

CHAPTER 11

M MANUFACTURING DISTRICTS

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10-11-1: **PERMITTED USES:**

- A. Building materials storage yards, lumber yards, and grain elevators.
- B. Contractors or farm equipment sales or rental storage yards.
- C. Any wholesale business including processing, warehousing, and storage buildings.
- D. Public utility service buildings and yards, electrical transformer stations, substations and gas regulator stations.
- E. Woodworking shops, sign manufacturing shops, machine shops.
- F. Carting, expressing and hauling companies and their related storage buildings.
- G. Stone and monument works and display areas.
- H. Tool and die manufacturer, sheet metal shops, welding shops.
- I. Automobile and truck service and repair stations.

- J. Building and uses customarily necessary to any of the above permitted uses, which will not be detrimental either by reason of odor, smoke, noise or vibration to the surrounding neighborhood.

Uses permitted in subsections C, D, E, F, G and H above shall be conducted wholly within a building, except that the display area under subsections A, B and G is exempt. (Ord. 18, 5-1-1978)

10-11-2: USES REQUIRING SPECIAL USE PERMIT:

- A. Any lawful manufacturing use of land or building not herein expressly prohibited or not provided for and which by its nature does not through noise, dirt, soot, offensive odors or unsanitary conditions constitute either a public or private nuisance. (Ord. 18, 5-1-1978)

10-11-3: PROHIBITED USES:

- A. Dwelling units of any type.
- B. Schools, clinics and other institutions for human care, except where incidental to a permitted principal use. (Ord. 18, 5-1-1978)

10-11-4: STORAGE OF MATERIALS: Requirements for the storage of materials shall be as follows:

- A. The open storage of lumber, coal or other combustible material shall be not less than twenty five feet (25') from an interior lot line.
- B. Open storage of junk, wrecked vehicles to be dismantled, or other waste products shall be enclosed by an eight foot (8') solid masonry wall.
- C. Waste materials incidental to the principal operation shall be kept in neatly stored containers screened from public view and shall be removed and emptied periodically so as no wastes shall be piled on open ground. (Ord. 18, 5-1-1978)

10-11-5: BUILDING HEIGHT: No building or structure hereafter erected or altered shall exceed forty feet (40') in height

except that such height limitations shall not apply to grain elevators and associated grain handling and storage equipment. (Ord. 18, 5-1-1978)

10-11-6: **LOT AREA, FRONTAGE AND YARD REQUIREMENTS:** The following minimum requirements shall apply in all Manufacturing Districts:

Lot Area Sq. Ft.	Lot Frontage	Side Yards		Front Yard	Rear Yard
		Minimum Width	Sum		
10,000	100'	20'	40'	75'	50'

(Ord. 18, 5-1-1978; 1997 Code)

10-11-7: **ACCESSORY BUILDINGS AND USES:** Accessory buildings such as buildings for guard shelters, gate houses and transformer buildings may be located in the front or side yard when a minimum of a twenty five foot (25') setback is provided from the property line. (Ord. 18, 5-1-1978)