

E. MANUFACTURING DISTRICTS

12.23-1 M-1 LIMITED MANUFACTURING DISTRICT

(a) Primary Purpose and Characteristics

The M-1 Limited Manufacturing District is intended to provide for manufacturing, industrial and related uses of a limited nature in size and for situations where such uses are not located in basic industrial groupings and where their relative proximity to other uses requires more restrictive regulation as to hours of operation, method of manufacturing, traffic patterns, storage of materials and products, shipment of materials and products, etc., so as to better provide for the health, safety and welfare of the public. There shall be strict compliance with the performance standards set forth in sections 12.12-1 through 12.12-4 of this ordinance. All new structures and uses and changes or additions to existing structures and uses shall be in compliance with the site plan review requirements of this ordinance (See Section 12.08-2). (8/6/02)

It is recognized that it is neither possible nor practicable to list all of the principal and accessory uses that are compatible with those listed below and therefore it is intended that the following list of principal and accessory uses only be illustrative. Any individual aggrieved by a failure to list a particular principal or accessory use in this subsection shall have the right to file a petition with the Kenosha County Department of Planning and Development pursuant to section 12.35 of this ordinance for a determination as to the similarity of the intended use with the principal and accessory uses listed below.

(b) Principal Uses (4/18/00)

The processing, manufacturing and/or storage of the following including office buildings, office parks, and ancillary uses shall constitute the principal uses permitted in the M-1 Limited Manufacturing District:

- 1 Agricultural and general warehousing
- 2 Apparel and findings
- 3 Automatic temperature controls
- 4 Baked goods and bakery products
- 5 Blank books, loose-leaf binders and devices
- 6 Blending and preparing of flour
- 7 Books; publishing, printing and binding
- 8 Boot and shoe cut, stock and findings
- 9 Bottling and canning soft drinks and carbonated waters
- 10 Brooms and brushes
- 11 Candy and other confectionery products
- 12 Canned, frozen, and preserved fruits, vegetables, seafood and food specialties
- 13 Canvas products
- 14 Coffee roasting and coffee products
- 15 Commercial storage, curing, drying, churning, processing and packaging of agricultural products
- 16 Contract sorting, grading and packaging services for fruits and vegetables
- 17 Corn, wet milling
- 18 Costume jewelry, costume novelties, buttons, and miscellaneous notions
- 19 Curtains and draperies
- 20 Dental equipment and supplies

- 21 Drying and dehydrating fruits and vegetables
- 22 Electro typing and stereo typing
- 23 Engineering, laboratory, and scientific (other than chemical) and research instruments and associated equipment
- 24 Envelopes
- 25 Fabrics
- 26 Feeds prepared for animals and fowl
- 27 Flavor extracts and flavoring syrups
- 28 Flour and other grain mill products
- 29 Fluid milk processing
- 30 Footwear
- 31 Fresh or frozen fruits, fruit juices, vegetable and specialties
- 32 Fruit and vegetable pickling, vegetable sauces and seasoning, salad dressing preparation
- 33 Fur goods
- 34 Grain elevators and bulk storage of feed grains
- 35 Handbags and other personal leather goods
- 36 Hats, caps and millinery
- 37 Household furniture and furnishings
- 38 Ice
- 39 Ice cream and frozen desserts
- 40 Industrial leather, belting and packing
- 41 Jeweler's findings and materials
- 42 Jewelry and precious metals
- 43 Lamps and lamp shades
- 44 Leather and sheeplined clothing
- 45 Leather gloves and mittens
- 46 Luggage
- 47 Macaroni, spaghetti, vermicelli, fettuccini, lasagna, angel hair and noodles
- 48 Malt liquors
- 49 Manifold business forms
- 50 Mechanical measuring and controlling instruments
- 51 Mens, youths and boys furnishings, work clothing and allied garments
- 52 Milling of rice, vegetable and soybean oil
- 53 Morticians' supplies
- 54 Motion picture and video production
- 55 Musical instruments and parts
- 56 Newspapers; publishing, and printing
- 57 Office furniture
- 58 Office buildings, office parks, and ancillary uses, with or without space for principal or accessory manufacturing, assembly, repair or warehousing uses. Ancillary uses within office building or office parks include, but are not limited to: financial services such as banks, credit unions, savings and loan associations, and stock brokers; professional services such as medical, legal, and accounting services; personal services such as day care centers, dry cleaners, barbers and beauty shops; fast service printing and communication; food services such as restaurants and delicatessens; and convenience item retail stores. (4/18/00)
- 59 Ophthalmic goods
- 60 Optical instruments and lenses

