
Section 201.8. M manufacturing, warehousing and wholesaling district.

- A. *Description.* The M district is intended to serve the needs of manufacturing, fabrication, assembling, warehousing and wholesaling businesses. The district may serve as a buffer between heavy industrial zones and other inharmonious land use activities. Because of its proximity to residential environs the land use activities and related operation characteristics of the M district are regulated to a greater extent than are those associated with the I district.
- B. *Uses permitted by right.*
1. All uses permitted by right in a C-2 commercial district, except churches.
 2. Assembly, fabrication and manufacturing of:
 - a. Clothing.
 - b. Electronics.
 - c. Jewelry.
 - d. Leather goods.
 - e. Measuring instruments.
 - f. Metal.
 3. Automobile repairs—Major.
 4. Bottling plants.
 5. Building material and lumber sales facilities.
 6. Petroleum bulk stations.
 7. Publishing and printing.
 8. Truck stops.
 9. Truck terminals.
 10. Warehousing facilities.
 11. Wholesaling facilities.
- C. *Specific uses.*
1. Communication towers for cellular telephones, radio, television and other communications.
 2. Drive-in theaters.
 3. Mobile homes.
 4. Private clubs.
 5. Sexually oriented businesses, as defined in chapter 15.5 of the Crockett Code.
- Refer to the land use matrix for land uses permitted by right or requiring specific use permit.
- D. *Area, coverage and height regulations.* All buildings in the M district must conform to the requirements as listed in the land use district standards.
- E. *Mandatory project plan requirements.* Individuals requesting a specific use permit or amendment to the zoning ordinance to achieve M status must comply with the project plan review as prescribed in section 303 of this ordinance.

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- F. *Access to M district sites.* Not more than two (2) entrance/exit points of access to an M district site will be permitted.
 - G. *Screening requirement.* A screening fence is required between any commercial, manufacturing or industrial use and a developed residential use in accordance with section 305 of this ordinance.
 - H. *Application of performance standards.* The performance standards found in section 301 of this ordinance are specifically applicable to land use activities located in M districts. These performance standards are intended to serve as additional safeguards for the community. While applied here specifically to the M district, they are equally applicable to all other areas within Crockett and should be interpreted in that manner.
 - I. *Major automobile repair restrictions.* Major automobile repair activities are permitted by right when the premises of such activities are conducted wholly enclosed within a building or behind a wooden or brick screening fence. The material and maintenance requirements of such a screening fence are found in section 305 of this ordinance. Major automobile repair businesses now in existence in the City of Crockett which do not have such screening fences shall be made to conform with this fencing requirement on or before one (1) year from the effective date of this ordinance.

(Ord. No. O-5B-86, 5-19-86; Ord. No. O-3-87, § 1, 3-2-87; Ord. No. O-9-95, § 3, 7-25-95; Ord. No. O-04-09, § 8, 4-20-09; Ord. No. O-08C-10, § 1, 8-16-10)

Section 201.9. I general industrial district.

- A. *Description.* The I district is intended to serve as the location for general industrial activities. The character, intensity and extensive nature of the land use activities permitted in the district are such that it is never permitted to directly abut a residential area.
- B. *Uses permitted by right.*
1. All uses permitted by right in an M district except those commercial uses permitted by right in a C-2 shopping district [commercial district].
 2. Automobile salvage or wrecking yards.
 3. Blacksmithing and machine shop facilities.
 4. Cement, concrete, lime and gypsum manufacturing plants.
 5. Chemical manufacturing and storage facilities.
 6. Commercial feed lots, sale yards, and auction yards for cattle and hogs.
 7. Heavy earth moving equipment rentals, sales and storage.
 8. Junk yards.
 9. Leather tanning and refinement facilities.
 10. Oil field equipment rentals, sales, and storage facilities.
 11. Open storage.
 12. Paper manufacturing plants.
 13. Petroleum refining and storage facilities.
 14. Storage of toxic and combustible materials.
- C. *Uses not permitted in I district.*
1. Explosive manufacture.
 2. Dead animal reduction, dumping or the distillation of bones or fat rendering.
 3. Ore smelting.
- D. *Specific uses.*
1. Communication towers for cellular telephones, radio, television and other communications.
 2. Mobile homes.
 3. Private clubs.
- Refer to the land use matrix for land uses permitted by right or requiring specific use permit.
- E. *Area, coverage and height regulations.* All buildings in the I district must conform to the requirements as listed in the land use district standards.
- F. *Mandatory project plan requirements.* Individuals requesting a specific use permit or amendment to the zoning ordinance to achieve I status must comply with the project plan requirements as prescribed in section 303 of this ordinance.

