
Sec. 3.22. ML light industrial/manufacturing.

3.2201. Purpose and intent. The purpose of the light industrial/manufacturing district shall be to accommodate a wide range of enterprises, including those engaged in the manufacturing, processing, creating, repairing, renovating, painting, cleaning or assembling of goods, merchandise or equipment, all within an enclosed structure and excluding residential dwellings.

3.2202. Permitted uses.

1. Adult uses (see section 5.4 for standards);
2. All uses permitted in CR regional commercial district, except residential dwellings;
3. Business parks;
4. Construction companies and equipment storage;
5. Express and shipment facilities;
6. Junkyards or auto wrecking yards;
7. Laboratories; research and testing;
8. Major utility transmission including, but not limited to, electrical distribution centers and transformer stations; radio and television broadcasting tower facilities; telecommunication facilities; and the like;
9. Manufacturers supply and wholesale trade establishments;
10. Radio, television and/or cellular transmission towers;
11. Warehousing, storage and distribution facilities, including wholesaling;
12. Welding and machine shops;
13. Wholesales, workhouse or storage of petroleum products and gas, provided that all aboveground storage tanks shall be located a minimum of 150 feet from all property lines. Storage tanks below ground shall be located no closer to the property line than a distance equal to the greatest dimensions (diameter, length, height) of the buried tank. Also, this storage must meet all state fire marshal regulations.

3.2203. Prohibited uses. All uses not specifically permitted or authorized shall be prohibited including, but not limited to, the following:

1. Churches or places of worship;
2. Institutional uses other than government uses compatible with other industrial uses;
3. Manufacture, processing, storage or warehousing of any product, equipment or material which is obnoxious or offensive by reason of odor, dust, smoke, gas or noise, and/or extent and range of uses are highly intensive;
4. Residential dwellings other than housing for a caretaker or watchman.

3.2204. Performance standards.

1. Lot area: No minimum lot area is required for industrial lots.
2. Lot width: No minimum lot width shall be required for nonresidential use.
3. Lot depth: No minimum lot depth shall be required for nonresidential use.
4. Front yard:

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4. Storage of waste materials. No waste materials that are the product of any research, testing or manufacturing activity may be stored onsite.

(Ord. No. 2010-30, Exh. 1, 1-4-2011; Ord. No. 2014-23, 10-24-2014; Ord. No. 2014-31, 11-20-2014)