

Sec. 28-1097. - Permitted uses.

In M-2 districts, no building, structure, land, or part thereof shall be erected, altered or used in whole or in part for other than 1 or more of the following specified uses:

- (a) Any uses permitted in M-1 districts.
- (b) Fruit packinghouses.
- (c) Bulk storage and sales of fuels, gasoline, benzine, kerosene and the like.
- (d) Mattress factories.
- (e) Public utility service yards.
- (f) Blacksmith and machine shops.
- (g) Welding shops.
- (h) Ice or ice cream plants.
- (i) Motor freight terminals, trucking, hauling or cartage yards.
- (j) Canning or preserving factories.
- (k) Bulk storage of building materials and supplies (including, but not limited to, roofing materials and supplies), subject to section 28-1330.
- (l) Furniture and upholstering manufacturing.
- (m) Brewing or distilling alcoholic beverages.
- (n) Metal buffing, plating and polishing.
- (o) Millwork, lumber and planing mills.
- (p) Leather goods and luggage manufacturing.
- (q) Electroplating or galvanizing.
- (r) Storage yards of building and construction contractors, subject to section 28-1330.
- (s) Paint and varnish manufacture.
- (t) Public utilities.
- (u) Motorcar fuel service stations (filling stations), subject to the provisions of section 28-1386 et seq.
- (v) Battery repair, sale and assembly.
- (w) Stamping, dieing, shearing or punching of metal.
- (x) Uses accessory to a permitted use, including mobile food dispensing vehicles (subject to the requirements and limitations set forth in section 28-1315), and excluding living quarters for an owner, manager or caretaker.
- (y) Bakery plants.
- (z) Telecom web-hosting facilities.

(aa) Self-storage facility (interior storage unit access) subject to the provisions of section 28-1310.

(bb) Those uses set forth in sections 28-1305(a) and (b).

(Ord. No. 253, § 19, 2-28-56; Ord. No. 278, § 1, 4-23-57; Ord. No. 667, § 1, 11-14-61; Ord. No. 1034, §§ 16, 17, 11-9-65; Ord. No. 1285, § 9, 4-23-68; Ord. No. 1564, § 1, 7-27-71; Ord. No. 1695, § 1, 8-8-72; Ord. No. 1977, § 2, 6-25-74; Ord. No. 2484, § 2, 9-26-78; Ord. No. 4166, § 2, 8-23-94; Ord. No. 4573, § 12, 4-10-01; Ord. No. 5369, § 10, 5-23-17; Ord. No. 5540, § 6, 9-22-20; Ord. No. 5555, § 30, 1-26-21)

Sec. 28-1098. - Conditional uses.

Conditional use approval may be requested by the owner of the property in M-2 districts for the following uses in accordance with division 4 of article II:

- (a) Eating and drinking establishments, not including curb service.
- (b) Sale and incidental bulk storage of lumber and building supplies in a completely enclosed building or within an area enclosed on all sides with a solid fence or by landscaping which screens from view the lumber and building supplies. The gross floor area of any sales or storage facility approved pursuant to this subsection shall not exceed 20,000 gross square feet. Any fence shall be not less than 5 feet in height or greater than 7 feet in height, any other limitation upon the height of fences to the contrary notwithstanding.
- (c) Retail uses compatible with the overall intent and purpose of the industrial district which occupy, in the aggregate, more than 1,000 square feet of gross floor area in any plot; provided, however, the gross floor area of any retail uses approved pursuant to this subsection shall not exceed 20,000 gross square feet.
- (d) Business, professional and governmental offices.
- (e) Student housing, and accessory uses;
- (f) The manufacture of concrete and concrete products, and concrete mixing plants.
- (g) Any use not hereinbefore specified which is determined after public hearings and consideration by the planning and zoning board and the city council to be in accordance with the general spirit and purpose of the industrial zoning districts and designed in such manner as to protect the surrounding areas of the subject proposal and promote the general welfare of the city.

(h) Self-storage facility (interior storage unit access) subject to the provisions of section 28-1310.

