

ARTICLE XV. "M" MANUFACTURING DISTRICT

Section 1. GENERAL CONDITIONS.

1. Manufacturing, fabricating, repairing, storing, cleaning, servicing and testing of materials, goods, or products, shall be carried on in such a manner as not be injurious or offensive by reason of the emission or creation of noise, vibration, smoke, dust, or other particulate matter, toxic, or noxious materials, odors, fires, or explosive hazards, or glare or heat.
2. No activities involving the storage, utilization, or manufacture of materials or products, which decompose by detonation, shall be permitted except as authorized by a Conditional Use Permit by the Board of Adjustment.
3. All activities involving the manufacturing, fabricating, repairing, storing, cleaning, servicing, and testing of materials, products and goods shall be within completely enclosed buildings. All outdoor storage of motor vehicles, dumpsters, junk, and trash handling equipment including but not limited to motor vehicles, farm or construction equipment, or similar items shall be screened from any public streets. The screening shall be a minimum of 5 feet in height. Screening shall be provided along all public roads. The screening shall be in the form of live trees, evergreens, or deciduous materials and be sufficient to separate the noted uses above from the public streets. The screening shall not pose a visual barrier to traffic at intersections. The screening plan shall be submitted with the zoning application and be incorporated into the permit;
4. No building structure or parcel of land shall be used for manufacturing, fabricating, repairing, storing, cleaning, servicing of materials, products, or goods, within 2500 feet of any lot line adjoining a residential district.
5. No occupancy permit shall be issued for any dwelling, school, hospital, clinic, or other institution for human care, except where incidental to a permitted principal use.

Section 2. PERMITTED USES.

1. Any use permitted in the "C" Commercial district.
2. Automobile, tractor, truck, trailer, motorcycle, and other motor vehicles, manufacture and assembly, including parts.
3. Automobile, motorcycle, trailer and farm implement establishments for display, hire and sales (including sale lots), including as incidental to these major uses all repair work in connection with their own customers' vehicles. In addition, this paragraph shall not be construed to include automobile, tractor or machinery wrecking and rebuilding and used parts yards.
4. Bakeries.
5. Carpet and rug cleaning provided that necessary equipment is installed and operated for the effective precipitation or recovery of dust.
6. Carpenter and cabinet shop, lumber yards, building material sales yard, retail, sheet metal shop, sign construct and painting shop, storage warehouse or business, and wholesale warehouse or business.
7. Circus, carnival or similar enterprise provided that such use is at least 200 feet from any "R" district.
8. Coal, coke or wood yard.
9. Concrete mixing, concrete products manufacture, and asphaltic batching plants.
10. Contractors' equipment storage yard or plant, or rental of equipment commonly used by contractors, storage and sale of livestock, feed and/or fuel, provided dust is effectively controlled, and storage yards for vehicles or a delivery or draying service.
11. Creamery, bottling works, ice cream manufacturing (wholesale), ice manufacturing and cold storage plant.
12. Enameling and lacquering.
13. Exterminator sales.
14. Foundry casting lightweight nonferrous metals or electric foundry not causing noxious fumes or odors.
15. Flammable liquids, underground storage only, not to exceed 25,000 gallons, if located not less than 200 feet from any "R" district.

16. Junk, iron or rags, storage or baling, where the premises upon which such activities are conducted are wholly enclosed within a building, wall or fence, not less than 8 feet in height, completely obscuring the activity.
17. Laboratories--experimental, film or testing.
18. Lawn mower repair shop.
19. Livery stable or riding academy.
20. Machine shop.
21. Manufacture or treatment of products clearly incidental to the conduct of a retail business conducted on the premises.
22. Manufacture of musical instruments and novelties.
23. Manufacture or assembly of electrical appliances, instruments, and devices.
24. Manufacture of pottery or other similar ceramic products, using only previously pulverized clay and kilns.
25. Manufacture and repair of electrical signs, advertising structures, sheet metal products, including heating and ventilating equipment.
26. Sawmill, planing mill, including manufacture of wood products not involving chemical treatment.
27. Milk distributing station other than a retail business conducted on the premises.
28. Monument sales yard.
29. Pet shop, including aquariums.
30. Plumbing, heating or electrical contractor shops.
31. Printing and/or publishing houses.
32. Sales auction (automotive or furniture and appliance).
33. Tire shop, including vulcanizing and retreading.
34. Used auto sales lots or any similar use.
35. Welding or other metalworking shops.
36. The manufacturing, compounding, processing, packaging, or treatment of cosmetics, pharmaceuticals, and food products.
37. The manufacture, compounding, assembling, or treatment of articles of merchandise from previously prepared materials such as bone, cloth, cork, fibre, leather, paper, plastics, metals or stones, tobacco, wax, yarns, and wood.
38. No occupancy permit shall be issued for any use in conflict with any ordinance of Hardin County or law of the State of Iowa regulating nuisances.
39. No occupancy permit shall be issued for any of the following uses until and unless the location of such use and suitable enclosure shall have been authorized by the Board of Supervisors after report by the County Zoning Commission.
  - a) Agricultural seed processing, storage, and sales.
  - b) Automobile, tractor or machinery wrecking and used parts yards.
  - c) Cement, lime gypsum or plaster of paris manufacture.
  - d) Chemical manufacture or wholesale storage of chemicals.
  - e) Explosive manufacture or storage.
  - f) Fertilizer and/or agricultural chemical manufacture, blending, and storage.
  - g) Fish and meat products, cereals, sauerkraut, vinegar, yeast, stock feed, flour, and rendering and refining of fats and oils.
  - h) Garbage, offal or dead animal reduction or dumping.
  - i) Gas manufacture and cylinder recharging.
  - j) Petroleum and minerals or their products, exploration, extraction, refining or wholesale storage of.
  - k) Rubber goods manufacture.
  - l) Slaughter houses and stockyards, distillation of bones, fat rendering, glue, size or gelatin manufacture, hide treatment and storage.
  - m) Smelting of tin, copper, zinc, or iron ores.
  - n) Transmitting stations.
  - o) Waste paper yard.
  - p) Wholesale storage of gasoline.
  - q) Race track.

Section 3. REQUIRED CONDITIONS.

1. The best practical means known for the disposal of refuse matter or water carried waste, the abatement of obnoxious or offensive odor, dust, smoke, gas, noise, or similar nuisance, shall be employed.
2. All principal buildings and all accessory buildings or structures including loading and unloading facilities, shall be located at least 200 feet from any "R" district and not less than 100 feet from a "C" district.

Section 4. ACCESSORY USES.

1. Accessory uses permitted in the "C" district.
2. Accessory uses and structures customarily incidental to any permitted principal uses.

Section 5. HEIGHT REGULATIONS. No structure shall exceed in height the distance measured to the centerline of the nearest street from any portion of the proposed building or structure.

Section 6. REQUIRED YARDS.

1. FRONT YARD. A minimum front yard depth of 25 feet shall be required.
2. SIDE YARDS. None required except adjacent to a "R" district, in which case not less than 25 feet.
3. REAR YARD. There shall be a rear yard required with a minimum depth of 25 feet. When a lot is not served by a public sanitary sewerage system the open and undeveloped rear yard shall be not less than the area required to provide suitable sanitary treatment facilities which shall meet.
4. ACCESSORY BUILDINGS. Shall have a front yard setback of 25 feet, side yard setback of 12 feet, and a rear yard setback of 12 feet.