

## SECTION 6 - MANUFACTURING DISTRICTS

Editor's note: current through Ordinance 2018-1131

- 6.1 MANUFACTURING DISTRICTS ESTABLISHED - Certain classes of districts, designated respectively by the symbols M or M-1 referred to herein as Manufacturing or M Districts, are established for the purposes hereinafter set forth.
- 6.2 LIMITED MANUFACTURING - M-1 DISTRICTS - The M-1 Districts are established to provide for and encourage the grouping together of light industrial uses capable of being operated under such standards, as to location and appearance of buildings and the treatment of the land about them, that they will be unobtrusive and not detrimental to surrounding commercial or residential uses.
- 6.2.1 GENERAL CONDITIONS OF USE - The regulations set forth in this Section shall apply to all land in any M-1 District, and shall be subject to all the general provisions of this Ordinance.

No use shall be permitted, the nature or manner of operation of which shall be determined by the Zoning Administrator, to be unduly hazardous or injurious to other properties in the vicinity or to the general public welfare by reason of the emission of odor, dust, smoke, noise, vibration, electrical or other disturbance.

### 6.2.2 PERMITTED USES

- (a) Any use which is a Permitted Use in the C-4 Service Commercial Districts.
- (b) Lumber yard.
- (c) Planing mill.
- (d) Public utility, substation, public service structure, shop or storage facility including service yards.
- (e) Storage warehouse.
- (g) Light manufacturing, processing, packaging, treatment or fabrication of goods and merchandise.
- (h) Deleted.<sup>1</sup>
- (i) Incidental and accessory structures and uses on the same site with and necessary to the operation of a Permitted Use.

### 6.2.3 CONDITIONAL USES - The following uses shall be permitted only when authorized by a Conditional Use Permit:<sup>2</sup>

- (a) Animal hospitals.

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<sup>1</sup> Deleted by Ord. 477, 12/8/71

<sup>2</sup> Amended Ord. 2018-1131, §21, 4/24/2018

- (b) Asphalt or concrete readymix plant.
- (c) Broadcasting tower for radio or television.
- (d) Disposal of garbage or waste material by sanitary land fill or fill and cover methods, or by composting or incineration.
- (e) Mobile home park.
- (f) Reserved.<sup>3</sup>
- (g) Storage, for wholesale or for distribution in bulk, of any flammable liquid.
- (h) Incidental and accessory structures and uses located on the same site with and necessary to the operation of a Conditional Use.
- (i) Truck storage yards and terminals.<sup>4</sup>
- (j) Other uses which, in the opinion of the Planning Commission, are similar to those listed permitted uses.<sup>5</sup>

6.2.4 LANDSCAPING - All new structures established in this District shall be subject to landscaping requirements as prescribed in Section 13.3 of this Ordinance.<sup>6</sup>

6.3 EXCLUSIVE MANUFACTURING - M-E District - The M-E District is established to provide for an environment conducive to the development and protection of specialized manufacturing organizations, large scale administrative facilities and research institutions, all of a non-nuisance type. The district is established to protect the compatibility of the uses located therein as well as to insure that they will not be detrimental to the surrounding, non-manufacturing land uses.<sup>7</sup>

6.3.1 GENERAL CONDITIONS OF USE - The regulations set forth in this section shall apply to all land in any M-E District, and shall be subject to all the general provisions of this Ordinance.<sup>8</sup>

No use shall be permitted, the nature or manner of operation of which shall be determined by the Zoning Administrator to be unduly hazardous or injurious to other properties in the vicinity or to the general public welfare by reason of the emission of odor, dust, smoke, noise, vibration, electrical or other disturbance.

6.3.2 PERMITTED USES<sup>9</sup>

- (a) Manufacturing, processing, assembly, packaging, or storage of products and materials, but not including the rendering or refining of fats and oils.

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<sup>3</sup> Amended by Ord. 2015-1090, §2, 9/8/2015

<sup>4</sup> Amended by Ord. 494, 1/10/73

<sup>5</sup> Amended by Ord.477, 12/8/71; Ord. 494, 1/10/73

<sup>6</sup> Amended by Ord. 641, 2/21/79

<sup>7</sup> Amended by Ord. 526, 4/24/74

<sup>8</sup> Amended by Ord. 526, 4/24/74

<sup>9</sup> Amended by Ord. 526, 4/24/74

- (b) Administrative and executive offices.
- (c) Research and development laboratory.
- (d) Public utilities, substation, public service structure, shop or manufacturing facility including service yards.
- (e) Storage warehouse.
- (f) Automobile parking lot.

Incidental and accessory structures and uses on the same site with and necessary to the operation of a permitted use.

6.3.3 **CONDITIONAL USES** - The following uses shall be permitted only when authorized by a Conditional Use Permit:<sup>10</sup>

- (a) Animal hospitals.
- (b) Asphalt or concrete ready-mix plant.
- (c) Broadcasting tower for radio or television.
- (d) Storage, for wholesale or for distribution in bulk, of any flammable liquid.
- (e) Incidental and accessory structures and uses located on the same site with and necessary to the operation of a Conditional Use.

6.4 **CONDITIONS OF USE** - In any M District, the above permitted uses are subject to the following:<sup>11</sup>

6.4.1 Any assembly, production, processing, cleaning, servicing, testing, repair or storage of goods, materials or products shall be conducted so as not to create odor, noise, vibrations, smoke or dust in amounts greater than those permitted by appropriate Federal and State Regulations.

6.4.2 All business, production, servicing and processing shall take place within completely enclosed buildings, except as may be otherwise specifically authorized.

All storage within 150 feet of the nearest point of any residential district shall be in completely enclosed buildings or structures. Storage located elsewhere in this district may be open to the sky, but shall be enclosed by solid walls or fence, including solid doors or gates thereto, at least six feet high, but in no case lower in height than the enclosed storage. However, open off-street loading facilities and open off-street parking facilities for the storage of motor vehicles may be unenclosed throughout the district except for such screening of parking and loading facilities as may be required under the provisions of Section 8 herein.

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<sup>10</sup> Amended by Ord. 526, 4/24/74; amended by Ord. 2018-1131, §22, 4/24/2018

<sup>11</sup> Amended by Ord. 526, 4/24/74

- 6.5 SIDE YARD AND REAR YARD - Transitional side and rear yards shall be provided in any M District in accordance with Section 9.7.5 herein.<sup>12</sup>
- 6.6 HEIGHT OF STRUCTURES - The heights of any structure in any M District when located within 50 feet of any R District shall be not greater than the height of structures permitted in such R District.<sup>13</sup>
- 6.7 OFF STREET PARKING AND LOADING - Facilities shall be provided as required or permitted in Section 8.
- 6.8 DESIGN REVIEW - All uses shall be subject to design review as prescribed in Section 13 of this Ordinance.<sup>14</sup>
- 6.9 LANDSCAPING - All new structures established in this District shall be subject to landscaping requirements as prescribed in Section 13.3 of this Ordinance.<sup>15</sup>

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<sup>12</sup> Amended by Ord. 526, 4/24/74

<sup>13</sup> Amended by Ord. 526, 4/24/74

<sup>14</sup> Amended by Ord. 526, 4/24/74

<sup>15</sup> Amended by Ord. 641, 2/21/79