

3.320 M-2: MEDIUM MANUFACTURINGIntent

This zone is intended to allow the establishment of intermediate industrial uses permitting the processing or producing of materials which may produce smoke, noise, vibration, light, heat, glare or fumes, provided measures are taken from the specified development standards to minimize the impact beyond the boundaries of the property upon which the use is located.











Principal Permitted Uses

Buildings, structures and lands shall be used, and buildings and structures shall hereinafter be erected, altered or enlarged only for the following uses, plus such other uses as the City Council, by resolution, may deem to be similar to those uses listed and not obnoxious or detrimental to the public health, safety and welfare:

 Administrative and Business Office	 Food Sales
 Agricultural Sales and Service	 Funeral Services
 Automotive Rentals	 General Retail Sales
 Automotive Repair Services	 Horticulture
 Automotive Sales	 Hospital Services (Limited)
 Automotive Washing	 Indoor Entertainment
 Building Maintenance Services	 Indoor Sports and Recreation
 Business Support Services	 Kennels
 Business or Trade School	 Laundry Services
 Club or Lodge	 Local Utility Service
 Commercial Off-Street Parking	 Maintenance and Service Facilities
 Communication Services	 Outdoor Sports and Recreation
 Construction Sales and Services	 Pawn Shop Services
 Convenience Storage	 Professional Offices
 Convenience Store/Self Serve Gas	 Religious Assembly
 Custom Manufacturing	 Research Services
 Equipment Repair Services	 Restaurant
 Equipment Sales	 Service Station
 Exterminating Services	 Veterinary Services
 Financial Services	

Uses Permitted Subject to Conditional Use Permit

The following uses may be permitted subject to a Conditional Use Permit as provided for in Section 5.400.

 Campground	 Restaurant-Drive In/Fast Food
 Drive through facilities associated with any use	 Scrap and Salvage Services
 General Warehousing and Distribution	 Stockyards
 Light Manufacturing	 Transportation Terminal
 Limited Warehousing & Distribution	 Vehicle Storage

Property Development Standards

Except as hereinafter provided, no building or structure or part thereof shall be erected, altered or converted for any use permitted in this district unless it is in conformity with all the standards and regulations herein specified for lot area, lot width, lot depth, dwelling unit area, lot coverage, yards and building height. The following standards shall apply except in cases where a lot does not meet the standards herein required but was an official "lot of record" prior to the adoption of this ordinance. In such cases, the present dimension shall be maintained as a minimum standard until such time as the use is removed. The replacement shall meet the standards and regulations herein specified prior to the adoption of this ordinance. In such cases, the present dimension shall be maintained as a minimum standard until such time as the use is removed. The replacement shall meet the standards and regulations herein specified.

Site Development Regulations

Each site in the "M-2" district shall be subject to the following site development regulations.

Feature	Regulation
Lot Size	Minimum Lot Area, 10,000 Square feet
Lot Width	Minimum Lot Width, 100 feet
Height	Maximum Building Height, 3 stories, 38 feet
Front Yard	Minimum Required Setback, 10 feet
Street Side Yard	Minimum Required Setback, 10 feet
Interior Side Yard	Minimum Required Setback, 10 feet*
Rear Yard	Minimum Required Setback, 10 feet*

Maximum Impervious Coverage	85%
Maximum Building Coverage	Percent of Lot Area, 80%
Nonconforming Uses	Section 6.100
Site Development Regulations	Section 7.000
Special Yard Regulations	Section 7.300
Fences, Walls and Visibility	Section 7.530
Parking	Section 7.800
Landscaping and Screening Regulations	Section 7.900
Temporary/Accessory Building	Section 8.000
Signs	Sign Ordinance
*25 feet when adjacent to Residential Uses outside subject district	