(Ord. No. 253, § 19, 2-28-56; Ord. No. 278, § 1, 4-23-57; Ord. No. 667, § 1, 11-14-61; Ord. No. 1034, §§ 16, 17, 11-9-65; Ord. No. 1285, § 9, 4-23-68; Ord. No. 1564, § 1, 7-27-71; Ord. No. 1695, § 1, 8-8-72; Ord. No. 1977, § 2, 6-25-74; Ord. No. 2484, § 2, 9-26-78; Ord. No. 4323, § 26, 5-1-97; Ord. No. 4626, § 1, 1-23-02; Ord. No. 5193, § 5, 1-24-12; Ord. No. 5369, § 11, 5-23-17)

Sec. 28-1072. - Permitted uses.

In M-1 districts, no building, structure, land, or part thereof shall be erected, altered or used in whole or in part for other than 1 or more of the following specified uses:

- (a) Reserved.
- (b) Helistops and heliports, as herein defined, subject to the provisions of section 28-1451 et seq.
- (c) Body and fender work within enclosed buildings.
- (d) Chemical laboratories.
- (e) Coffee roasting and other coffee processing operations.
- (f) Cold storage plants.
- (g) Cutting or blending of liquors.
- (h) Carpenter and cabinetmaking shops.
- (i) Hydroponic gardens, slat houses.
- (j) Manufacture, repair, assembly or processing of products from metal, bone, cloth, leather, paper, plastic, rubber, shell, plaster, wood or from materials similar in nature; any such products may be sold upon the premises, but only from enclosed showrooms or enclosed display rooms.
- (k) Pottery and other ceramic products, utilizing kilns fired only by electricity or gas; any such products may be sold upon the premises, but only from enclosed showrooms or enclosed display rooms.
- (l) Cinema production and development.
- (m) Motion picture studios.
- (n) Meat processing, excluding slaughtering.
- (o) Pattern making.
- (p) Tool, die and gauge shops.
- (q) Spray painting.
- (r) Automatic screw machines.
- (s) Tinsmith and sheet metal shops.
- (t) Motorcycle sales and repairs within enclosed buildings.
- (u) Motorcar fuel service stations (filling stations), subject to the provisions of section 28-1386 et seq.
- (v) Parking structures and lots.
- (w) Repair shops for appliances and bicycles in an enclosed building.
- (x) Upholstering shops in enclosed buildings.

- (y) Printing and engraving shops, newspaper publishing plants.
- (z) Car laundries in enclosed buildings.
- (aa) Service and repair garages.
- (bb) Truck sales, machinery sales, construction and farm implement sales.
- (cc) Tire vulcanizing and recapping with no open storage.
- (dd) Food catering establishments, preparation and storage only.
- (ee) Warehouse and storage buildings; provided, however that "self-storage facilities" (which are a type of storage building) shall be subject to the distance separation requirement set forth in section 28-1310(4)(a).
- (ff) Railroad transfer and storage; truck transfer and storage.
- (gg) Drycleaning plants and dyeing plants, laundry and drycleaning pickup shops, and drycleaning and pressing establishments that:
 1. Use only nontoxic and nonflammable fluorocarbon solvents in equipment which requires no venting or emissions of fumes or gases into the atmosphere;
 2. Utilize a total of not more than 5 full- or part-time employees; and
 3. Utilize no pickup or delivery facilities to the establishment except those from members of the consuming public seeking the service at the site of the establishment.
- (hh) Laundries, including coin-operated laundries.
- (ii) Creameries.
- (jj) Soft drink bottling.
- (kk) Frozen food storage and warehousing, including lockers for individual use.
- (ll) Carpet cleaning without equipment rental.
- (mm) Boatbuilding, boat sales and repair in enclosed buildings.
- (nn) Bakery plants.
- (oo) Plumbing shops.
- (pp) Sign painting and sign shops.
- (qq) Newspaper and magazine distributors, storage and office.
- (rr) Taxidermist.
- (ss) Research and testing laboratories.
- (tt) Public utility substations, subject to the approval of the city council upon the recommendation of the planning and zoning board after public hearing.
- (uu) Retail sales occupying, in the aggregate, no more than 1,000 square feet of gross floor area in any plot. The maximum floor area limitation established herein shall not be applicable to

retail sales which are incidental to bona fide wholesale uses.

(v) Athletic training facilities, subject to the requirements and limitations set forth in section 28-1316.

