

M1/M2



M1/M2 - INDUSTRIAL STANDARD: The M1/M2 district is intended to provide for industrial uses that consist of full-scale fabrication, manufacturing, packaging and processing of products that can be conducted in a generally clean, quiet, and safe environment with minimal negative impacts on the surrounding environment and uses. (Also see Staff Interpretation 07-002, at the end of Section 38-53 Conditional Uses.)

LAND USES ALLOWED

RESIDENTIAL-RELATED LAND USES (See Section 38-33B)

- Accessory Uses and Structures
- Greenhouse (Non-Commercial), Garden Shed or Tool Shed
- Recreational Court, Tennis, etc., Private

AGRICULTURE & EQUESTRIAN LAND USES (See Section 38-33C)

- Brewery/Winery

INSTITUTIONAL LAND USES (See Section 38-33D)

- Community Buildings - Uses
- Detention Facility
- Library/Museum

RECREATIONAL LAND USES (See Section 38-33E)

- Racetrack, Mini, e.g., go-carts

RETAIL LAND USES (See Section 38-33G)

- Auto/Truck Self-Service /Automated or Full Service Wash/Wax/Detailing
- Bar, Pub, Tavern (No Dancing)
- Café, Cafeteria, Coffee Shop, Restaurant, etc.
- Cleaning & Maid Services
- Clothing Store
- Convenience Store
- Delicatessen, Produce/Meat Market
- Gas Station
- Hardware Store
- Health Care Clinic (Non-Hospital)
- Laundry/Dry Cleaning Services
- Plant Nursery
- Radio/TV Studio/Station
- Small Item Repair
- Specialty Foods (Bakeries, Confectionaries, etc.)
- Specialty Store (Books, Music, Toys, Sports Equip, Stationery, etc.)
- Theater, Drive-in
- Tire Sales/Repair
- Upholstery Shop

SERVICE LAND USES (See Section 38-33F)

- Accounting, Auditing & Bookkeeping
- Architectural, Engineering, Planning & Surveying Services,
- Art Studio
- Bank, Bonding & Financial Institution/Facility (No Drive Thru)
- Barber/Beauty/Hair Salon & Related Personal Care
- Business Offices
- Consulting
- Counseling
- Desktop Publishing & Graphic Design

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Funeral Home
Hotel/Motel
Institutional Office: Public, Private, Educational, Religious, & Philanthropic
Insurance
Laboratory
Legal Services
Mailing & Stenographic Services
Medical/Dental Office
Motion Picture Production
Research Organization, Commercial or Noncommercial
Pharmacy
Tax Preparation

TRANSPORTATION, WHOLESALE TRADE, WAREHOUSING & BULK STORAGE LAND USES (See Section 38-33H)

Distribution Centers
Freighthouse/Truck Terminal
Interstate Warehouse/Bulk Storage Facilities
Ministorage Units
Parking Facilities, Commercial (Garages & Private Parking Lots)
Railroad Terminal/Depot
Trucking Companies
Wholesale Trade, any product

MANUFACTURING & RELATED LAND USES (See Section 38-33I)

Apparel & Other Textile Products –Clothing
Body Shops & Vehicle Painting Establishments
Brooms, Brushes & Vacuums
Chemical & Allied Products
Construction Yard or Building(s), Temporary
Cottage Industry – Retail or Service
Crematorium
Dyeing & Engraving Establishments
Electrical & Electronic Equip. (Computers)
Extraction of Raw Materials
Fabricated Metal Products
Food & Kindred Products
Furniture & Fixtures
Frozen Food Lockers
Glass Cutting & Finishing
Jewelry, Silverware, & Plated Ware
Laboratories (Medical/Dental/R & D)
Leather Products
Lumber & Wood Products (Sawmill/Planing)
Machinery, except electrical
Manufactured Buildings
Metal Work & Machine Shop
Motion Picture Production Theater/Studio
Musical Instruments
Needles, Pins & Fasteners
Paper & Allied Products
Petroleum & Coal Products
Primary Metal Industries
Printing & Publishing
Retail Trade, Business Service Establishment or Offices, any type
Rubber & Plastic Products
Signs & Advertising
Stone, Glass & Clay Products
Storage Boxes

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- Textile Mill Products (Carpets, Rugs, Hosiery, Threads)
- Tire Manufactures & Recyclers
- Tobacco Manufacturing
- Toys, & Sporting Goods, Dolls, Games
- Transportation Equipment
- Upholstery Shop (Vehicle & Furniture)
- Writing Utensils (pens/pencils/inked ribbons)

