

### 2.5.1 M-1 Industrial District

The following provisions shall apply in the M-I Industrial District unless otherwise provided in these regulations:

#### A. Permitted Uses:

Accessory uses or buildings: those uses allowed shall be subordinate, customary and incidental to the permitted primary uses, including retail sale, rental or repair of items manufactured or assembled on site. Any accessory structure must meet site and other requirements of this zone. Under no circumstances will uses appropriate only in the M-3 zone be allowed in this zone as accessory uses

Agricultural uses

Automobile parking areas, public and private

Auxiliary commercial uses: the following commercial uses shall be permitted only when subordinate and incidental to areas of existing industrial use:

Branch offices of banks, savings and loans and similar financial institutions

Convenience grocery stores

Credit unions

Restaurants as permitted in the C-1 District

Vehicle service stations or repair

Contractor's shop, including but not limited to building, electrical, HVAC, landscape, and plumbing contractors, provided all operations are confined within a building

Carting and light local deliveries

Churches, parish halls and temples

Dwellings, only in connection with bona fide agricultural operations, or as living quarters for bona fide caretakers and/or for watchmen and their families

Greenhouses, wholesale

Indoor paint ball ranges

Laboratories, research, experimental or testing, but not including combustion type motor-testing

Medical laboratories

Office buildings, as accessory uses only

Telecommunications hotels

Temporary buildings, the uses of which are incidental to construction operations being conducted on the same or adjoining lot or tract, and which shall be removed upon completion or abandonment of such construction, or upon the expiration of a period of two years from the time of erection of such temporary buildings, whichever is sooner

Warehouse, storage, including mini-warehouses

Wholesale houses and distributors, provided the operation is enclosed in a building

**Uses, manufacture, processing, treatment, or storage of the following, providing all operations permitted, including storage, must be confined within a building** (uses located totally within the caverns developed under a

Conditional Use Permit for Underground Space shall be considered to meet the requirement of confinement within a building)

- Adhesives, excluding manufacturing of basic components
- Awnings, metal
- Beverage (non-alcoholic) manufacture
- Beverage, blending and bottling
- Blacksmith
- Bookbinding
- Broom and brush
- Button manufacture, except button blanks from shell
- Carbon paper and ink ribbons
- Carpenter, cabinet making, and pattern shops
- Chemicals (packing only)
- Clay products of handicraft nature including ceramics, pottery, tile (glazed), or similar products
- Cleaning and dyeing of garments, hats and rugs
- Clocks and watches
- Cloth products, including canvas, clothing, garments
- Computers and related equipment
- Cosmetics or toiletries
- Electronic measuring instrument and electrical control devices
- Electrical appliance and apparatus assembly (small), including fans, fixtures, hot-plates, irons, mixers, motion picture equipment (home), phonographs, radios, television sets, toasters, toys, or similar products, but not including electrical machinery
- Electrical supplies, including cable and wire assemblies, batteries (dry cell), insulation, lamps, switches, or similar supplies
- Flowers, artificial
- Food processing, including bakery products (wholesale), candy manufacture, coffee, tea, and spices (processing and packaging), creamery and dairy operations, ice cream manufacture, macaroni and noodle manufacture, oleomargarine (compounding and packaging only)
- Fur finishing and fur goods, not including tanning, dyeing
- Glass products from previously manufactured glass
- Hair, felt, or feather products
- Hat finishing and millinery from straw and other fibers
- Ink or ink ribbon, packaging
- Instruments, accessories and supplies used in medical diagnosis and treatment
- Jewelry
- Latex paints (water base)
- Leather products manufacture (no tanning operations), including shoes, machine belting, or similar products
- Luggage
- Machines, business, including accounting machines, calculators, card counting equipment, typewriters, or similar products
- Medical appliances, including braces, limbs, stretchers, supports, or similar appliances
- Motion picture production
- Musical instruments (including pianos and organs)
- Novelty products (from prepared materials)
- Optical equipment

