

AN ORDINANCE amending Title IV Land Use, Chapter 405 Zoning Regulations, Article I General Provisions, Section 405.160 District "M-1" Light Industrial District, by repealing Section 405.160 District "M-1" Light Industrial District, and enacting a new Section 405.160 District "M-1" Light Industrial District in lieu thereof.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NEOSHO, MISSOURI, as follows:

Section 1. That Title IV Land Use, Chapter 405 Zoning Regulations, Article I General Provisions, Section 405.160 District "M-1" Light Industrial District is repealed, and a new Section 405.160 District "M-1" Light Industrial District is enacted in lieu thereof, as follows:

"A. Use Regulations. In "M-1" Light Industrial District no building, structure, land or premises shall be used, and no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered, except for one (1) or more of the following uses: (for exceptions see Section 405.180, "Special Use Permit" and Section 405.200, "Non-Conforming Uses")

1. Any use permitted in "C-3" Commercial Business District, with the following exceptions; no new dwelling houses, clubs, hotels will be allowed; however, property within District "M-1" which currently contains a dwelling house, club, hotel shall be exempt from this exception and said use will be allowed, provided that the necessary watchman, caretakers, etc., will be permitted to live on the premises of industrial plants.
2. Bakeries.
3. Bottling works and distribution plants.
4. Bus barns or lots.
5. Canneries.
6. Carpenter, cabinet or pattern shops, provided that no mechanical power in excess of five (5) horsepower is used in the operation of any one (1) machine.
7. Cemeteries, mausoleums, or crematories for the disposal of the human dead.
8. Carpet cleaning establishments.
9. Chemical laboratories not producing noxious fumes or odors.
10. Cleaning, pressing, and dyeing plants.
11. Cold storage plants.
12. Dog pounds, if within an enclosed building.

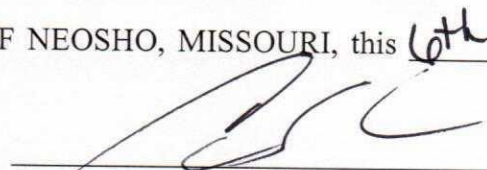
13. Electroplating works.
14. Fabrication or assembling of irrigation pipe and equipment.
15. Flour mills, feed mills, and grain processing.
16. Freight terminals (rail or truck).
17. Galvanizing works.
18. Grain elevators.
19. Ice plants.
20. Laundries and dry cleaners.
21. Sawmills and wholesale lumberyards, and concrete mixing plants.
22. Machine shops, provided that no mechanical power in excess of five (5) horsepower is used in the operation of any one (1) machine.
23. Manufacture of products such as artificial flowers, feathers, plumes, awnings, bags, blacking, small boats, bone products, brooms and brushes, buttons and novelties, candy, canvas products, cement products, concrete blocks, chemicals (non-offensive), cigars, cleaning and polishing preparations, clothing, coffee (roasting), cosmetics, cotton seed, peanuts or similar products, drugs or medicines, electrical signs, extracts, food products, fruit juices, gas or electric fixtures, ice cream, leather products, sausage, shell products, shoes and boots, syrup, terracotta or tile handicraft products, textiles, toys, and wooden ware.
24. Monument or marble works, finishing and carving only, excluding stone cutting.
25. Moving, transfer, or storage plants.
26. Photo engraving plants.
27. Planing mills, provided that no mechanical power in excess of five (5) horsepower is used in the operation of any one (1) machine.
28. Plumbing and sheet metal shops (allowing punching of material of one-eighth (1/8) inch or less in thickness).
29. Produce markets (wholesale).
30. Railroad freight yards.

31. Sales rooms, yards, and service for contractor's equipment, and oil well supplies.
32. Sign painting plants.
33. Stables (public) or wagon sheds.
34. Storage in bulk of, or warehouse for, such materials as asphalt, brick building materials, cement, coal, contractors' equipment, cotton, feed, fertilizer, grain, gravel, grease, hay, ice, lead, lime, machinery, metals, oil, plaster, poultry, roofing, rope, sand, stone, tar, tarred or creosoted products, terracotta, timber, wood, wool.
35. Tracks (team, loading, or storage).
36. Veterinary hospitals.
37. Accessory uses customarily incident to any of the above uses.

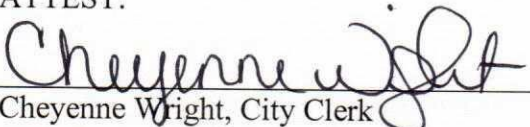
B. Height And Area Regulations. In "M-1" Light Industrial District, the height of buildings, minimum dimensions of lots and yard and the minimum lot area per family permitted on any lot shall be as follows; provided that the buildings erected for dwelling purposes exclusively shall comply with the front, side and rear yard requirements of "R-1" First Dwelling House District: (for exceptions see Section 405.210, "Height and Area Exceptions")

1. Height. Buildings or structures shall not exceed forty-five (45) feet and shall not exceed three (3) stories in height.
2. Front yards. Same as "C-2" General Business District, except that a setback of not less than fifty (50) feet shall be provided along all Federal and State highways.
3. Side yards. Same as "C-1" Retail Business District.
4. Rear yards. Same as "C-1" Retail Business District.
5. Lot area per family. Same as "R-3" Apartment House District.
6. Lot width. No minimum.
7. Parking regulations. See Section 405.230, "Off-Street Parking and Loading".

PASSED BY THE COUNCIL OF THE CITY OF NEOSHO, MISSOURI, this 6th day of ~~March~~ April, 2021, by a vote of 5 yes.


Carmin Allen, Mayor

ATTEST:


Cheyenne Wright, City Clerk

APPROVED AS TO FORM:


Jordan L. Paul, City Attorney

