

Sec. 17-231. - Manufacturing/industrial district purpose.

The manufacturing/industrial districts are established to accomplish the following purposes:

- (1) To provide for manufacturing, wholesaling, warehousing, and other industrial activities in locations accessible to rail and highways, so that the movement of raw materials, finished products, and employees can be carried on efficiently and with a minimum of danger to life and property.
- (2) To realize proper standards of performance which will restrict obnoxious activities and encourage activities that will not affect lives of people living and working nearby.
- (3) To promote stability of manufacturing uses.
- (4) To provide room for industrial expansion in suitable locations so that employment opportunities will be preserved.

(Prior Code, § 17.09(1))

Sec. 17-232. - M-1 Manufacturing District.

- (a) Intent. The M-1 Manufacturing District is intended to provide a location for non-nuisance manufacturing uses which may be located reasonably close to residential areas. No outside storage permitted.
- (b) Permitted uses:
  - (1) Contractors; building construction.
  - (2) Contractors; heavy construction.
  - (3) Manufacturing; light.
  - (4) Warehouses/mini-warehouses.
  - (5) Wholesale trade.
  - (6) Essential services.
  - (7) Utility facilities.
- (c) Conditional uses:
  - (1) Business services.
  - (2) Repair shops.
  - (3) Retail trade.
  - (4) Freight terminals.
  - (5) Storage on-premises outside enclosed building.

- (d) Minimum lot size: 30,000 square feet.
- (e) Minimum lot width: 150 feet.
- (f) Minimum yard setbacks:

Front yard	25 feet
Rear yard	25 feet (50 feet minimum rear yard adjacent to existing dwellings or residential districts)
Side yard	10 feet (50 feet minimum side yard adjacent to existing dwellings or residential districts)

- (g) Maximum height: 45 feet.

(Prior Code, § 17.09(2))

Sec. 17-233. - M-2 Manufacturing District.

- (a) Intent. The M-2 Manufacturing District is intended to provide a location for non-nuisance manufacturing uses which may be located reasonably close to residential areas. Storage is allowed on-premises outside the enclosed building.
- (b) Permitted uses:
  - (1) Contractor; building construction.
  - (2) Contractors; heavy construction.
  - (3) Government service maintenance building.
  - (4) Manufacturing; light.
  - (5) Warehouses/mini-warehouses.
  - (6) Wholesale trade.
  - (7) Essential services.
  - (8) Public works yards.
  - (9) Utility facilities.
- (c) Conditional uses:
  - (1) Business services.