(ww) A dwelling unit on the premises for an owner, manager or caretaker of an industrial use, provided that:

1. Only 1 dwelling unit per industrial complex or development shall be permitted.
2. The dwelling unit shall conform to all applicable residential building and life-safety codes.
3. The dwelling unit shall not be located near dangerous materials, equipment or operations.

(xx) Child care and adult care centers subject to provisions of section 28-1416 et seq.

(yy) Uses accessory to permitted uses, including mobile food dispensing vehicles (subject to the requirements and limitations set forth in section 28-1315), and excluding living quarters for an owner, manager or caretaker.

(zz) Telecom web-hosting facilities.

(aaa) Self-storage facility (interior storage unit access) subject to the provisions of section 28-1310.

(bbb) Those uses set forth in sections 28-1305(a) and (b).

(Ord. No. 253, § 18, 2-28-56; Ord. No. 278, § 1, 4-23-57; Ord. No. 390, § 1, 6-9-59; Ord. No. 413, § 1, 7-21-59; Ord. No. 666, § 1, 11-14-61; Ord. No. 1034, §§ 14, 15, 11-9-65; Ord. No. 1157, § 11, 11-1-66; Ord. No. 1285, § 8, 4-23-68; Ord. No. 1668, § 12, 6-13-72; Ord. No. 1694, § 1, 8-8-72; Ord. No. 2484, § 1, 9-26-78; Ord. No. 2726, § 6, 4-22-80; Ord. No. 2899, § 1, 1-27-81; Ord. No. 3705, § 19, 7-26-88; Ord. No. 4166, § 1, 8-23-94; Ord. No. 4290, § 23, 10-29-96; Ord. No. 4573, § 11, 4-10-01; Ord. No. 5040, § 22, 9-9-08; Ord. No. 5369, § 8, 5-23-17; Ord. No. 5392, § 9, 5-23-17; Ord. No. 5540, § 5, 9-22-20; Ord. No. 5555, § 29, 1-26-21; Ord. No. 5558, § 4, 2-9-21)

Sec. 28-1073. - Conditional uses.

Conditional use approval may be requested by the owner of the property in M-1 districts for the following uses in accordance with division 4 of article II:

- (a) Eating and drinking establishments, not including curb service.
- (b) Sale and incidental bulk storage of lumber and building supplies in a completely enclosed building or within an area enclosed on all sides with a solid fence or by landscaping which screens from view the lumber and building supplies. The gross floor area of any sales or storage facility approved pursuant to this subsection shall not exceed 20,000 gross square feet. Any fence shall be not less than 5 feet in height or greater than 7 feet in height, any other limitation upon the height of fences to the contrary notwithstanding.

(c)

Retail uses compatible with the overall intent and purpose of the industrial district which occupy, in the aggregate, more than 1,000 square feet of gross floor area in any plot; provided, however, the gross floor area of any retail uses approved pursuant to this subsection shall not exceed 20,000 gross square feet.

(d) Business, professional and governmental offices.

(e) Any use not hereinbefore specified which is determined after public hearings and consideration by the planning and zoning board and the city council to be in accordance with the general spirit and purpose of the industrial zoning districts as described in the comprehensive plan of the city and designed in such a manner as to protect the areas surrounding the subject proposal and promote the general welfare of the city.

(f) Self-storage facility (interior storage unit access) subject to the provisions of section 28-1310.

(Ord. No. 253, § 18, 2-28-56; Ord. No. 278, § 1, 4-23-57; Ord. No. 390, § 1, 6-9-59; Ord. No. 413, § 1, 7-21-59; Ord. No. 666, § 1, 11-14-61; Ord. No. 1034, §§ 14, 15, 11-9-65; Ord. No. 1157, § 11, 11-1-66; Ord. No. 1285, § 8, 4-23-68; Ord. No. 1668, § 12, 6-13-72; Ord. No. 1694, § 1, 8-8-72; Ord. No. 2484, § 1, 9-26-78; Ord. No. 2726, § 6, 4-22-80; Ord. No. 2899, § 1, 1-27-81; Ord. No. 3705, § 19, 7-26-88; Ord. No. 4323, § 25, 5-1-97; Ord. No. 4615, § 1, 12-11-01; Ord. No. 5369, § 9, 5-23-17)