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ARTICLE 8 MANUFACTURING ZONING DISTRICTS

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100."M1" LIGHT MANUFACTURING DISTRICT

The light manufacturing district is intended to provide space for industrial production, fabrication, assembly, office, research, experimental facilities, and limited retail in enclosed buildings with attractive and well planned surroundings.

The Light Manufacturing Park is a planned unit concept and follows the same basic procedures as the PCD, PURD, and PUD in this Ordinance. This district has limited mixed use capabilities and therefore, applicants seeking extensive mixed commercial and industrial uses should consider the Planned Commercial District. The other option is to use the "Special Development Zone Overlay" found in Article 9 of this Ordinance. This option was specifically designed for small communities/rural centers who wish to create new retail/service/industrial facilities in one integrated site.

101. Industrial Park Applications

A. Submission

1. All applicants for industrial parks shall submit preliminary engineering data and SITE PLANS for review by the Planning Commission at least two (2) weeks in advance of a scheduled hearing. A sketch or preliminary plat shall also be submitted to the Director of Planning. For small tracts, a site plan will suffice as a review instrument.

B. Permitted Uses

1. This district is specifically designed to accommodate any use which assembles, fabricates, or manufactures products in enclosed buildings. All activities which produce dust, odor, noise, heat, light and glare must be capable of containing these impacts within their own boundaries. Storage areas must be screened and landscaped.

- a. Warehouses; public facilities; wholesale; vehicle accessory.
- b. Bulk retail; retail in conjunction with an industrial or fabrication use.

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- c. Mailing, package and parcel service.
- d. Shipping facilities, storage.
- e. Offices, training facilities, institutional facilities.
- f. Wholesale and direct sale of parts such as electrical, plumbing, heating, and appliance.
- g. Printing, communications, mail order.
- h. Laboratories, testing services, research, experimentation, educational institutes.
- i. Offices for trades, crafts, and general services with limited display areas and sales outlets.
- j. In general, those uses/accessories similar to those listed above which fabricate and store products.

C. Lot Area and Bulk Requirements

TABLE M-1 - LIGHT MANUFACTURING TABLE OF AREAS			
If the facility is not served by public sewer, the Sanitarian shall designate the minimum lot size			
Minimum Project Size	5 acres	Project size may be waived by the Planning Commission	
Minimum lot Size	By review		
Setbacks and Yards	Front	Side	Rear
U.S./State Highway	70'	20'	20'
County Road	60'	20'	20'
Internal/Frontage Roads	35'	20'	20'
NOTE: Setbacks and yards may be varied during platting or site plan review by the Director of Planning. In addition to the front setback, all structures must maintain a 35' yard from additional ROWs (ie, corner lots). The Zoning Administrator may grant an administrative variance up to 10' or 10 percent (whichever is greater) when deemed necessary for practical difficulty. All structures, regardless, must maintain a distance of 4' from any easement.			

D. Parking

1. Parking requirements [see Article 7] are individually designed by occupancy/employee requirements during the preliminary site design process. All parking lots must be designed with a paved surface and surrounded with a landscape buffer strip unless this requirement is waived during site review.

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E. Use Limitations

1. All operations, activities, storage and permanent vehicle parking shall take place wholly indoors or behind screened areas. Public and employee parking areas must be developed using hard surface {asphalt or concrete} lots, and the facility must have easy access to a public street. If the rear of the lot abuts a heavier manufacturing area, outside storage of materials may be allowed in the rear of the building.
2. Servicing and repair of vehicles shall be allowed only in conjunction with a permitted use.
3. If a lot or structure in "M1" abuts a lot in an area used for residential purposes, screening shall be provided sufficient to protect, on a year around basis, the privacy of the residential use. Signs must be proposed as a part of the basic site plan review process.

101."M2" GENERAL MANUFACTURING DISTRICT

A. Purpose: The purpose of the "M2" Manufacturing District is to provide areas within the rural community that are set aside for product fabrication which is not normally compatible with residential or light commercial areas. In these Uniform Development Regulations, the "General Manufacturing Zone" is the normal district for industrial uses and is designed to accommodate all but the heaviest and most intense uses. It is not normally compatible with residential and light commercial activities. Site plans are required for all "M2" development activities.

