

ARTICLE 12 MANUFACTURING INDUSTRIAL PARK DIST (M-I-P ZONE)

12.00 PURPOSE

The M-I-P Industrial Park Manufacturing District is intended to provide appropriate physical environment for the establishment of industry, and light manufacturing and services which include manufacturing, assembling, fabricating, processing, compounding and sale of materials that are wholly or partially manufactured or processed. The operation of plants within this district shall not create smoke, gas, odor, dust, sound, vibration, soot or lighting to any degree which might be obnoxious or offensive to persons residing in or conducting business in either this or any other district. For purposes of this Article the term "District" shall be equivalent of the term "Zone" used in the Zoning Ordinance.

12.01 USES PERMITTED

The following uses shall be permitted in the "M-I-P" District, plus other uses as the Commission may deem to be similar and not more obnoxious or detrimental to the public health, safety and welfare. All uses shall be subject to the property development standards and also subject to the provisions of Article 15, commencing at Section 15.00, relating to off-street parking and loading requirements.

A. MANUFACTURING

1. Electronics - electrical and related parts, electrical appliances, electrical devices, motors, radio, TV and phonograph.
2. Instruments - electronic, medical and dental tools, precision timing and measuring.
3. Office and Related Machinery - audio machinery, computers, (electrical and manual), visual machinery.
4. Pharmaceutics - cosmetics, drugs, perfumes, soap, toiletries.
5. Laboratories - chemical, dental, electrical, optical, mechanical, medical.
6. Bottling plants, except those liquids that are offensive or obnoxious by reason of odor or are hazardous.
7. Garment manufacturing.
8. Mobilehome and trailer house manufacturing and assembling.
9. Mobilehome and trailer house accessory manufacturing and assembling.
10. Manufacture and maintenance of electrical and neon signs.
11. Novelties and holiday paraphernalia.
12. Textiles.
13. Rubber and metal stamps.

14. Furniture upholstery.
15. Candy.
16. Manufacturing, compounding, assembly or treatment of articles or merchandise from the following previously prepared materials: canvas, cellophane, cloth, cork, felt, fiber, fur, glass, leather, paper (no milling), precious or semi-precious stones or metals, plaster, plastics, shells, textiles, tobacco, wood, yarns.
17. Fabrication of products made from plastics or finished rubber.

B. PROCESSING

1. Carpet and rug cleaning.
2. Cleaning, laundering and dyeing.

12.02 USES

Uses permitted subject to planning director review and approval:

- A. Agricultural uses.
- B. Commercial uses that are incidental and directly related to and serving the personnel of the permitted industrial uses, providing that the planning director determined that the proposed use will not be incompatible with uses in the surrounding residential districts.

12.03 USES PERMITTED SUBJECT TO CONDITIONAL USE PERMIT

The following uses shall be permitted subject to conditional use permit being obtained pursuant to the provisions of Article 17.

1. Animal shelter and hospital.
2. Drive-in theater.
3. Ice and cold storage plants.
4. Mortuaries.
5. Super service station.

12.04 USES EXPRESSLY PROHIBITED

The following uses are expressly prohibited in the "M-I-P" District but unauthorized uses in the M-I-P District are not necessarily limited to the following:

- A. RESIDENTIAL USES

1. For existing residential uses, the existing residence may be used for residential purposes but may not be connected to more intensive residential uses, nor may it be connected for residential uses at the same time other than for the use of a caretaker in connection with an industrial use. Such residential uses shall be subject to the provisions for non-conformity.
2. New residential uses.

B. INDUSTRIAL PLANTS

1. Abrasive.
2. Bone black, carbon black and lamp black plants.
3. Chemical plant (heavy or industrial).
4. Detergents, soap and by-products using animal fats.
5. Fertilizers of all types.
6. Gas manufacturing plants.
7. Glue and sizing manufacturing plants.
8. Graphite manufacturing plants.
9. Gypsum and other forms of plaster base manufacturing.
10. Insulation manufacturing plant (flammable types).
11. Metals extraction and smelting plant.
12. Metal ingots, pigs, casting or rolling plant.
13. Paper pulp and cellulose manufacturing plant.
14. Paraffin manufacturing plant.
15. Petroleum and petroleum products plant.
16. Portland and similar cement manufacturing plant.
17. Scrum, toxin and virus manufacturing plant.
18. Vinegar processing or refining.
19. Volatile or poisonous gas storage or processing.
20. Wood and lumber kilns for industrial kiln drying.
21. Wineries or wine making.

