

## Chapter 17.31

### HEAVY MANUFACTURING (M-H) ZONE

#### Sections:

- 17.31.01 PURPOSE & APPLICATION
- 17.31.02 PERMITTED USES
- 17.31.03 USES PERMITTED WITH A CONDITIONAL USE PERMIT
- 17.31.04 PROHIBITED USES
- 17.31.05 MINIMUM LOT SIZE
- 17.31.06 YARDS AND SETBACKS
- 17.31.07 HEIGHT LIMITS
- 17.31.08 MINIMUM DISTANCE BETWEEN STRUCTURES
- 17.31.09 PARKING
- 17.31.10 SIGNS
- 17.31.11 LANDSCAPING
- 17.31.12 SPECIAL REVIEW PROCEDURES AND DEVELOPMENT STANDARDS

- 17.31.01 PURPOSE AND APPLICATION. The M-H general industrial district is intended to provide for the establishment of industrial uses essential to the development of a balanced economic base. The Heavy Industrial Zone allows for a range of activities including manufacturing, wholesale distribution, storage and industrial uses involved in the manufacturing of finished product from raw material.
- 17.31.02 PERMITTED USES. The uses as shown in Table 17-1 and all others determined to be similar to these uses pursuant to Section 17.73.03 are permitted in accordance with the standards and procedures set out in Chapter 17.51 of this Ordinance.
- 17.31.03 USES PERMITTED WITH A CONDITIONAL USE PERMIT. The uses as shown in Table 17-1 as conditioned and all others determined to be similar to these uses pursuant to Section 17.73.03 are permitted in accordance with the standards set out in Chapter 17.51 and subject to securing a Conditional Use Permit in accordance with the standards and procedures set out in Chapter 17.70 of this Ordinance.
- 17.31.04 PROHIBITED USES. All other uses not permitted by Sections 17.31.02 and 17.31.03 are prohibited.
- 17.31.05 MINIMUM LOT SIZE. See Table 17-2.
- 17.31.06 YARDS AND SETBACKS. See Table 17-2.
- 17.31.07 HEIGHT LIMITS. See Table 17-2.
- 17.31.08 MINIMUM DISTANCE BETWEEN STRUCTURES. See Table 17-2.



- 17.31.09 PARKING. Off street parking shall be provided in accordance with the requirements of Chapter 17.60 of this Ordinance.
- 17.31.10 SIGNS. The following signs are permitted in accordance with Chapter 17.61 of this Ordinance.
- A. Temporary real estate signs (not to exceed 8 square feet).
  - B. Temporary subdivision signs.
  - C. Temporary construction signs.
  - D. Temporary political signs.
  - E. Wall signs (advertising on site businesses only) not to exceed 5 percent of building frontage area.
  - F. One monument sign not to exceed 10 feet in height and 64 square feet of total copy area, (advertising on site businesses only).
- 17.31.11 LANDSCAPING. Landscaping shall be provided in accordance with the requirements of Chapter 17.51 of this Ordinance.
- 17.31.12 SPECIAL REVIEW PROCEDURES AND DEVELOPMENT STANDARDS.
- A. All development in the M-H zone shall be done in conformance with all applicable standards set out in Chapter 17.70 of this Ordinance.
  - B. Development in the M-H zone shall comply with the interpretation and provisions of Chapter 17.73 of this Ordinance.