1. Permitted Activities

- a. Uses permitted in "C" districts as specific mixed use proposals.
- b. Uses permitted in "M1" districts as specific mixed use proposals.
- c. Uses permitted by right in the "M2" district are:

Bottling
Animal Pound
Gen. Assembly
Freight
Plastics
Steel and Iron Manf.
Stone Works
Soaps
Welding
Solvents
Saw Mills
Auto Testing

Building Materials
Clay/Minerals
Chemical Manufacturing
Rental and Storage - Warehousing
Leather Goods
Paper Products
Graphite Products
Cleaning and Polishing
Trailer Assembly
Fuels and Oils
Reserved for new use
Dressings

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Food and Beverage
Construction

Sand and Lime
Recycling Center*

*Recycling centers incorporating motor vehicle or machinery parts must use M2 conditional or M3

B. Performance Standards

1. No residential habitation is permitted in "M2" districts except by guardians.
2. When a lot line in an "M2" district abuts an area used for residential, commercial, light manufacturing or institutional purposes, the "M2" zoning lot shall be required to screen the activities on the premises.
3. All applicants shall submit site plans and sketches at least two (2) weeks prior to a scheduled hearing. "M2" General Manufacturing Districts require either lot splits or Short Plats. Multiple buildings may be placed on a single site when the property is under common ownership, provided that dimension requirements and sanitary regulations can be fulfilled.

C. Conditional Uses

1. Salvage/wrecker yards, including recycling center using scrap metals.
2. Communications towers over 150' in height [see Appendix A]

D. Lot, Area, Bulk Requirements and Restrictions

1. Lot Areas - See Table M-2

TABLE M-2: GENERAL MANUFACTURING TABLE OF AREAS			
Baseline Lot Sizes			
The baseline lot size is 4 acres with individual water wells and lateral fields and may be increased to meet sanitary provisions. The minimum lot size is 2 acres with central water. The lot size may be decreased to design minimum (4.25 x the total sq. ft. of all buildings + yards and setbacks) when served by central water and sewer.			
Setback and Yard Requirements			
	Front	Side	Rear
U.S./State Highway	90'	35'	30'
County Road	75'	35'	25'
Frontage/Internal Roads	40'	35'	25'
NOTE: Setbacks and yards may be varied during platting or site plan review by the Director of Planning. In addition to the front setback, all structures must maintain a 35' yard from additional ROWs (ie, corner lots). The Zoning Administrator may grant an administrative variance up to 10' or 10 percent (whichever is greater) when deemed necessary for practical difficulty.			

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2. A maximum height limitation of 38' is imposed in the "M2" district unless a mechanical fire detection/suppression system is installed. The planning commission, in waiving this provision, shall be guided by the district fire chiefs.

3. In addition to the yard requirements, no structure used for manufacturing purposes in an "M2" District shall be closer than 250 feet to any structure used for residential purposes unless a variance is granted. The Zoning Administrator is specifically empowered to waive this requirement when a residential structure is owned by the applicant.

102."M3" HEAVY MANUFACTURING DISTRICT

A. Purpose: The purpose of the heavy exclusive manufacturing district is to provide contained areas for uses which are generally incompatible with all other activities of lesser intensity. This district provides greater pre-zoning controls and review through the use of impact statements and social/economic planning studies to determine if very heavy uses are compatible with the agricultural base and rural setting of the County.

1. Permitted Uses [Site plans required for all uses].

- a. Sanitary landfills; construction or non-hazardous landfills which are not located along arterial roads. Construction landfills are permitted in several sections of this ordinance. Anticipated under this specific section are construction landfills used in conjunction [for land reclamation] with permitted industrial buildings; construction or non-hazardous landfills which, in the opinion of the Director of Planning required special monitoring, or those used in conjunction with a permitted recycling enterprise.
- b. Electrical power generation; natural gas compression/distribution.
- c. Manufacture of petroleum products; cement and asphalt manufacture;
- d. Manufacture of exterminating agents and pesticides or fertilizers.
- e. Manufacture or major storage, in conjunction with a permitted use, of any agent included on the current EPA list of hazardous substances [in bulk amounts specified by the EPA]
- f. Bulk petroleum storage; communication towers.
- g. Alcoholic beverage manufacture.
- h. Office/residence quarters for property guardians.
- i. Accessory uses.

