

Section 13
M MANUFACTURING DISTRICT

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13.01 **PURPOSE**

The purpose of the M Manufacturing District ("M District") is to provide areas within the community for manufacturing facilities, research facilities, research park, warehouses and wholesale manufacturing. It is intended that this particular district will generally provide for manufacturing of an assembly nature from finished goods, warehousing and wholesale activities. Supportive services for manufacturing are generally of a non-retail or personal service character and should be encouraged to locate in this district.

13.02 **USE RESTRICTIONS**

All permitted uses are subject to the following conditions:

1. Any production, processing, cleaning, servicing, testing, repair or storage of goods, materials or products shall conform with the performance standards set forth in Section 15 herein.
2. No outside display, sale or storage of materials (raw, semi-finished, or finished in nature), vehicles (including tractor trailers), equipment, merchandise and other similar goods or containers, shall be permitted except by issuance of a special permit as addressed in Section 16 herein. This requirement does not apply to greenhouses with outside storage.
3. Parking: See Section 8, Off-Street Parking and Loading, herein.
4. Signs: See Chapter 16, Signs, of the Municipal Code. *Amended, Ord. 03-1-8*
 - a. Free standing signs, with the exception of monument and shopping center identification signs, are prohibited.
5. Accessory buildings shall not be located in any required yard.
6. Only one principal building shall be permitted on any one lot.
7. Free standing signs, with the exception of monument and shopping center identification signs.

13.3 **LOT AND BUILDING REQUIREMENTS**

- A. Lot size requirements: None.
- B. Yard requirements: In addition to any other building setback or yard requirement contained herein every building hereafter erected or enlarged shall provide and maintain a setback from the public street in accordance with the following requirements:
 1. Primary thoroughfare designated by a state or federal highway number: 75 feet from the property line or 150 feet from the centerline of the right-of-way, whichever distance

is greater.

2. Front yard: Not less than 40 feet in depth along every front lot line.
3. Interior side yard: Not less than 20 feet in depth along each interior side lot line.
4. Corner side yard: Not less than 40 feet in depth.
5. Rear yard: Not less than 20 feet in depth along each rear lot line.
6. Transitional yards: Where a side or rear lot line in a M District coincides with a side or rear lot line in an adjacent residence district, a yard shall be provided along such side or rear lot line not less than 100 feet in depth and shall contain landscaping and plantings suitable to provide a year around effective 25 percent screen.

Where a side or rear lot line in a M District coincides with a side or rear lot line in an adjacent business district, a yard shall be provided along such side or rear lot line not less than 60 feet in depth and shall contain landscaping and planting suitable to provide a year around 25 percent screen.

Where manufacturing lots front on a street that constitutes the boundary line between manufacturing and residential districts or between manufacturing and business districts, all such manufacturing lots shall provide a front yard of not less than 60 feet in depth.

C. Floor area ratio:

1. Not to exceed 0.4 for one-story buildings.
2. Not to exceed 0.6 for buildings, containing 2 or more stories. A mezzanine is not considered a story.

13.04 **PERMITTED USES**

Provided all the use restrictions of this district are observed the following uses are permitted:

Animal hospitals (with outside kennels).

Assembly, production, processing, wholesaling or warehousing or manufacturing of any commodity from semi-finished (other than raw) materials, provided explosives, flammable materials, nuclear materials or livestock are not involved.

Building materials sales with outside storage

Equipment sales and service

Greenhouses with outside storage

Local cartage and express facilities, provided explosives, flammable materials, nuclear materials or livestock are not involved.

Printing and publishing

Public utility

Public transportation facilities including shelters, terminals, parking areas and service buildings

Railroad right-of-way.

Research and development facilities or parks, provided explosives, flammable materials, nuclear materials or livestock are not involved.

13.05 **SPECIAL USES**

Provided all the restrictions of this district are observed the following special uses are permitted:

Adult businesses pursuant to Section 16 herein and Section 33.23 and Chapter 44 of the Municipal Code.

Fuel sales and storage

Asphaltic and concrete plans

Building contractor's office with outside storage

Dwelling units for watchmen's quarters

Outside storage on nonasphaltic or concrete pavement

Planned developments of not less than 20 acres

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