- 61 Orthopedic, prosthetic and surgical appliances and supplies
- 62 Paperboard and cardboard
- 63 Paper coating and glazing
- 64 Partitions, shelving, lockers and office and store fixtures
- 65 Office and artists supplies
- 66 Photoengraving and photographic equipment and supplies
- 67 Pleating, decorative and novelty stitching
- 68 Poultry and small game dressing and packing providing all operations shall be conducted within an enclosed building
- 69 Preparation of cereals
- 70 Preparation of feeds for animals and fowl
- 71 Printing, commercial
- 72 Production of chocolate and cocoa
- 73 Production of condensed and evaporated milk
- 74 Production of creamery butter
- 75 Production of flour and other grain mill products
- 76 Production of frozen fruits, fruit juices, vegetables and other specialties
- 77 Production of natural and processed cheese
- 78 Production of wine, brandy, and brandy spirits
- 79 Raincoats and other waterproof outer garments
- 80 Sanitary paper products
- 81 Sausages and other prepared meat products provided that all activities are conducted within an enclosed building
- 82 Seed and grain processing and preparation
- 83 Signs and advertising displays
- 84 Sugar processing and production
- 85 Surgical and medical instruments and apparatus
- 86 Tobacco products
- 87 Toys, amusement, sporting and athletic goods
- 88 Typesetting
- 89 Umbrellas, parasols, and canes
- 90 Vegetable oil milling
- 91 Venetian blinds and shades
- 92 Wallpaper
- 93 Self-Storage Facilities
- 94 Watches, clocks, clockwork operated devices, and parts
- 95 Wet milling of corn
- 96 Womens', misses, Jr. girls and infants furnishings, work and dress clothing and allied garments
- 97 Yarns and threads

(c) Accessory Uses

- 1 Garages for storage of vehicles used in conjunction with the operation of the industry
- 2 Office, storage, power supply and other uses normally auxiliary to the principal industrial operations
- 3 Off-street parking and loading areas
- 4 Small wind energy system
- 5 Solar energy system

- (d) Conditional Uses (see also section 12.29-8) (8/6/02)
 - 1 Auto-truck body and engine repair and painting
 - 2 Concrete and asphalt batch plants located on a parcel
 - 3 Flea Markets
 - 4 Freight terminals, yards, freight forwarding services, packing and crating services and related equipment storage and maintenance facilities.
 - 5 Malt production
 - 6 Millwork, lumber yards, saw mills and planing mills
 - 7 Packing and crating services
 - 8 Petroleum bulk stations and terminals
 - 9 Processing of hardwood dimension, flooring, veneer, and plywood
 - 10 Retail or wholesale sales of manufactured products on premises
 - 11 Utility substations
 - 12 Large wind energy system

- (e) Lot Area and Width
 - 1 Individual industries served by public sanitary sewage facilities shall provide a minimum lot area of 10,000 square feet and a minimum frontage of 75 feet in width
 - 2 Individual industries served by on-site soil absorption sewage disposal systems or other approved private means of sewage disposal, shall provide a minimum lot area of 40,000 square feet and a minimum frontage of 150 feet in width

- (f) Building Height and Area
 - 1 No building or parts of a building shall exceed 35 feet in height
 - 2 No maximum or minimum building area shall be required in the M-1 Limited Manufacturing District due to the variety of uses within this district and the diverse building demands of each use

- (g) Yards
 - 1 Street yard - not less than 65 feet from the right-of-way of all Federal, State Trunk or County Trunk highways; and not less than 30 feet from the right-of-way of all other roads. (8/6/02)
 - 2 Shore yard - not less than 75 feet from the ordinary high water mark of any navigable water. (11/5/86)
 - 3 Side yard - not less than 15 feet in width on each side of all structures
 - 4 Rear yard - not less than 25 feet.

- (h) Authorized Sanitary Sewer Systems
 - 1 Public sanitary sewer
 - 2 On-site soil absorption system
 - 3 Holding tank on lots of record created prior to July 1, 1980