12.05 PROPERTY DEVELOPMENT STANDARDS

The following property development standards shall apply to all land and structures in the "M-I-P" District.

A. LOT AREA

No requirement.

B. LOT DIMENSIONS

Each dimension is "minimum" only.

1. Width. Each lot shall have a minimum width of one hundred and fifty (150) feet.
2. Depth. Each lot shall have a minimum depth of two hundred (200) feet.

C. POPULATION DENSITY

None However, for existing residential uses population shall be commensurate with the available residential units.

D. BUILDING HEIGHT

1. For "M-I-P" property no building or structure erected shall have a height no greater than two and one half (2-1/2) stories, and not to exceed thirty-five (35) feet.

No building or structure shall be permitted within the front yard setback.

2. Exceptions: Roof structures for the housing of elevators, stairways tanks, ventilating fans or similar equipment required to operate and maintain the building and fire or parapet walls, skylights, towers, roof signs, flagpoles, chimneys, water tanks, or similar structures may be erected above the height limit herein prescribed. No roof structure or any space above the height limit shall be allowed to provide additional floor space.

E. YARDS

1. Front

- a. On local streets, major or secondary highways, or service road that is entirely within an "M-I-P" and any other non-residential, non-agricultural district, the requirements of the most restrictive district shall apply providing, however, that said front yard be not less than fifteen (15) feet extending across the full width of the lot.
- b. On local street, major or secondary highway with or without a service road that is a boundary between an "M-I-P" district any residential or agricultural district, there shall be a front yard of not less than fifty (50) feet extended across the full width of the lot. The front fifteen (15) feet of said front yard shall be landscaped and continuously maintained. The next thirty-five (35) feet to the rear may be used either for parking or landscaping but may not be used for loading.

2. Side

- a. On a local street, alley, major or secondary highway, or service road that is entirely within an "M-I-P" District or in a boundary between an "M-I-P" and any other non-residential or non-agricultural district, there shall be a side yard of not less than ten (10) feet extending along the full depth of the lot. Said side yard may be used for loading.
- b. On a local street, major and secondary highway without service road that is a boundary between an "M-I-P" district and any residential or agricultural district, there shall be a side yard of not less than fifty (50) feet extending along the depth of the lot. The fifteen (15) feet closest to the street shall be landscaped and continuously maintained. The next thirty-five (35) feet toward the interior may be used for either parking or landscaping but may not be used for loading.

3. Rear

- a. On a boundary between the "M-I-P" District and any residential or agricultural district when said boundary is not a street, highway or alley, there shall be a rear yard of not less than seventy-five (75) feet extending along the full width of the lot, this rear yard to be a buffer.
- b. On an alley which is the boundary between an "M-I-P" district and any residential or agricultural district, there shall be a rear yard of not less than seventy-five (75) feet measured from the opposite side of the alley, extending across the full width of the lot. Said rear yard may be used for parking and loading. Said rear yard may also be used for storage providing the entire storage area be enclosed by a solid masonry wall not less than five (5) nor more than (6) feet in height and that no materials stored be at a height greater than the height of the enclosing wall.

F. SPACE BETWEEN BUILDINGS

No requirements.

G. LOT COVERAGE

No requirements.

H. FENCES AND WALLS

- 1. Outdoor storage located on an area adjacent to a street which forms a boundary or located on an area adjacent to a boundary between the "M-I-P" district and any residential or agricultural district, shall be enclosed by a solid masonry wall not less than five (5) feet nor more than six (6) feet in height.

I. OUTDOOR ADVERTISING

A free-standing sign within the required front yard or side yard abutting a street shall be allowed only under the following regulations:

- a. The sign shall contain thereon only the name of buildings occupants or groups thereof.
- b. Each sign shall not exceed one hundred (100) square feet in area.
- c. The signs shall not exceed twenty (20) feet in height.

J. SIZE OF NEW DISTRICT

In order to carry out the purpose expressed in this Section, the minimum amount of land that may be zoned for "M-I-P" purposes in any one location shall be at least ten (10) acres in area.

ORDINANCE NO. 431, ADOPTED 10-11-66, ORDINANCE NO. 485, ADOPTED 04-22-69