Paper products, including bags, boxes, bulk goods, containers (shipping), envelopes, interior packaging components, stationery, tubes, wallpaper, or similar products  
 Pharmaceutical products (compounding only)  
 Photographic equipment  
 Plastic molding and shaping, excluding manufacturing of basic components  
 Precision instruments  
 Printing, publishing, engraving, including photo-engraving  
 Scenery construction  
 Sheet metal shops  
 Signs and displays (non-metal )  
 Soaps or detergents, including washing or cleaning powder or soda, packaging only  
 Statuary and art goods, other than stone and concrete, including church art, figurines, mannequins, religious art, (excluding foundry operations)  
 Stamp (hand), stencils, and brands  
 Toys and games  
 Trade and business schools  
 Umbrellas and parasols  
 Upholstery and furniture shops, wholesale  
 Vehicles, children's, including baby carriages, bicycles, scooters, wagons, or similar vehicles  
 Window shades, Venetian blinds, awnings, tarpaulins, and canvas specialties  
 Wood products, including furniture, baskets, boxes, crates, or similar products, and copperage works (except copperage stockmill)

Those uses which are more similar in type and intensity to the above list of uses than to uses listed elsewhere in these regulations.

### B. Conditional Uses:

Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to Chapter 4 Part 2 for a listing of uses and requirements that apply to specific uses.

### C. Permitted Uses With Special Standards (**August 2010**)

The following uses are permitted in this district provided they meet the special standards and requirements listed for such uses in Chapter 4 Part 3.

1. Day Care Centers
2. Outdoor Paintball Ranges
3. Off-premises signs (i.e. outdoor advertising signs)

### D. Property Development Regulations:

Refer to the applicable Form District regulations in Chapter 5 for lot size, setback, building heights and other restrictions.

### E. Maximum Density and FAR

1. Maximum Floor Area Ratio:.....2.0
2. Maximum Density:  
.....None

### 2.5.2 M-2 Industrial District

The following provisions shall apply in the M-2 Industrial District unless otherwise provided in these regulations.

#### A. Permitted Uses:

Accessory uses or buildings: those uses allowed shall be subordinate, customary and incidental to the permitted primary uses, including retail sale, rental or repair of items manufactured or assembled on site. Any accessory structure must meet site and other requirements of this zone. Under no circumstances will uses appropriate only in the M-3 zone be allowed in this zone as accessory uses.

All uses permitted in the M-1 District

Building materials (cement, lime, sand, gravel, lumber, and the like), storage and sales

Bus garage and repair shop

Exposition building or center

Fairgrounds

Flea market

Lumber yards

Railroad freight terminals and yards

River terminals

Storage yard or contractor's shop, including but not limited to building, electrical, HVAC, landscape, and plumbing contractors; outdoor storage of material and equipment permitted

Training schools (industrial and vocational) including combustion engine schools

Truck or transfer terminal, freight and motor freight and motor freight stations

Truck (greater than two tons) and other heavy motor driven vehicles: sales, rental, repair and storage

Warehouses, produce and storage

Waterfront shipping

Wholesale houses and distributors

Wholesale markets (goods not contained in totally enclosed buildings)

#### Uses, manufacture, processing, treatment, or storage of the following:

Air conditioning, commercial

Aircraft and aircraft parts

Aluminum extrusion, rolling, fabrication, and forming

Animal pound

Apparel or other textile products from textiles or other materials, including hat bodies of fur, wool, felt, or similar products

Assembly and repair of automobiles, bicycles, carriages, engines (new and rebuilt), motorcycles, trailers, trucks, wagons, including parts

