,500) gallons of wastewater per day without being connected to a public or central sewer system.

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Section 6, Area Requirements.

- A. Dwellings or residential parts of non-residential buildings are not permitted in an M-1 District.
- B. Existing dwellings or residential parts of existing nonresidential buildings without connection to a public or central sewer services may not be subdivided on lot(s) less than three (3) acres.
- C. The following minimum area measurements shall be observed:

Minimum Area Measurements

	Minimum Lot Area	Lot Frontage	Front Yard Depth	Side Yard Widths	Rear Yard Depth
Non-residential (not served by public or central sewer)	None	100 feet	50 feet	None, except where adjoining A or R districts, then not less than 100 feet each side	50 feet
Non-residential (served by public or central sewer)	None	50 feet	50 feet	None, except where adjoining A or R districts, then not less than 100 feet each side	50 feet
Residential dwelling (existing)	3 acres	150 feet	40 feet	25 feet each side	50 feet
Residential dwelling (new)	New residential construction not permitted	New residential construction not permitted	New residential construction not permitted	New residential construction not permitted	New residential construction not permitted

Section 7, Road or Street Setback.

No structure may be erected closer than 25 feet from the nearest road or street right-of-way boundary.