

CHAPTER 12

M - MANUFACTURING DISTRICT

SECTION 12.01 DESCRIPTION AND PURPOSE

The Manufacturing District is designed to provide areas suitable for development as heavy industrial sites, and at the same time, protect such industrial developments from the intrusion of nonindustrial uses which impede the full utilization of properly located sites for industrial purposes. These uses would generally acquire a larger site of more than ten (10) acres and may be of such a nature that they may require isolation from many other kinds of uses. No use is permitted which violates any local, state or federal pollution control law or regulation.

SECTION 12.02 PERMITTED USES

A building or other structure may be erected, altered, or used, and a lot may be occupied or used for any of the following purposes:

- A. Cleaners and laundries
- B. Contractors
- C. Equipment repair
- D. Fabrication assembly and packaging
- E. Food processing
- F. Grinding, milling and production
- G. Material handling and equipment
- H. Motor vehicle services
- I. Repair services
- J. Warehousing, storage movers
- K. Wholesaling
- L. Bulk storage

- M. Food Processing
- N. Handling and processing of construction materials
- O. Manufacturing
- P. Processing and handling of raw materials
- Q. Repair and service of heavy duty trucks and construction Equipment
- R. Warehousing
- S. Stamping, Steel Fabricating
- T. Accessory uses
- U. Other uses similar in character to the above

SECTION 12.03 USES PERMITTED BY CONDITIONAL USE PERMIT

The following uses may be permitted by the Township, subject to the conditions specified for each use in Chapter 16. Conditional uses shall be reviewed by the Planning Commission at a public hearing pursuant to the procedures in Chapter 19 and approved by the Township Board. Adoption may include special conditions which, in the opinion of the Planning Commission and or Township Board, are necessary to fulfill the purposes of this Ordinance.

- A. Scrap processing and storage (junk yards)
- B. Storage and handling of explosives, flammables, or other potentially dangerous materials.
- C. Other uses similar in character to the above and not listed specifically
- D. Adult regulated uses and sexually oriented businesses, subject to all provisions of Section 16.25.

SECTION 12.04 DEVELOPMENT STANDARDS

- A. **HEIGHT.** The maximum height of buildings and other structures erected or enlarged in this district shall be thirty-five (35).

- B. **FRONT YARDS.** There shall be a front yard on each lot which shall be not less than fifty (50) feet in depth.

- C. **SIDE YARDS.**
 - 1. On each interior lot, there shall be two (2) side yards having an aggregate width of not less than one hundred (100) feet, neither side yard having a width of less than forty (40) feet, except as hereinafter provided in Subsection F.

 - 2. On each corner lot, there shall be two (2) side yards, the side yard abutting the street having a width of not less than fifty (50) feet and the side yard not abutting the street having a width of not less than forty (40) feet, except as hereinafter provided in Subsection F.

- D. **REAR YARDS.** There shall be a rear yard on each lot the depth of which shall be not less than fifty (50) feet, except as hereinafter provided in Subsection G.

- E. **LOT AREA.** The minimum lot area in this District shall be such as is reasonable for the contemplated use as recommended by the Decatur Township Planning Commission and approved by the Decatur Township Board.

- F. **BUILDING COVERAGES.** Not more than fifty (50) percent of any lot shall be occupied by building.

- G. **LOTS ABUTTING RESIDENTIAL DISTRICTS .** Unless authorized as a conditional use, in no case shall any building or structure be erected closer than two hundred (200) feet to any residential district, nor shall any parking area be closer than forty (40) feet to any residential district, which forth (40) foot area between such parking lot and such residential district shall be maintained as green area entirely covered by grass, shrubs, and/or trees.

- H. **OPEN STORAGE.** Any open storage or repair yards shall be entirely enclosed with a fence at least eight (8) feet high. The material and construction of this fence shall be approved by the Planning Commission.

- I. **SIGNS.** Sign requirements will be in accordance with the provisions of Chapter 15 of this Ordinance.

- J. **SITE PLAN REVIEW.** A site plan review will be prepared according to the provisions of Chapter 18.