

The following regulations shall apply in the "M" District. A zoning certificate may be required.

1. Uses Permitted: Uses permitted in this District may, in some cases, be in close proximity to residential districts and all manufacturing, processing, or assembly materials and products must be carried on in a manner not injurious or offensive to the occupants of adjacent premises by reason of the emission of odors, fumes or gases, dust, smoke, noise or vibrations. A zoning certificate may be required as provided for in Section 10, B of this Resolution.
 - a. Contractor's establishment and construction Equipment dealers, provided that material or equipment is not stored in any required yard.
 - b. Carting, express or hauling establishments.
 - c. Printing plants, shops or publishers.
 - d. Bottling works.
 - e. Radio or television broadcasting stations and towers.
 - f. Research laboratories.
 - g. Warehouses.
 - h. Industrial plants manufacturing or assembling the following: boats; small metal products such as bolts, nuts, screws, washers, rivets, and nails; clothing; drug and medicine; electrical equipment; glass products from previously manufactured glass; furniture and wood products; and plastic products for production of finished equipment.
 - i. Other manufacturing plants and uses having performance characteristics similar to those listed in this Section.
 - j. Accessory buildings and uses.
2. Conditional Uses: Subject to approval as provided for in Section 6 of this Resolution.
 - a. Cemeteries or mausoleums;
 - b. Commercial, recreational or amusement enterprises;
 - c. Privately operated community buildings, recreational fields, swimming pools, or community facilities owned and operated by neighborhood organizations.
3. Lot Area, Width and Depth: Every lot shall have a minimum width of one hundred and fifty (150) feet and a minimum depth of one hundred and twenty-five (125) feet; however it shall have a minimum area of not less than one and one-half (1-1/2) acres. Measurement of lot area shall be made to the street right-of-way line.
4. Front Yard: There shall be a front yard of not less than twenty-five (25) feet, but where such front yard is opposite an "A" or "R" District, it shall be a minimum of fifty (50) feet in depth and shall be used for landscape purposes only. For lots adjacent to major streets, the requirements of Section 7, A shall

apply.

5. Side Yard: There shall be a side yard of not less than fifteen (15) feet, but where such side yard is adjacent to an "A" or "R" District, it shall be a minimum of twenty-five (25) feet and shall be used for landscaping purposes only.
6. Rear Yard: There shall be a rear yard of not less than twenty-five (25) feet, and where such yard abuts an "A" or "R" District, it shall be used for landscape purposes only.
7. Building Height: The maximum building height shall be thirty-five (35) feet measured to the peak and thirty (30) feet measured to the eaves.
8. Off-Street Parking: Shall be provided as required in Section 5 and as listed herein.
 - a. Industrial buildings: One (1) parking space for each two (2) employees in the largest working shift.
9. Parking Exception: If the off-street parking for the industrial use adjoins a "A" or "R" District, it shall not be located within the required front yard for a distance of not less than fifty (50) feet from the boundary of the "A" or "R" District, nor shall the off-street parking be located within seven (7) feet of the boundary of the District.
10. Accessory Buildings: An accessory building not exceeding twenty (20) feet in height shall occupy not more than thirty (30) percent of the actual lot area, but no accessory building shall be closer than sixty (60) feet to the front lot line, closer than five (5) feet to the main building, nor closer than five (5) feet to any lot line.
(8/06)
11. Signs: Shall be **permitted** as stated in Section 7, C and as stated herein. **(5/13)**
 - a. Free-standing, portable, and projecting identification and projecting advertising signs located at the place of business may be erected provided they do not exceed in total area one (1) square foot for each lineal foot of frontage of the land on the main street, nor exceed in total area two hundred (200) square feet. No single sign shall exceed two hundred (200) square feet in area. Both sides of any sign may carry a message.
 - b. Projecting signs shall not project more than sixty (60) inches from the building and the bottom of such sign shall be not less than nine (9) feet above the finished grade.
 - c. Wall signs shall be permitted, but their total area on any wall shall not exceed twenty (20) percent of the area of that wall or three hundred (300) square feet in area, whichever is less.

This sign area is in addition to the area permitted in a above or in exempt signs.

- d. On lots abutting any "A" or "R" District, signs may not be located closer than twenty (20) feet to the side lot line.
 - e. Where permitted, commercial outdoor advertising signs and their structures shall be set back from the established right-of-way line of any street or highway at least as far as the specific front yard setback requirement of the District in which it is located except for modification f, g, and h below.
 - f. For every square foot by which the commercial outdoor advertising sign and its structure exceeds fifty (50) square feet, the setback shall be increased one (1) foot but need not exceed one hundred (100) feet.
 - g. At the intersection of any state or federal highway with an arterial or collector street, the setback of any commercial outdoor advertising sign and its structure shall not be less than fifty (50) feet from the established right-of-way of each highway or street.
 - h. Each such sign will subtract forty-eight (48) square feet from the square footage allowed for that District in which the sign is erected.
12. Fences: The following condition shall apply to fences:
- a. On property located at street and/or highway intersections in any District established by this Resolution, no fence, wall, hedge, shrubbery, or other structure or planting which obstructs the view of motorists and thereby creates a traffic hazard shall be erected, placed, planted, or maintained within the triangular area formed by connecting with a straight line, two (2) points located on the respective right-of-way, twenty-five (25) feet distance from their point of intersection.
 - b. The requirements in Section 7, M. shall be met. (7/12)
13. Land Under Water: All submerged lands below low water datum are a part of that District to which their abutting natural above water lands are assigned and shall be bounded by extension of the boundary lines of each abutting natural above water property. Two or more adjacent Districts which extend onto submerged lands shall be separated by extension of their above water common boundary line.