

**CHAPTER 12**  
**MANUFACTURING / INDUSTRIAL / AIRPORT ZONES**

**10-12-1: MI1 (MANUFACTURING / INDUSTRIAL DIVISION 1)**

The purpose of the MI1 Zone is to provide suitable areas for the location of various types of light Manufacturing / Industrial activities needed to serve the people and commerce of the City.

**10-12-2: MI2 (MANUFACTURING / INDUSTRIAL DIVISION 2)**

The purpose of the MI2 Zone is to provide suitable areas for the location of various types of heavy Manufacturing / Industrial activities needed to serve the people and commerce of the City.

**10-12-3: A (AIRPORT)**

The purpose of the A Zone is to provide suitable areas for the location of various types of Airport activities needed to serve the people and commerce of the City.

**TABLE 10-12A**  
**SITE DEVELOPMENT STANDARDS FOR MI1, MI2, AND A**

|                             |                                                                 |
|-----------------------------|-----------------------------------------------------------------|
| Minimum Lot Area            | 3,000 square feet                                               |
| Minimum Lot Width           | 40 feet                                                         |
| Minimum Front Yard Setbacks | 20 feet                                                         |
| Minimum Side Yard Setbacks  | None, except 20 feet adjacent to a residential zone boundary    |
| Minimum Rear Yard Setback   | None, except 20 feet where building rears on a residential zone |
| Minimum Building Height     | 1 Story                                                         |
| Maximum Building Height     | None                                                            |
| Lot Coverage                | Not over 80% of lot area by building or accessory buildings     |

**10-12-4: DESIGNATION OF MANUFACTURED / INDUSTRIAL / AIRPORT PERMITTED AND NON PERMITTED USES**

Table 10-12B sets the designation of permitted and non-permitted uses for MI1, MI2 and A. If a use does not show up in the table it is considered to be not permitted in the zones.

**TABLE 10-12B**  
(P = Permitted Use, C = Conditional Use, (-) = Not Permitted)

| USE                                                                                                                                                          | MI1 | MI2 | A |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----|---|
| Adult Day Care Center                                                                                                                                        | P   | -   | - |
| Adult Book Store (including associated pornographic material)                                                                                                | C   | C   | - |
| Airport Activities                                                                                                                                           | C   | C   | P |
| Ambulance Services dispatching, staging and maintenance conducted entirely within an enclosed building                                                       | P   | P   | P |
| Amusement Centers (including bowling alleys, golf driving ranges, miniature golf courses, ice rinks, pool and billiard halls, and similar recreational uses) | C   | -   | P |
| Animal Hospital                                                                                                                                              | P   | C   | - |
| Animal Pound / Kennel                                                                                                                                        | C   | C   | - |
| Art Gallery                                                                                                                                                  | P   | -   | C |
| Auction Sales                                                                                                                                                | P   | -   | - |
| Auditorium                                                                                                                                                   | C   | -   | C |
| Automobile Parts Sales                                                                                                                                       | P   | C   | - |
| Automobile Repair, Major                                                                                                                                     | C   | P   | - |
| Automobile Repair, Minor                                                                                                                                     | P   | P   | - |
| Automobile Sales/Rental and Service                                                                                                                          | P   | C   | - |
| Automobile Salvage & Recycling                                                                                                                               | C   | P   | - |
| Automotive Motor Fuel Dispensing Facilities                                                                                                                  | -   | C   | - |
| Bakery                                                                                                                                                       | C   | -   | C |
| Barber Shop                                                                                                                                                  | C   | -   | C |
| Beauty parlor for cats and dogs                                                                                                                              | P   | -   | - |

