

CHAPTER 11
MANUFACTURING MEDIUM - (M2)

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3-11-1: PURPOSE: This district is intended to comprise industrial uses where more intense manufacturing is required.

3-11-2: PERMITTED USES:

1. Assembly of products and materials.
2. Bakery, wholesale.
3. Bottling plant.
4. Fabricating of products and materials.
5. Manufacturing, assembly, processing, packaging or other industrial operation, where all resulting cinders, dust fumes, gases, odors, smoke or vapor must be confined to their premises, or so disposed of as to avoid any air pollution. No noise, vibration or flashing may be perceptible normally without instruments either at a point more than three hundred fifty feet (350') from the premises, or at any point within the nearest residential district more than one hundred fifty feet (150') beyond the nearest boundary.

3-11-3: DIMENSIONAL STANDARDS.

1. Minimum area: 1 acre.
2. Minimum lot width: 150 feet (150').
3. Minimum front and rear yard setback: Required minimum front yard setbacks shall be forty feet (40') and rear yard setbacks shall be thirty-five feet (35').
4. Minimum side yard setback: Required minimum side yard setback shall be thirty-five feet (35').
5. Screen for residential property: When a development is across the street from the property is a residential district, a screen wall of six feet (6') in height shall be installed and maintained by the developer to screen the back of the project from the residential property.

3-11-4: OFF STREET PARKING AND LOADING: In an M-2 zone, off street parking and loading shall be provided in accordance with the provisions of Chapter 14 of this Title.