

ARTICLE X
M MANUFACTURING DISTRICTS

Section 10.01 **USES PERMITTED**

- (a) building materials storage yards, lumber yards and grain elevators.
- (b) contractors equipment rental or storage yards
- (c) any wholesale business including warehousing and storage buildings, commercial laundries and dry cleaning plants.
- (d) public utility service buildings and yards, electrical transformer stations, sub-stations and gas regulator stations
- (e) electrical, appliance or equipment assembly
- (f) woodworking shops, sign manufacturing shops, photo engraving, pattern shops, optical goods manufacturing, machine shops, bottling plants.
- (g) carting, expressing and hauling companies and their related storage buildings.
- (h) stone and monument works and display areas
- (i) tool and die manufacturer, sheet metal shops, welding shops

Uses permitted in c, d, f, g, h, and i above shall be conducted wholly within a building, except that the display area under (h) is exempt.

- (j) building and uses customarily necessary to any of the above permitted uses, which will not be detrimental either by reason of odor, smoke, noise or vibration to the surrounding neighborhood.

Section 10.02 **USES REQUIRING SPECIAL USE PERMITS.**

Any lawful manufacturing use of land or building not herein expressly prohibited or not provided for and which by its nature does not through noise, dirt, soot, offensive odors or unsanitary conditions constitute either a public or private nuisance.

Section 10.03 **USES PROHIBITED.**

- (a) dwelling units of any type
- (b) schools, hospitals, clinics and other institutions for human care, except where incidental to a permitted principal use.

Section 10.04 **STORAGE OF MATERIALS.**

Requirements for the storage of materials shall be as follows:

- (a) the open storage of lumber, coal or other combustible material shall be not less than twenty-five (25) feet from an interior lot line
- (b) open storage of junk, wrecked vehicles to be dismantled, or other waste products shall be enclosed by an eight (8) foot solid masonry wall, metal fence or chain link fence in addition to the required greenbelt
- (c) waste materials incidental to the principal operation shall be kept in neatly stored containers screened from public view and shall be removed and emptied periodically so as no wastes shall be piled on open ground.

Section 10.05 **BUILDING HEIGHT.**

No building or structure hereafter erected or altered shall exceed forty (40) feet in height.

Section 10.06 **LOT AREA, FRONTAGE AND YARD REQUIREMENTS.**

The following minimum requirements shall apply in all Manufacturing Districts.

Lot Area Sq.Ft.	Lot Frontage	Side Yards *		Front Yard	Rear Yard
		Least Width	Sum		
10,000	100'	20'	40'	45'	30'

*30' shall be required on that side of the property abutting any AG, R-1 or R-2 District.

Section 10.07 **ACCESSORY BUILDINGS AND USES.**

Accessory buildings such as buildings for guard shelters, gate houses and transformer buildings may be located in the front or side yard when a minimum of twenty-five (25) foot setback is provided from the property line.

Section 10.08 **GREEN BELT**

All development in this district when adjacent to a residential district and not separated therefrom by a street or alley, shall provide a greenbelt along the adjoining property line.