|                                                                                |   |   |   |
|--------------------------------------------------------------------------------|---|---|---|
| Beauty Shop                                                                    | C | - | - |
| Blacksmith Shop                                                                | C | C | C |
| Boarding House                                                                 | C | - | C |
| Building Materials provided sales within a completely enclosed building        | P | C | - |
| Café or Cafeteria                                                              | C | - | C |
| Carpenter and Cabinet Shop                                                     | P | C | C |
| Carpet Cleaning                                                                | P | C | C |
| Car Wash                                                                       | P | C | C |
| Catering Establishment                                                         | C | - | C |
| Chemical Manufacturing and Storage                                             | - | C | - |
| Circus, Carnival or other Transient Amusement                                  | - | C | C |
| Clothing and Accessory Store                                                   | C | - | C |
| Commercial Indoor Recreation                                                   | C | - | C |
| Commercial Outdoor Recreation                                                  | C | - | C |
| Commercial Parking Garage or Lot                                               | P | C | C |
| Commercial Printing and Publishing                                             | P | C | C |
| Communication Towers                                                           | C | C | C |
| Community Commercial Centers (including wholesale and retail sales)            | C | C | C |
| Concrete Manufacturing                                                         | C | P | - |
| Condominiums / Suites                                                          | C | - | - |
| Contractor Shop, provided work conducted within a completely enclosed building | C | C | C |
| Convenience and Neighborhood Commercial Centers (excluding wholesale sales)    | C | - | - |
| Cultural and Fraternal Activities                                              | C | - | C |
| Dance Hall                                                                     | C | - | P |
| Dance Studio                                                                   | C | - | C |
| Data Processing Service and Supplies                                           | P | C | C |
| Day Care Center (a commercial operation, not in a home)                        | C | - | - |
| Dry Cleaning Establishment                                                     | C | - | - |
| Dwelling Unit, above ground floor only                                         | C | - | - |
| Electronic Equipment Sales and Service                                         | P | C | C |
| Electrical and Heating Appliances and Fixtures Sales and Service               | P | C | C |
| Express and Transfer Service                                                   | P | C | P |
| Florist Shop                                                                   | C | - | C |
| Fruit Store or Stand                                                           | C | - | - |
| Fuel Storage                                                                   | C | C | P |
| Funeral Home                                                                   | C | - | - |
| Furniture Repair Shop                                                          | P | C | - |
| Garden Supplies and Plant Material Sales                                       | P | C | - |
| Gas Station (sales and/or minor repair)                                        | C | C | - |
| Gift Store                                                                     | C | - | P |
| Glass Sales and Service                                                        | P | - | C |
| Government Facilities                                                          | P | P | P |
| Greenhouse for Food and Plant Production                                       | P | C | - |
| Hardware Stores                                                                | C | - | C |
| Heavy Equipment (Rental)                                                       | P | C | C |
| Heavy Equipment (Sales and Service)                                            | P | C | - |
| Heavy Manufacturing                                                            | C | P | - |
| Heliport                                                                       | C | C | P |
| Hobby and Crafts Store                                                         | C | - | C |
| House Appliance Sales and Incidental Service                                   | C | - | - |
| House Cleaning and Repair                                                      | C | - | - |
| House Equipment Display                                                        | C | - | - |
| Indoor Theaters                                                                | C | - | C |
| Lawn Mower Sales and Service                                                   | P | C | - |
| Laundries, Linen Service and Dry Cleaning                                      | P | C | - |
| Leather Goods, Sales and Service                                               | C | - | C |
| Light Commercial (excluding whole sales)                                       | P | C | C |
| Light Manufacturing                                                            | P | C | C |
| Liquor Store                                                                   | C | - | - |
| Live Performance Theaters                                                      | P | C | P |
| Living Quarters for Caretaker or Security Guard                                | C | - | C |
| Locksmith                                                                      | P | P | C |
| Lodge or Social Hall                                                           | C | C | P |
| Lumber Yard                                                                    | C | C | C |
| Manufacture of Goods Retailed on Premises                                      | C | C | C |
| Manufactured Home Sales, Service and Storage                                   | C | C | - |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |   |   |   |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|---|---|
| Mini-Warehouse                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | C | - | C |
| Miniature Golf                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | C | - | C |
| Mortuary and Funeral Homes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | C | - | - |
| Moving and Storage                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | P | C | C |
| Municipal Service Uses (including City Utility Uses, Police and Fire Stations)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | P | P | P |
| Museum                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | C | - | P |
| Offices                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | C | - | C |
| Outdoor Storage                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | C | C | C |
| Pawnshop                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | C | - | - |
| Physical Fitness Centers                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | C | - | C |
| Plant and Garden Shop (including outdoor retail sales area)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | C | - | - |
| Precision Equipment Repair                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | C | - | P |
| Private Club                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | C | - | C |
| Public/Private Utility Transmission Wires, Lines, Pipes and Poles                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | C | C | C |
| Public/Private Utility Buildings and Structures                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | P | P | P |
| Radio, Television Station                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | C | C | C |
| Rehabilitation Centers                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | C | - | - |
| Restaurants                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | C | - | C |
| Rock, Sand and Gravel Storage and Distribution                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | C | P | - |
| Schools and Colleges operated for profit (including Commercial, Vocational and Trade Schools)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | C | - | - |
| Self-Storage Warehouses                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | C | C | C |
| Sexually Oriented Businesses (This use is not permitted if any part of the proposed or existing building containing the use is located within 500 feet from (a) any school (public or private kindergarten, elementary, middle, charter, junior high, or high school), public park, public recreation facility, youth center, library, or church. (b) any other Sexually Oriented Business. Distances shall be measured in a straight line, without regard to intervening structures or zoning districts, from a Sexually Oriented Business structure to the property line of a school, public park, library, church, youth center, cultural activity, residential use, zoning district boundary, or other Sexually Oriented Business.) | C | C | C |
| Sign Painting/Fabrication                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | C | C | C |
| Solar Panels                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | C | C | C |
| Taverns and Cocktail Lounges                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | C | C | C |
| Truck Freight Terminal                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | C | P | C |
| Vehicle Auction Use                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | P | C | - |
| Warehousing                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | P | P | P |
| Welding Shop                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | P | P | C |
| Wholesale Distributors                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | P | P | C |
| Wind Turbines                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | C | C | - |

#### **10-12-5: SPECIAL REGULATIONS**

Permitted and Conditional Uses shall be permitted only when the following conditions are complied with:

1. All manufacturing shall be done within a completely enclosed building
2. All uses shall be free from objection because of odor, dust, smoke, or noise.
3. A Car Wash shall be permitted subject to the following restrictions:
  - a) Off-street vehicle storage shall be required as follows:
    - i) One bay car wash

Adopted this 1<sup>st</sup> day of October, 2015.