

Sec. 146-91. - MH - Heavy Manufacturing district.

- (a) *Purpose.* The "MH" - Heavy Manufacturing zone is designed to provide for the widest range of industrial operations permitted in the city. It is the zone for location of those industries, which have not reached a technical stage in processing, which renders them free of nuisance factors or where economics precludes construction and operation in a nuisance-free manner. Zoning or rezoning to this classification will not generally be permitted after July 1, 2014.
- (b) *Principal permitted uses.* The following principal uses are permitted in the "MH" - Heavy Manufacturing zone: uses as permitted in the schedule of uses.
- (c) *Specifically excluded uses.* The following uses are hereby declared incompatible with the purpose of the "MH" - Heavy Manufacturing zone and are hereby expressly excluded:
- ~~(1) Dwellings except caretakers' and watchmen's quarters as set forth in the provisions of the "ML" - Light Manufacturing zone;~~
- (21) Schools and colleges, except trade schools;
- (32) Hospitals, clinics, rest homes and other institutions for the housing or care of human beings, except that medical facilities accessory to any industrial operation shall be permitted; and
- (43) Motels, hotels and mobile home parks.
- (d) *Permitted accessory uses.* The following accessory uses are permitted in the "MH" - Heavy Manufacturing zone:
- (1) Any accessory use normally appurtenant to a permitted use shall be allowed; and
- (2) Recreational uses that are temporary in nature and do not involve any appreciable amount of fixed construction and which will not interfere with the efficient functioning of the zone for its primary purpose of providing for manufacturing and heavy commercial establishments, may be allowed only upon appeal to the board of adjustment.
- (e) *Space limits.* The following space limits shall apply to the "MH" - Heavy Manufacturing zone:
- (1) Minimum lot area for business or industry: 10,000 square feet.
- (2) Maximum building height: No restrictions except as limited by gross floor area ratio and by restrictions, which may be imposed by virtue of aircraft approach and turning zone height restrictions.
- (3) Maximum lot coverage: 50 percent.
- (4) Maximum floor area ratio: one to one.
- (5) All other space limits identified as being applicable to the "MH" - Heavy Manufacturing zone in appendix f of the zoning ordinance.