

2.5.1 M-1 Industrial District

The following provisions shall apply in the M-1 Industrial District unless otherwise provided in these regulations:

A. Permitted Uses:

Accessory uses or buildings: those uses allowed shall be subordinate, customary and incidental to the permitted primary uses, including retail sale, rental or repair of items manufactured or assembled on site. Any accessory structure must meet site and other requirements of this zone. Under no circumstances will uses appropriate only in the M-3 zone be allowed in this zone as accessory uses

Agricultural uses

Automobile parking areas, public and private

Auxiliary commercial uses: the following commercial uses shall be permitted only when subordinate and incidental to areas of existing industrial use:

Branch offices of banks, savings and loans and similar financial institutions

Convenience grocery stores

Credit unions

Restaurants as permitted in the C-1 District

Vehicle service stations or repair

Contractor's shop, including but not limited to building, electrical, HVAC, landscape, and plumbing contractors, provided all operations are confined within a building

Carting and light local deliveries

Churches, parish halls and temples

Dwellings, only in connection with bona fide agricultural operations, or as living quarters for bona fide caretakers and/or for watchmen and their families

Greenhouses, wholesale

Indoor paint ball ranges

Laboratories, research, experimental or testing, but not including combustion type motor-testing

Medical laboratories

Office buildings, as accessory uses only

Telecommunications hotels

Temporary buildings, the uses of which are incidental to construction operations being conducted on the same or adjoining lot or tract, and which shall be removed upon completion or abandonment of such construction, or upon the expiration of a period of two years from the time of erection of such temporary buildings, whichever is sooner

Warehouse, storage, including mini-warehouses

Wholesale houses and distributors, provided the operation is enclosed in a building

Uses, manufacture, processing, treatment, or storage of the following, providing all operations permitted, including storage, must be confined within a building (uses located totally within the caverns developed under a

Conditional Use Permit for Underground Space shall be considered to meet the requirement of confinement within a building)

- Adhesives, excluding manufacturing of basic components
- Awnings, metal
- Beverage (non-alcoholic) manufacture
- Beverage, blending and bottling
- Blacksmith
- Bookbinding
- Broom and brush
- Button manufacture, except button blanks from shell
- Carbon paper and ink ribbons
- Carpenter, cabinet making, and pattern shops
- Chemicals (packing only)
- Clay products of handicraft nature including ceramics, pottery, tile (glazed), or similar products
- Cleaning and dyeing of garments, hats and rugs
- Clocks and watches
- Cloth products, including canvas, clothing, garments
- Computers and related equipment
- Cosmetics or toiletries
- Electronic measuring instrument and electrical control devices
- Electrical appliance and apparatus assembly (small), including fans, fixtures, hot-plates, irons, mixers, motion picture equipment (home), phonographs, radios, television sets, toasters, toys, or similar products, but not including electrical machinery
- Electrical supplies, including cable and wire assemblies, batteries (dry cell), insulation, lamps, switches, or similar supplies
- Flowers, artificial
- Food processing, including bakery products (wholesale), candy manufacture, coffee, tea, and spices (processing and packaging), creamery and dairy operations, ice cream manufacture, macaroni and noodle manufacture, oleomargarine (compounding and packaging only)
- Fur finishing and fur goods, not including tanning, dyeing
- Glass products from previously manufactured glass
- Hair, felt, or feather products
- Hat finishing and millinery from straw and other fibers
- Ink or ink ribbon, packaging
- Instruments, accessories and supplies used in medical diagnosis and treatment
- Jewelry
- Latex paints (water base)
- Leather products manufacture (no tanning operations), including shoes, machine belting, or similar products
- Luggage
- Machines, business, including accounting machines, calculators, card counting equipment, typewriters, or similar products
- Medical appliances, including braces, limbs, stretchers, supports, or similar appliances
- Motion picture production
- Musical instruments (including pianos and organs)
- Novelty products (from prepared materials)
- Optical equipment

- Paper products, including bags, boxes, bulk goods, containers (shipping), envelopes, interior packaging components, stationery, tubes, wallpaper, or similar products
- Pharmaceutical products (compounding only)
- Photographic equipment
- Plastic molding and shaping, excluding manufacturing of basic components
- Precision instruments
- Printing, publishing, engraving, including photo-engraving
- Scenery construction
- Sheet metal shops
- Signs and displays (non-metal)
- Soaps or detergents, including washing or cleaning powder or soda, packaging only
- Statuary and art goods, other than stone and concrete, including church art, figurines, mannequins, religious art, (excluding foundry operations)
- Stamp (hand), stencils, and brands
- Toys and games
- Trade and business schools
- Umbrellas and parasols
- Upholstery and furniture shops, wholesale
- Vehicles, children's, including baby carriages, bicycles, scooters, wagons, or similar vehicles
- Window shades, Venetian blinds, awnings, tarpaulins, and canvas specialties
- Wood products, including furniture, baskets, boxes, crates, or similar products, and copperage works (except copperage stockmill)

Those uses which are more similar in type and intensity to the above list of uses than to uses listed elsewhere in these regulations.

