

Section 304 Limited Manufacturing and Research District (M)

Section 304.1 Purpose

The purpose of this district is to provide for industrial uses, which have no objectionable affects on the surrounding area of the community. Limited manufacturing and processing, office and research activities, and wholesale business establishments which are clean, quiet, and free of hazardous or objectionable elements such as noise, odor, dust, smoke, or glare and operate entirely within enclosed structures are permitted.

Section 304.2 Uses

A. Permitted Uses

1. Manufacture of the following products:
 - a. Electric products and equipment.
 - b. Metal products, including business machines, instruments, fabrication of cabinets and furniture, stamping and extrusion of small parts.
 - c. Tools and hardware, including hand tools, cutlery, die and pattern making; other small machine shops.
 - d. Wood products, including furniture, boxes, and crates.
2. Offices - Corporate, executive, administrative, and sales.
3. Research and laboratory facilities for basic and applied research, experiments, and testing.
4. Wholesale business, service, and storage establishments such as:
 - a. Repair establishments, including automobile motors, body, painting, and tires and electrical and household appliances.
 - b. Other shops, including contractors, plumbing, heating, painting, ornamental iron, upholstering, monument works, and welding shops.
 - c. Warehouses, including storage and wholesale establishments.
 - d. Yards for storage of coal, lumber and other building materials.
5. Similar Main Uses - Any office, service, storage, or manufacturing establishment not listed above, but of a character and extent similar to the above and not specifically permitted only in a less restricted district, is permitted.

B. Conditionally Permitted Uses - Within the M District the following uses may be permitted as conditional uses only after site plans have been reviewed and approved by the Board of Zoning Appeals and upon issuance of a conditional zoning certificate by the Board of Zoning Appeals, subject to the general requirements of this Article as well as Article IV, V, and VI and to the specific requirements of the Subsections of Section 605 referred to below.

1. Strip mining, subject to Section 604 and Section 605, subsections 1 and 23.
2. Single-family residential dwellings subject to Section 604 and Section 605, subsection 1.