UTILITY LAND USES (See Section 38-33J)
 Recycling Centers

LAND USES ALLOWED WITH CONDITIONS

RESIDENTIAL LAND USES (See Section 38-33A and Section 38-53)
 Detached, Site-Built, Single Family Dwelling Unit
 Dwelling Use (Non primary)
 Manufactured Dwelling Unit

RESIDENTIAL-RELATED LAND USES (See Section 38-33B and Section 38-53)
 Home Occupation
 Kennel/Cattery (Private Residential)
 Storage of recreational vehicles and motor vehicle appurtenances
 Swimming Pool, Private
 Temporary Uses

INSTITUTIONAL LAND USES (See Section 38-33D and Section 38-53)
 Child Care or Preschool
 School, College or University
 School, Commercial, Trade or Technical

RECREATIONAL LAND USES (See Section 38-33E and Section 38-53)
 Amusement Park (Temporary)
 Archery Range - Indoor
 Firing Range - Indoor
 Park
 Swimming Pool, Commercial or Public

RETAIL LAND USES (See Section 38-33G and Section 38-53)
 Auto/Truck Repair & Service
 Large Equipment Repair & Service (Non-Vehicular)
 Large Equipment Repair & Service (Vehicular)
 Petroleum/Propane Sales

TRANSPORTATION, WHOLESALE TRADE, WAREHOUSING & BULK STORAGE LAND USES
 (See Section 38-33H and Section 38-53)
 Above Ground Storage Tanks for Flammable and Combustible Liquids and LP Gas
 Storage of dismantled or wrecked vehicles & products
 Storage/Display of merchandise for sale (except manufactured buildings, mobile homes & operable cars, trucks, motorcycles and RVs)
 Storage outside of buildings of materials, equipment, and supplies not for sale
 Storage, warehousing accessory to Office, Retail Service or Industry

MANUFACTURING & RELATED LAND USES (See Section 38-33I and Section 38-53)
 Body Shops & Vehicle Painting Establishments
 Construction Yard or Building(s), Temporary
 Contractor's Yard (Building/Electrical/Mechanical/Roads/Utilities)
 Cottage Industry - Retail or Service
 Retail Trade, Business Service Establishment or Offices, any type

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Vehicle Repair (Auto/Truck/Heavy Equipment/Motorcycle/Boat/Recreational Vehicle)
Wrecker Services

UTILITY LAND USES (See Section 38-33J, Section 38-53 and Section 38-59)
Antenna, Towers, Communication Structures, and Other Vertical Structures
Face Mount (Attached to Primary Use)
Public/Private Utility Installation

LAND USES ALLOWED REQUIRING A SPECIAL USE PERMIT

AGRICULTURE & EQUESTRIAN LAND USES (See section 38-33C and Section 38-54)
Racetrack, Animal
Rodeo Arena

RECREATIONAL LAND USES (See section 38-33e and Section 38-54)
Amusement Park – Permanent
Archery Range – Outdoor
Firing Range – Outdoor
Racetrack, Auto/Truck
Sports Complex

RETAIL LAND USES (See Section 38-33G and Section 38-54)
Adult Book/Video Store & Entertainment Establishment

TRANSPORTATION, WHOLESALE TRADE, WAREHOUSING & BULK STORAGE LAND USES
(See Section 38-33H and Section 38-54)
Airport, Privately or Publicly Owned
Heliport/Helistop

UTILITY LAND USES (See Section 38-33J, Section 38-54, and Section 38-59)
Antenna, Towers, Communication Structures, and Other Vertical Structures
Waste Transfer Stations/Sewage Treatment Plants

M3

M-3 - INDUSTRIAL HEAVY: The M-3 district is intended to provide for industrial uses that consist of high-intensity industrial and manufacturing uses having physical and operational characteristics that may be offensive and/or hazardous to the surrounding community.

LAND USES ALLOWED

RESIDENTIAL-RELATED LAND USES (See Section 38-33B)
Accessory Uses and Structures
Greenhouse (Non-Commercial), Garden Shed or Tool Shed
Recreational Court, Tennis, etc., Private

AGRICULTURE & EQUESTRIAN LAND USES (See Section 38-33C)
Brewery/Winery

INSTITUTIONAL LAND USES (See Section 38-33D)
Community Buildings - Uses
Detention Facility

RECREATIONAL LAND USES (See Section 38-33E)
Racetrack, Mini, e.g., go-carts

RETAIL LAND USES (See Section 38-33G)
Auto/Truck Self-Service /Automated or Full Service Wash/Detailing/Detailing