B. Conditional Uses:

Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to Chapter 4 Part 2 for a listing of uses and requirements that apply to specific uses.

C. Property Development Regulations:

Refer to the applicable Form District regulations in Chapter 5 for lot size, setback, building heights and other restrictions.

D. Maximum Density and FAR

1. Maximum Floor Area Ratio:.....2.0
2. Maximum Density:
.....None

2.5.2 M-2 Industrial District

The following provisions shall apply in the M-2 Industrial District unless otherwise provided in these regulations.

A. Permitted Uses:

Accessory uses or buildings: those uses allowed shall be subordinate, customary and incidental to the permitted primary uses, including retail sale, rental or repair of items manufactured or assembled on site. Any accessory structure must meet site and other requirements of this zone. Under no circumstances will uses appropriate only in the M-3 zone be allowed in this zone as accessory uses.

All uses permitted in the M-1 District

Building materials (cement, lime, sand, gravel, lumber, and the like), storage and sales

Bus garage and repair shop

Exposition building or center

Fairgrounds

Flea market

Lumber yards

Railroad freight terminals and yards

River terminals

Storage yard or contractor's shop, including but not limited to building, electrical, HVAC, landscape, and plumbing contractors; outdoor storage of material and equipment permitted

Training schools (industrial and vocational) including combustion engine schools

Truck or transfer terminal, freight and motor freight and motor freight stations

Truck (greater than two tons) and other heavy motor driven vehicles: sales, rental, repair and storage

Warehouses, produce and storage

Waterfront shipping

Wholesale houses and distributors

Wholesale markets (goods not contained in totally enclosed buildings)

Uses, manufacture, processing, treatment, or storage of the following:

Air conditioning, commercial

Aircraft and aircraft parts

Aluminum extrusion, rolling, fabrication, and forming

Animal pound

Apparel or other textile products from textiles or other materials, including hat bodies of fur, wool, felt, or similar products

Assembly and repair of automobiles, bicycles, carriages, engines (new and rebuilt), motorcycles, trailers, trucks, wagons, including parts

Athletic or sports equipment, including balls, baskets, bats, cues, racquets, rods, or similar products

Baskets and hampers (wood, reed, rattan, and the like)

Battery, storage (wet cell)

Bedding (mattress, pillow, quilt), including rebuilding or renovating

Boat manufacturing and repair

Box and crate

Carpet, rug, mat
Clay, stone, glass products
Coal and coke, storage and sales
Concrete products (except central mixing and proportioning plant)
Culverts
Distilleries, breweries, and non-industrial alcoholic spirits
Firearms
Food processing, including chewing gum, chocolate, cocoa and cocoa products; condensed and evaporated milk, processing and canning; flour, feed and grain (packaging, blending, and storage only); food products except slaughtering of meat or preparation of fish for packing; fruit and vegetable processing (including canning, preserving, drying, and freezing); gelatin products; glucose and dextrine; malt products; meat products, packing and processing (no slaughtering); yeast
Foundry products (electrical only)
Furniture
Grain blending and packaging, but not milling
Hardware, products or tools, including bolts, brads, cutlery, door knobs, drills, hinges, household items, locks, metal casting (nonferrous), nails, needles and pins, nuts, plumbing appliances, rivets, screws, spikes, staples, tools (hand), or similar products
Heating, ventilating, cooking, and refrigerating supplies and appliances
Hosiery mill
Household appliances, electrical and gas, including stoves, refrigerators, washing machines, clothes dryers, and similar products
Ice, dry or natural
Implements, agricultural or farm
Ink manufacture (mixing only)
Insecticides, fungicides, disinfectants, and related industrial and household chemical compounds (blending only)
Iron or steel (ornamental), miscellaneous, fabrication or assembly, including steel cabinets, doors, fencing, metal furniture, or similar products; cleaning, grinding, heat treatment, metal finishing, plating, polishing, rust proofing, sharpening, or similar processes
Machine, tool, die, and gauge shops
Machine, tools, including metal lathes, metal presses, metal-stamping machines, wood-working machines, or the like
Millwork and planing
Motion picture equipment, commercial
Paint and coating, except manufacturing gun cotton nitro-cellulose lacquers and reactive resin cooking
Pencils
Perfumes or perfumed soaps, commercial
Plating, electrolytic process
Plumbing supplies
Poultry or rabbit, packing or slaughtering (wholesale)
Pottery and porcelain products
Pulp goods, pressed or molded (including paper-mache products)
Rubber and synthetic-treated fabric products (excluding all rubber or synthetic processing) such as washers, gloves, footwear, bathing caps, atomizers, or similar products
Safes and vaults

Sheet metal products from metal stamping or extrusion, including containers, costume jewelry, pins and needles, razor blades, bottle caps, buttons, kitchen utensils, or similar products
Shipping containers (corrugated board, fiber or wire-bound)
Silverware, plate or sterling
Textiles and fibers into fabric goods; spinning, weaving, knitting, manufacturing, dyeing, printing and finishing of goods, yarns, knit goods, threads, and cordage
Tire re-treading and vulcanizing shop
Tobacco (including curing) or tobacco products

Those uses which are more similar in type and intensity to the above list of uses than to uses listed elsewhere in these regulations.

