

Big Creek Technology Campus

M-R INDUSTRIAL DISTRICT. (Industrial-Restricted) In the “M-R” District the following regulations shall apply, except as otherwise provided herein. This district is for the Big Creek Technology Campus and is more restricted than those of the Polk City Zoning Code “M” District.

1. Principal Permitted Uses.
 - A. Uses permitted in C-2 Districts.
 - B. Technology business related to manufacturing, research, and distribution
 - C. Automobile assembly and major repair.
 - D. Bag, carpet and rug cleaning, provided necessary equipment is installed and operated for the effective precipitation or recovery of dust.
 - E. Bakeries.
 - F. Blacksmith, welding or other metal shop.
 - G. Rental shops with equipment commonly used by contractors, yards for vehicles of a delivery or draying service. No outside storage of materials used in conjunction with process. Delivery trucks and finished products can be stored outside with screening.
 - H. Creamery, bottling works, ice cream manufacturing (wholesale), ice manufacturing and cold storage plant.
 - I. Enameling, lacquering, or painting with controlled emissions not causing noxious fumes or odors
 - J. Foundry casting lightweight non-ferrous metals or electric foundry, not causing noxious fumes or odors.
 - K. Laboratories - experimental, film or testing.
 - L. Machine shop.
 - M. Manufacture of musical instruments and novelties.
 - N. Manufacture or assembly of electrical appliances, instruments and devices.
 - O. Manufacture of pottery or other similar ceramic products, using only previously pulverized clay and kilns.
 - P. Manufacture and repair of electric signs, advertising structures, sheet metal products, including heating and ventilating equipment.
 - Q. Milk distributing station, other than a retail business conducted on the premises.
 - R. The manufacturing, compounding, processing, packaging or treatment of cosmetics, pharmaceuticals, and food products, except fish and meat products, cereals, sauerkraut, vinegar, yeast, stock feed, flour, and the rendering or refining of fats and oils.
 - S. The manufacturing, compounding, assembling or treatment of articles or merchandise from previously prepared materials such as bone, cloth, cork, fiber, leather, paper, plastics, metals or stones, tobacco, wax, yarns and wood.
 - T. Truck terminal or yard, including repair.
 - (1) Truck rental establishments;

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(2) Storage businesses dealing in non-flammable, non-explosive and non-perishable goods.

Y. Automobile body and fender repair shop, but not including automobile wrecking or used parts yards, or outside storage of automobile component parts.

2. Required Conditions. No use shall be permitted to be established or maintained which by reason of its nature or manner of operation is or may become hazardous, noxious, or offensive owing to the emission of odor, dust, smoke cinders, gas, fumes, noise, vibrations, refuse matter or water-carried waste.

3. Building Height Limit: four (4) stories but not more than seventy-five (75) feet.

4. Minimum Lot Area: None.

5. Minimum Lot Width: None.

6. Minimum Front Yard Depth: thirty (30) feet.

7. Minimum Side Yard: Ten (10) feet per side.

8. Minimum Rear Yard Depth: forty (40) feet

9. Minimum Green Space: Twenty Percent (20%)

9. Exceptions. (See Section 165.20.)

10. Off-Street Loading. (See Section 165.21.)

11. Off-Street Parking. (See Section 165.22.)