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- G. *Access to I district site.* Not more than two (2) entrance/exit points of access to an I district site will be permitted except as allowed on state highways in the access design standards of the state highway department.
- H. *Screening requirement.* A screening fence is required between any commercial, manufacturing or industrial use and a developed residential use in accordance with section 305 of this ordinance.
- I. *Junkyard and automobile wrecking yard restriction.*
1. Junkyards and automobile wrecking yards are permitted by right when the premises on which such activities are conducted are surrounded by a wooden or brick fence which is at least six (6) feet in height and forms a solid and continuous screen. Such a screen shall be maintained in good condition.
 2. Junkyards and automobile wrecking yards in existence in the City of Crockett which do not have such screening fences at the time of the passage of this ordinance shall be made to conform with this fencing requirement on or before one (1) year from the effective date of this ordinance.
- J. *Mandatory project plan review.* Individuals requesting a specific use permit or an amendment to the zoning ordinance to achieve I status must comply with the review process as prescribed in section 303 of this ordinance.
- K. *Application of performance standards.* The performance standards found in section 301 of this ordinance are specifically applicable to land use activities located in I district. These performance standards are intended to serve as additional safeguards for the community. While applied here specifically to the I district, they are equally applicable to all other areas within Crockett and should be interpreted in that manner.

(Ord. No. O-5B-86, 5-19-86; Ord. No. O-3-87, § 1, 3-2-87; Ord. No. O-04-09, § 9, 4-20-09; Ord. No. O-08C-10, § 1, 8-16-10)

LAND USE DISTRICT STANDARDS

Subject	AR	R-1	R-2	R-3	C-1	C-2	C-3	M	I
Front Yard	30	20	20	30	20	20	NA	20	30
Rear Yard	20	20	20	20	15	15	15	20	20
Side Yard	10	10	10	10	10	10	NA	15	15
Corner Lot					15	15			
Minimum Lot Size*	10,000*	6,000*	6,000*	6,000*	7,500*	7,500*	NA	10,000*	10,000*
Two-family			7,500*	7,500*					
Multifamily				0.50 acre					
Minimum Lot Width	NA	60	60	60	60	60	NA	NA	NA
Two-Family			75	75					
Multifamily				100					
Maximum Lot Coverage									
Interior	25%	25%	30%	40%	50%	50%	100%	60%	60%
Corner	30%	30%	40%	50%	60%	60%	100%	60%	60%
Maximum Dwelling Unit Density/Gross	NA	7	7	7					
Acre				15 multifam.					
Maximum Height	35	35	35	35	35	35	35	35	45

All numbers in feet unless otherwise indicated.

* = Square feet

NA = Not applicable

Any tract of land platted before October 10, 1984, for residential use shall have a minimum of 5,000 sq. ft.

The principal structure on these lots shall not cover more than 50% of said lots.

