

Article X. Manufacturing Zone (M)

§ 440-96. Use regulations.

- A. In the Manufacturing Zone (M), no building or premises shall be used and no building shall be erected or altered which is arranged, intended or designed to be used except for one (1) or more of the following uses and complying with the requirements so indicated.
- B. Purpose. The purpose of the Manufacturing Zone is to provide locations for the development of light to moderate intensity manufacturing, office, warehouse, wholesale and research establishments. To provide employment opportunities in the manufacturing industry in close proximity to the City.
- C. Permitted uses. The following uses are permitted in the Manufacturing Zone:
- (1) Manufacturing, assembling, converting, altering, finishing, printing, publishing, cleaning, or any other processing, handling, or storage of products or materials, involving the use of only oil, gas, or electricity for fuel, and laundry, dry-cleaning, or clothes-pressing establishment.
 - (2) Research, design, and development laboratories.
 - (3) Wholesale storage, warehousing, building contractors' yards, and grain elevators.
 - (4) Public utility or quasi-public utility uses. Quasi-public utility uses shall include but not be limited to transmission and/or receiving towers for radio and television service for public or private use.
 - (5) Breweries. Establishments that are primarily a brewery, which produce more than fifteen thousand (15,000) barrels (465,000 US gallons/17,602.16 hectoliters) per year. A regional (small) brewery typically has an annual beer production of between fifteen thousand (15,000) and six million (6,000,000) barrels.
 - (6) Beverage blending or bottling, bakery products, candy manufacturing, dairy products and ice cream, and fruit and vegetable processing and canning.
 - (7) Credit card or application processing or mailing business.
 - (8) Nursery, commercial greenhouse, and garden and agriculture supply sales.
- D. All uses shall be conducted within a completely enclosed building with no open storage or raw, in-process or finished material and supplies or waste material, except that finished or semi-finished products manufactured on the premises may be stored in the open if screened from the street by a landscaped screen, fence, or wall.

- E. The front yard shall be maintained in a neat and attractive condition.
- F. All fencing shall have a uniform and durable character and shall be properly maintained.

§ 440-97. Uses prohibited.

- A. Residences.
- B. Manufacturing uses involving: asphalt, hot mix, asphalt bituminous concrete, cement, concrete, charcoal and fuel briquettes.
- C. Manufacturing uses involving primary production of the following products from raw materials: chemicals: aniline dyes, ammonia, carbide, caustic soda, cellulose, chlorine, carbon black and bone black, creosote, hydrogen and oxygen, industrial alcohol, nitrates (manufactured and natural) of an explosive nature, potash, plastic materials and synthetic resins, pyroxylin, rayon yarn, and hydrochloric, nitric, phosphoric, picric, and sulphuric acids; coal, coke and tar products, including gas manufacturing; explosives; fertilizers; gelatin, glue and size (animal); linoleum and oil cloth; matches; paint, varnishes and turpentine; rubber (natural and synthetic); soaps, including fat rendering; and starch.
- D. The following processes: nitrating of cotton or other materials; milling or processing of flour, food, or grain; magnesium foundry; reduction, refining, smelting, and alloying of metal or metal ores; refining secondary aluminum; refining petroleum products, such as gasoline, kerosene, naphtha, and lubricating oil; distillation of wood or bones; and reduction and processing of wood pulp and fiber, including papermill operations.
- E. Operations involving stock yards and slaughter houses.
- F. Storage of explosives. Bulk or wholesale storage of gasoline or other petroleum products above the ground.
- G. Quarries, stone crushers, screening plants, and storage of quarry screenings, accessory to such uses.
- H. Junkyards, automobile dismantling plants or storage of used parts of automobiles or other machines or vehicles or of dismantled or junked automobiles.
- I. Accessory uses shall not be permitted without a principal use.

§ 440-98. Area regulations.

The following minimums must be observed:

- A. Lot width: one hundred (100) feet

- B. Lot depth: one hundred (100) feet
- C. Front, side, and rear yard: twenty (20) feet each
- D. No part of any building, accessory structure, or sign shall be located closer than one hundred (100) feet to any residential zone boundary, unless approved by the Planning Commission.
- E. No parking or storage of material or products shall be permitted in the required front yard.

§ 440-99. Height regulations.

Height limitations in the M Zone shall be forty-five (45) feet.

§ 440-100. Development standards.

- A. Accessory buildings and structures. See § 440-140, Accessory uses, buildings, and structures, Table 13.2, Dimensional Standards for Accessory Buildings and Structures for Manufacturing and Industrial Park Manufacturing Zones.
- B. Projections into required yards. See § 440-144, Projections into required yards, Table 13.4, Permitted Projections into Required Yards.

§ 440-101. Additional regulations.

Additional regulations may apply including, but not limited to:

- A. Parking, see Article XV, Parking and Access;
- B. Signage, see Article XIV, Signs;
- C. Building standards, see Chapter 102, Building Standards;
- D. Impact fees, see Chapter 175, Impact Fees (community service); § 330-9, Sewer impact and connection fees; and § 425-10, Impact fees (water);
- E. Floodplain, see Chapter 212, Floodplain Regulations;
- F. Manufactured homes, see Chapter 250, Manufactured Homes, and Chapter 255, Manufactured Home Licenses;
- G. Building permits and certificates of occupancy, see Chapter 292, Permits and Approvals;

- H. Portable storage units, see Chapter 297, Portable Storage Units;
- I. Property maintenance, see Chapter 305, Property Maintenance;
- J. Sewers, see Chapter 330, Sewers;
- K. Source water, see Chapter 350, Source Water Protection;
- L. Standard specifications, see Chapter 357, Standard Specifications for Utility Construction Projects and Subdivision Pavement Design;
- M. Streets and sidewalks, see Chapter 365, Streets and Sidewalks;
- N. Recreational vehicles, see Chapter 417, Recreational Vehicles;
- O. Water, see Chapter 425, Water.

§ 440-102 to 440-110 Reserved