

CHAPTER XIV

117.1400 "M" MANUFACTURING ZONING

117.1401 Permitted uses.

Sec. 14.01. Any area within the "M" Manufacturing Zone will be considered for such uses as light manufacturing or processing operation, warehouses, research and office buildings, subject to the following conditions:

- A. All operations shall be conducted within enclosed structures.
- B. No unusable or abandoned cars shall be stored in the open.
- C. All new structures permitted in this zone shall have a front yard of at least fifty (50) feet.
- D. No parking of vehicles will be allowed in front of the setback.
- E. The maximum height of buildings shall be thirty five (35) feet or two and one-half (2-1/2) stories.
- F. Off-street parking, loading and unloading space shall be provided as required in Chapter XVI.
- G. Lot Area. Every lot shall have a minimum width at the right of way of 200 feet continuous throughout and a lot area of 40,000 square feet.

117.1402 Offensive and hazardous emissions.

Sec. 14.02. No use shall discharge any produced dust, smoke, or odorous matter or toxic fumes; physical vibrations; or, heat or glare beyond the boundaries of the premises. No noise created from any use shall be allowed that would cause a nuisance to an adjacent "R" Zone.

117.1403 Use regulations.

Sec. 14.03. Any application under this Section shall be made to the Planning Commission as provided in Section 18.07 and accompanied by a development plan as required in Section 15.02-A detailing the effects of the operations on traffic; on water and air pollution; on noise and glare conditions; on fire and safety hazards; on emission of dangerous or obnoxious matter; and on the proposed treatment of any such conditions to maintain the same within the limitations of

the Ordinance. It shall show the plans for disposal of sewage and all industrial wastes. It shall specify the fuels to be used, including smoke and pollution control

117.1404 Uses permitted when authorized by special use permit (special exception).

Section 14.04 The following use of land and structures may be permitted by the application to the Planning Commission for the issuance of a special use permit (special exception Chapter XVIII, Section 18.07) when specified procedures and requirements, as outlined in the article and section cited, are complied with:

1) Exterior yard storage provided that all such exterior yard storage shall be screened on all sides by a solid uniformly finished and maintained wooded or masonry wall or fence of durable material, or a well maintained greenbelt, each of which shall be no less in height than the enclosed storage.