B. Conditional Uses

- a. Communications towers
- b. Fly Ash processing and storage
- c. Manufacture of explosives

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- d. Aircraft landing facilities
- e. Auto salvage yards; multi-purpose Recycling Centers which incorporate auto salvage; wrecker yards.
- f. Slaughtering houses and meat packing plants
- g. Commercial Hazardous Waste Storage

C. Use Limitations

1. No residential habitation is permitted in any "M3" District other than for security persons or caretakers.
2. No "M3" District shall be created in an area where the principal activity of the operation would be closer than 500 feet to the nearest residential use unless this requirement is waived during site planning by the Planning Commission.

D. Required Plans and Specifications

1. Heavy and exclusive manufacturing districts are incompatible with most light manufacturing, commercial, residential and institutional land uses. The Planning Commission recognizes that the intense uses contemplated in the "M3" district may have insignificant impacts to the environment and people when located in remote areas, or in locations which are already devoted to heavy uses. Likewise, the location of an intense land use in a developed area may cause major impacts and inconvenience to established property owners.
2. The Planning Commission, in consultation with the Planning Staff, shall have the right to exercise the following options in all requests for zoning and conditional uses in "M3."

When the development is remotely located, and under one ownership (provided the necessary State or Federal permits are assured) the Planning Commission may:

- a. Proceed with a simple sketch plan, subdivision instruments, if required, and normal review techniques.
- b. When the development poses the probability of impacts to the environment or people, the Planning Commission may:
- c. Proceed with a full Site Plan and raise the level of review.
- d. If impacts to people, the environment, and the public safety in general are probable, the Planning Commission may:
- e. Require the development of full Site Plans, engineering plans, and other studies which specify:

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- i. Possible Adverse Environmental Impacts.
- ii. Adverse Impacts to Property Owners
- iii. Impacts to the Transportation System
- iv. Impacts to the Economic Activity of the surrounding community
- v. The Benefits to be Gained by the Public

E. Development Guidelines

- 1. The following guidelines (Table M-3) shall be used to guide development of heavy manufacturing uses.

TABLE M-3: DEVELOPMENT GUIDELINES FOR USE IN "M-3" MANUFACTURING DISTRICTS				
Base Lot Sizes				
	Passive Storage 2 Acres	Active Processing 4 Acres	Intense High Traffic 6 Acres	Adverse High Envir. Impact 10 Acres
Final lot sizes must be adjusted during plan review for sewer, water and storage needs.				
Setback and Yard Requirements				
	Front	Side	Rear	Comments
U.S./State Highway	90'	50'	30'	
All Other Roads	80'	50'	30'	
NOTE: Baseline lot sizes, setbacks and yards may be varied during platting or site plan review by the Director of Planning. In addition to the front setback, all structures must maintain a 35' yard from additional ROWs (ie, corner lots). The Zoning Administrator may grant an administrative variance up to 10' or 10 percent (whichever is greater) when deemed necessary for practical difficulty. All structures, regardless, must maintain a distance of 4' from any easement.				

103. APPEARANCE CODES IN MANUFACTURING DISTRICTS

A. General

- 1. "M-1" Light Industry - This district is specifically designed to accommodate any use which assembles, fabricates, or manufactures products in enclosed buildings. All activities which produce dust, odor, noise, heat, light and glare must be capable of containing these impacts

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- within their own boundaries. No storage area may be established in any front yard. Storage areas used for vehicles, equipment, stock-in-trade items, and other machinery must be screened and landscaped with a landscaped boundary.
2. "M-2" General Manufacturing - Areas used for vehicles, equipment, stock-in-trade items, and other machinery shall not be located to the front of buildings [except for new, stock-in-trade items for sale] or along any yard which fronts on a public r.o.w. Storage areas located in side or rear yards shall be screened from view if such rear or side yards abut retail commercial, business and/or professional offices, or residential uses.
 3. "M-3 -Exclusive Manufacturing - The open storage of vehicles, materials, or other equipment shall not be permitted in any yard abutting a public r.o.w. unless a screening fence is provided. Salvage yards, recycling centers, or uses which store vehicles, scrap materials, used construction materials, or machinery/ parts shall be enclosed by an opaque screen, at least 8' in height, constructed from new or attractively refurbished materials maintained in good order.
 4. All parking and/or paved spaces in M-1 districts must be separated from the paved/graveled portion of the right-of-way by a seeded or planted landscape area of no less than 8' in width unless modified by a variance or site plan amendment.
 5. All entrances to public right-of-way shall maintain a clear vision triangle calculated 45° either direction measured 20' from the point of intersection to the delineated stop line [see definitions].