

M-1 INDUSTRIAL

PERMITTED PRINCIPAL USES AND STRUCTURES	MINIMUM REQUIRED OFF-STREET PARKING
1. Manufacturing and processing uses that are contained within a building and have no exterior storage, create no offensive noise, dust, odor, vibration or create electrical interference	1 space for every 2 employees plus 1 for each vehicle used by the industry
2. Animal hospital or kennel	1 space for every 200 square feet or sales, service or office floor area
3. Wholesaling and warehousing but not including the bulk storage of liquid fertilizer or petroleum products under pressure	1 space for each employee plus 1 space for each vehicle used by the industry
4. Farm implement display, sales, service and repair	Same a #3
5. Lumber yard and building material sales and storage	Same a #3
6. Truck and freight terminal	Same a #3
7. Truck display, sales, repair and storage	Same a #3
8. Grain storage bins	Same a #3
9. Grain elevator and feed mill	Same a #3
10. Welding and repair shop	Same a #3
11. Tool, die, gauge and machine shops	Same a #3
12. Railroads and public utilities including storage and maintenance yards	Same a #3
13. Automobile paint and body shop	Same a #3
14. Plumbing, heating, air conditioning and sheet metal shops	Same a #3
15. Processing and handling of cheese, butter and other milk products	Same a #3
All uses shall provide at least one loading space for each 10,000 square feet of floor area	
PERMITTED ACCESSORY USES AND STRUCTURES	
<ol style="list-style-type: none"> 1. Uses and structures clearly incidental and necessary to the permitted principal uses or structures of this district. 2. Temporary buildings used in conjunction with construction work, provided such buildings are promptly removed upon the completion of the construction work. 3. Dwelling units for watchmen or caretakers employed on the premises provided that an open yard of at least 2,400 square feet is reserved and maintained for use by the occupants. 	

CODE OF ORDINANCES, GUTHRIE CENTER, IOWA

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SPECIAL EXCEPTION USES AND STRUCTURES

Subject to Section 165.31(2) and the other requirements contained herein, the Board of Adjustment may permit the following:

1. Stockyards, rendering works, loading pens, buying stations and/or sale barns and yards, commercial feedlots, and commercial poultry raising, provided that it is not closer than one-fourth (1/4) mile to any dwelling unit other than that of the owner or operator, or any park, school, church or place of public assembly; that the provisions for drainage, sanitation, waste disposal, and fly control are approved by the local Health Officer, that is located so that prevailing winds will not cause dust or odors to create a nuisance for developed properties in the vicinity; that one (1) parking space for each employee and 1 space for each vehicle used by the industry are provided.
2. Sanitary landfill or waste disposal area, provided it is not used for disposal of dead animals, that refuse shall be covered with dirt daily if it contains raw garbage, that a nuisance due to smoke, odor or blowing of trash and debris shall not be created, and that the site shall be restored to a condition compatible with the adjacent area upon conclusion of the dump operation. An access road having at least a graveled surface and five (5) parking spaces shall be provided. No landfill or waste disposal area shall be located closer than one-fourth (1/4) mile to any dwelling, park, school or place of public assembly.
3. Auto wrecking and junkyards on sites of two (2) acres or more provided that the front yard is maintained as an open space free of weeds and debris; that the site is enclosed with a six (6) foot high fence or a suitable landscape planting that will screen the operation from the view of adjacent public streets and places of public assembly, parks, recreation areas and residential properties; and that a minimum of one (1) parking space for each employee and one (1) space for each vehicle used by the facility are provided.
4. Concrete products manufacture and central mixing and proportioning plant; fertilizer manufacture or blending; iron and steel fabrication; provided that such use is located not closer than 500 feet to any existing dwelling unit or any park, school, church or place of public assembly; that it is located so that prevailing winds will not cause dust, smoke or odors to create a nuisance for developed properties in the vicinity; that one (1) parking space for each employee and one space for each vehicle used by the industry be provided and at least one (1) loading space shall be provided for each 10,000 square feet of floor area.
5. Bulk storage of liquid fertilizer and petroleum products under pressure provided that such uses shall no be located within 500 feet of any existing dwelling, park, school or place of public assembly; and that it is located so that prevailing will not cause fumes, odors or gases to be carried toward developed properties in the vicinity; that one (1) parking space for each employee and one space for each vehicle or trailer used by the industry are provided.

MINIMUM LOT AREA AND WIDTH	MINIMUM YARD REQUIREMENTS	MAXIMUM HEIGHT
None	Front:.....25 feet Side:.....25 feet Rear:.....20 feet Side street, corner lot 25 feet	60 feet