B. Conditional Uses:

Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to Chapter 4 Part 2 for a listing of uses and requirements that apply to specific uses.

C. Property Development Regulations

Refer to the applicable Form District regulations in Chapter 5 for lot size, setback, building height and other restrictions.

D. Maximum Density and FAR

1. Maximum Floor Area Ratio:.....3.0
2. Maximum Density:None

2.5.3 M-3 Industrial District

The following provisions shall apply in the M-3 Industrial District unless otherwise provided in these regulations.

A. Permitted Uses:

Accessory uses or buildings: those uses allowed shall be subordinate, customary and incidental to the permitted primary uses, including retail sale, rental or repair of items manufactured or assembled on site. Any accessory structure must meet site and other requirements of this zone.

All uses permitted in the M-2 Industrial District

Adult entertainment, subject to the requirements of Chapter 4, Part 4

Forge plants, drop hammer or pneumatic

Foundries, ferrous or non-ferrous, brass, bronze

Race tracks for motor-powered vehicles

Railroad yard, roundhouse, repair and overhaul shops, railroad equipment including locomotive and railroad car building and repair

Sports Arenas

Storage of coal and gas, yards and pockets

Uses, manufacture, processing, treatment, or storage of the following:

Aromatic flavoring materials (essential oils)
Bag cleaning
Boiler manufacture (other than welded)
Cider and vinegar
Concrete, central mixing, and proportioning plant
Cotton ginning, cotton wadding, or linters
Film, photographic
Flour, feed, grain except grain elevators
Glass and glass products (large), including structural or plate glass, or similar products
Graphite or graphite products
Hair, felt, feathers, shoddy, bulk processing, washing, curing and dyeing
Ink manufacture from primary raw materials (including colors and pigments)
Insecticides, fungicides, disinfectants, or related industrial or household chemical compounds
Jute, hemp, sisal, or oakum products
Lead oxide
Linoleum and other hard-surfaced floor covering (except wood), oil cloth, oil-treated products, or artificial leather
Machinery, heavy, including electrical, construction, mining, or agricultural, also repairs
Metal alloys or foil, miscellaneous, including solder, pewter, brasses, bronzes, tin, lead, gold foils, or similar products
Metal casting or foundry products, heavy, including solder, pewter, brasses, bronzes, tin, lead, gold foils, or similar products
Metal or metal products; treatment or processing including enameling, japanning, lacquering, galvanizing, and (hot dip) plating
Molasses
Monument and architectural stone, monument works
Motor testing (internal combustion motors)
Oils, shortenings, and fats (edible)
Paint, lacquer, shellac, and varnish, including calcimine, casein, colors and pigments, thinners and removers
Paper and paper board (from paper-making machines)
Pickles, vegetable relish, sauces
Pottery and porcelain products (coal-fired, including bathroom or kitchen equipment, or similar products)
Refrigerating plants
Rice cleaning and polishing
Roofing materials, building paper, and felt (including asphalt and composition)
Rubber (natural or synthetic), including tires, tubes, or similar products, gutta percha, chidle, and balata processing
Sauerkraut
Self-tanning materials and allied products
Shell grinding
Soaps and soap products or detergents, including fat rendering, oils, vegetable and animal (non-edible)
Stone processing or stone products, including abrasives such as wheels, stones, paper and cloth, asbestos products, stone screening, stone cutting, stone-works, sand or lime products, or similar processes or products

Sugar refining
Synthetic fibers
Textile bleaching, bleachery, bleaching products, including bluing
vitreous enameled products
Wall board, plaster board, insulation, and composition flooring
Wood or lumber processing, including sawmills, planing mills, cooperage
stock mills, excelsior or packing materials, plywood veneer,
wood-preserving treatment, or similar products or processes
Wool pulling or scouring

Those uses which are more similar in type and intensity to the above list
of uses than to uses listed elsewhere in these regulations.

B. Conditional Uses:

Certain uses may be permitted in this district upon the granting of a
Conditional Use Permit by the Board of Zoning Adjustment. Refer to
Chapter 4 Part 2 for a listing of uses and requirements that apply to
specific uses.

C. Property Development Regulations

Refer to the applicable Form District regulations in Chapter 5 for lot size,
setback, building height and other restrictions.

D. Maximum Density and FAR

1. Maximum Floor Area Ratio:.....4.0
2. Maximum Density: None