

CHAPTER 8. MANUFACTURING ZONE (M)

SECTION:

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- 9-8-2: Height Regulations
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- 9-8-4: Codes and Symbols
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9-8-1: Purpose.

To provide areas in appropriate locations relatively remote from more restrictive zones where processes of light manufacturing and warehousing may be established, maintained and protected. Manufacturing and storage includes the processes necessary in the creation and/or storage of products normally utilized in modern civilized life.

Definition – Manufacturing, curing, compounding, processing, packaging or production and treatment of normal household appliances, commodities; consumer items and foods which do not involve heavy industrial processes.

- 1) It is not the intent of this zone to prohibit uses usually utilized in more restrictive zones. Citizens should understand that the decision to put a residence or some other establishment normally found in more restrictive zones in this zone includes acceptance of the undesirable sights, sounds, smells and activities that are anticipated in this zone. No amount of public clamor will change the established use to a more restrictive use until those for whom the zone was created no longer wish to utilize the purposes of this zone.
- 2) All uses listed in the more restrictive zones shall be allowed in the Manufacturing Zone with their appropriate codes and symbols unless otherwise changed in the Manufacturing matrix. If there are conflicting designations in the more restrictive zones, the less restrictive designation shall apply. The following is a list of zones starting with the most restrictive and ending with the least

restrictive: Residential, Commercial, Agricultural, Manufacturing, Industrial.

9-8-2: Height Regulations.

None, except that within 100 feet of the boundary of any adjoining zone, no building shall exceed the height for the main buildings in such adjoining zone.

9-8-3: Area, Width, and Yard Regulations.

None, except for any parcel in the Manufacturing Zone having a lot line in common with a lot in an adjoining or lying across the street or alley from such adjoining zone the front, side and rear yards as prescribed for such adjoining zone shall be maintained in the Manufacturing Zone for such common lot line.

9-8-4: Codes and Symbols.

- 1) In this part are tables describing uses of land or buildings that are allowed in the zone as shown. Permitted uses are indicated by a “P” in the appropriate column. Uses that may be permitted by a Conditional Use Permit issued by the Land Use Authority are indicated by a “C” in the appropriate column.
- 2) If a use is not allowed in the zone it is either not named in the use list or it is indicated in the appropriate column by a dash, “-“.

9-8-5: Uses tables.

Uses	M
Conditional Uses listed in Residential, Commercial, and Agricultural Zones	C
Permitted Uses listed in Residential, Commercial, and Agricultural Zones	P
Accessory buildings and uses customarily incidental to conditional uses	C

Accessory buildings and uses customarily incidental to permitted uses	P
Agriculture industries	P
Asphalt/Concrete production	C
Athletic club; health club; athletic goods store; gymnasium	P
Bakery goods	P
Blacksmith	P
Body and fender shop; tire recapping; motor vehicle assembling, painting, upholstering and rebuilding	P
Boiler works	P
Bottling works	P
Bookbinding	P
Breweries	P
Bus terminal	P
Cemeteries	P
Central Mixing Plant	C
Coal/fuel sales	P
Construction equipment and supply trailer. Temporary	P
Construction field office, temporary	P
Construction of buildings to be sold and moved off the premise	P
Correctional facilities (public and private)	P
Dairy	C
Dams and reservoirs	P
Drag strip racing; auto racing; go cart racing	C
Essential utilities facilities	P
Fertilizer and soil conditioners manufacture, processing and/or sales	P
Forage plant	P
Freight or trucking yard or terminal	P
Hatchery	P
Heating, ventilating, air conditioning; equipment (HVAC)	P
Honey extraction	P
Hospital supplies	P
Incinerator, non-accessory	C
Junk yard	C
Knitting mill	P
Laboratories	P
Lumber mill	P
Machine shop	P

Manufacturing as defined (9-1-6-85)	P
Mobile home sales and storage	P
Mobile lunch service	P
Monuments works	P
Motion picture studio	P
Parking lot not incidental to a use conducted on the premises	P
Pest extermination and control office	P
Private school	P
Public buildings	P
Publishing and contract printing	P
Radio and television station	P
Radio/television/wireless communication transmitting towers	P
Recreational center, facilities or area that is private and/or commercial	P
Recycling collection and packaging	P
Sandblasting	P
Sexually oriented business	C
Solar Power Plant and/or Solar Fields producing over 25 KW	C
Solar Panels producing 25 KW and under	P
Storage units, self-storage, with or without outside storage	P
Substations	P
Terminal, parking and maintenance facilities	P
Transfer company	P
Truck and heavy equipment, repair facility, truck stop, and truck wash	P
Upholstery	P
Upholstering, including mattress manufacture, rebuilding or renovating	P
Warehouse	P
Weaving	P
Welding	P