Athletic or sports equipment, including balls, baskets, bats, cues, racquets, rods, or similar products  
 Baskets and hampers (wood, reed, rattan, and the like)  
 Battery, storage (wet cell)  
 Bedding (mattress, pillow, quilt), including rebuilding or renovating  
 Boat manufacturing and repair  
 Box and crate  
 Carpet, rug, mat  
 Clay, stone, glass products  
 Coal and coke, storage and sales  
 Concrete products (except central mixing and proportioning plant)  
 Culverts  
 Distilleries, breweries, and non-industrial alcoholic spirits  
 Firearms  
 Food processing, including chewing gum, chocolate, cocoa and cocoa products; condensed and evaporated milk, processing and canning; flour, feed and grain (packaging, blending, and storage only); food products except slaughtering of meat or preparation of fish for packing; fruit and vegetable processing (including canning, preserving, drying, and freezing); gelatin products; glucose and dextrine; malt products; meat products, packing and processing (no slaughtering); yeast  
 Foundry products (electrical only)  
 Furniture  
 Grain blending and packaging, but not milling  
 Hardware, products or tools, including bolts, brads, cutlery, door knobs, drills, hinges, household items, locks, metal casting (nonferrous), nails, needles and pins, nuts, plumbing appliances, rivets, screws, spikes, staples, tools (hand), or similar products  
 Heating, ventilating, cooking, and refrigerating supplies and appliances  
 Hosiery mill  
 Household appliances, electrical and gas, including stoves, refrigerators, washing machines, clothes dryers, and similar products  
 Ice, dry or natural  
 Implements, agricultural or farm  
 Ink manufacture (mixing only)  
 Insecticides, fungicides, disinfectants, and related industrial and household chemical compounds (blending only)  
 Iron or steel (ornamental), miscellaneous, fabrication or assembly, including steel cabinets, doors, fencing, metal furniture, or similar products; cleaning, grinding, heat treatment, metal finishing, plating, polishing, rust proofing, sharpening, or similar processes  
 Machine, tool, die, and gauge shops  
 Machine, tools, including metal lathes, metal presses, metal-stamping machines, wood-working machines, or the like  
 Millwork and planing  
 Motion picture equipment, commercial  
 Paint and coating, except manufacturing gun cotton nitro-cellulose lacquers and reactive resin coating  
 Pencils  
 Perfumes or perfumed soaps, commercial  
 Plating, electrolytic process  
 Plumbing supplies  
 Poultry or rabbit, packing or slaughtering (wholesale)  
 Pottery and porcelain products

Pulp goods, pressed or molded (including paper-mache products)  
 Rubber and synthetic-treated fabric products (excluding all rubber or synthetic processing) such as washers, gloves, footwear, bathing caps, atomizers, or similar products  
 Safes and vaults  
 Sheet metal products from metal stamping or extrusion, including containers, costume jewelry, pins and needles, razor blades, bottle caps, buttons, kitchen utensils, or similar products  
 Shipping containers (corrugated board, fiber or wire-bound)  
 Silverware, plate or sterling  
 Textiles and fibers into fabric goods; spinning, weaving, knitting, manufacturing, dyeing, printing and finishing of goods, yarns, knit goods, threads, and cordage  
 Tire re-treading and vulcanizing shop  
 Tobacco (including curing) or tobacco products

Those uses which are more similar in type and intensity to the above list of uses than to uses listed elsewhere in these regulations.

**B. Conditional Uses:**

Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to Chapter 4 Part 2 for a listing of uses and requirements that apply to specific uses.

**C. Permitted Uses With Special Standards (August 2010)**

The following uses are permitted in this district provided they meet the special standards and requirements listed for such uses in Chapter 4 Part 3.

1. Outdoor Paintball Ranges
2. Off-premises signs (i.e. outdoor advertising signs)

**D. Property Development Regulations**

Refer to the applicable Form District regulations in Chapter 5 for lot size, setback, building height and other restrictions.

**E. Maximum Density and FAR**

1. Maximum Floor Area Ratio:.....3.0
2. Maximum Density: .....None

### 2.5.3 M-3 Industrial District

The following provisions shall apply in the M-3 Industrial District unless otherwise provided in these regulations.

**A. Permitted Uses:**

Accessory uses or buildings: those uses allowed shall be subordinate, customary and incidental to the permitted primary uses, including