

§306. M Manufacturing and Industrial District.

306.1 Permitted Principal Uses -

- A. Automobile, truck, motorcycle, construction equipment or recreational vehicle sales, service, painting, repair or rebuilding
- B. Bakery, commercial
- C. Beverage distributorship
- D. Bottling works or brewery
- E. Box or packaging materials manufacturing
- F. Building materials sales and storage
- G. Cabinet or furniture making
- H. Cleaning or dyeing plant
- I. Contractors' equipment and materials storage, assembly and service yard
- J. Laboratory, research or development, testing or film processing
- K. Lumber, millwork or planing mill
- L. Machine shop, with punch press or drop hammer capacity limited to fifty (50) tons
- M. Machinery, sales, repair and display
- N. Mechanical, electronic or electrical appliance or precision instrument manufacture
- O. Manufacture, fabrication, compounding or treatment of articles for retail or wholesale sale from components produced elsewhere
- P. Manufacture, compounding, canning, packaging or treatment of food products, pharmaceuticals or cosmetics but not including rendering of fat or oils or the manufacture of dog or cat food or meat or fish products
- Q. Manufacture of plastic molds and products
- R. Paint and pigment manufacture
- S. Printing, lithographing and binding
- T. Public utility structures and facilities
- U. Railroad rights-of-way and switching tracks
- V. Recreation area, including boat marinas and boat servicing
- W. School, industrial or trade

- X. Sheet metal fabrication with punch press or drop hammer capacity limited to fifty (50) tons
- Y. Specialty steel manufacture
- Z. Stone or monument works
- AA. Tire retreading or recapping
- BB. Transportation system vehicle storage and servicing
- CC. Truck terminal
- DD. Warehouse or cold storage building
- EE. Wholesale sales and distribution of manufactured products

306.2 Accessory Uses -

- A. Parking lot
- B. Truck servicing area
- C. Railroad siding
- D. Offices serving the principal use
- E. Outdoor storage of finished products or materials prior to assembly but not including waste materials of any kind
- F. Apartment of a caretaker
- G. Incidental retail sales
- H. Signs (see §405)

306.3 Conditional Uses (see Part 5) -

- A. Manufacturing or light industrial use similar to and compatible with those listed as permitted principal uses
- B. Bulk fuel storage and distribution
- C. Auto wrecking yard
- D. Emergency Shelter
- E. All other uses not specifically provided for within this Ordinance

306.4 Dimensional Requirements -

- A. Minimum lot area - three thousand (3,000) square feet
- B. Minimum lot width - thirty feet (30')

- C. Minimum yard depths - none required except that when an industrial lot abuts or is directly across the street from a residence or residentially zoned land, any building on the industrial lot shall be set back not less than ten feet (10') from the street or property line and the yard landscaped.
- D. Maximum building height - seventy-five feet (75') (see also §403)

(Ordinance 1076, October 18, 1984, Article III, §3.6; as amended by Ordinance 1231, November 17, 2016)