(Ord. No. O-5B-86, § 1, 5-19-86)

Land Use Matrix — Residential

Land Uses	AR	R-1	R-2	R-3
Accessory Buildings	P	P	P	P
Agricultural Activities	P	N	N	N
Board and Lodging House	N	N	N	S
Cemetery	S	S	S	N
Child Care Facilities	S	S	S	S
Churches and Related Buildings	P	P	P	P
Communications Towers for Cellular Telephones, Radio, Television and Other Communication	S	S	S	S
Convalescent Facilities	N	N	N	S
Country Club	P	S	S	N
Drilling/Extraction	S	N	N	N
Fraternal Organizations	S	S	S	S
Golf Courses	P	S	S	N
Health Care Facilities	N	N	N	S
Kennel	S	N	N	N
Mobile Home Dwellings	S	S	S	S
Mobile Home Dwelling Parks	N	N	N	S
Modular Dwellings	P	P	P	P
Multiple-Family Dwellings	N	N	N	S
Neighborhood Business	N	N	N	S
Plant Nursery	P	N	N	N
Private Airport	S	N	N	N
Public Facilities	P	P	P	P
Public and Private Parks	P	P	P	P
Radio or Television Station	S	N	N	N
Single-Family Dwellings	P	P	P	P
Two-Family Dwellings	N	N	P	P
P—Land Use Permitted				
S—Specific Use Permit Required				
N—Land Use Not Permitted				

(Ord. No. 0-4-99, § 6, 4-5-99; Ord. No. 0-04-09, § 10, 4-20-09)

Land Use Matrix—Commercial

LAND USES	C-1	C-2	C-3
Antique Sales	S	P	P
Apparel Sale/Rentals	N	P	P

Appliance Sales/Service	S	P	P
Amusements	N	P	S
Art and Craft Sales/Services	P	P	P
Art or Photography Studio	P	P	P
Automobile Repair—Minor	N	P	S
Automobile Washes	S	P	N
Automobile Sales/Service	N	P	S
Automobile Service Station	N	P	S
Bakery Shops	S	P	P
Banks/Financial Institutions	S	P	P
Barber/Beauty Shops	P	P	P
Bookstores	P	P	P
Camera Shops	S	P	P
Candy Stores	S	P	P
Catering Services	S	P	S
Childcare Facilities	P	P	S
Churches and Related Buildings	P	P	P
Communications Towers for Cellular Telephones, Radio, Television and Other Communication	S	S	S
Convalescent Facilities	P	P	N
Dairy Products Sales	S	P	P
Dance, Art, or Music Studios	P	P	P
Delicatessens	S	P	P
Department Stores	N	P	P
Drive-in Restaurants	N	P	P
Drive-in Theaters	N	S	N
Dry Cleaning/Laundry	P	P	P
Farm Machinery, Implements, and Supply Sales	N	P	N
Florists	P	P	P
Fraternal Organizations	P	P	P
Furniture Sales/Services	N	P	S
Funeral Sales	N	P	N
Grocery Markets	S	P	S
Hardware Stores	S	P	S
Health Care Facilities	P	P	P
Hospitals	S	P	N
Hotels and Motels	N	P	S
Meeting and Assembly halls	N	P	S
Messenger/Telephone Service/Data Service	S	P	S

Mixed-Use, Horizontal with residential	N	N	S
Mixed-Use, Vertical with residential, up to two (2) units	N	N	P
Mixed-Use, Vertical with residential, more than two (2) units	N	N	S
Multiple-Family Dwellings	N	N	S
Music/Instrument Sales	P	P	P
Newspaper/Magazine Sales	P	P	P
Nursery/Garden Supply Sales	N	P	N
Offices	P	P	P
Optical Sales/Service	S	P	P
Paint/Home Decorating Sales	S	P	P
Pet Shops	S	P	P
Plant Nurseries	N	P	N
Plumbing Sales/Services	N	P	S
Printing Services	N	P	P
Private Clubs	N	S	S
Private Schools/Colleges	S	P	N
Professional Offices	P	P	P
Public Facilities	P	P	P
Public Garages	N	N	S
Public and Private Parks	P	P	P
Public Schools, offices and facilities	P	P	N
Radio/TV Sales and Service	S	P	P
Research Laboratories	S	P	N
Restaurants	S	P	P
Service Stations	S	P	N
Shoe Repair	P	P	P
Single-Family Dwellings	N	N	N
Sports or Special Events Stadiums	N	P	S
Tailor Services	P	P	P
Theaters	N	P	P
Toy Shops	S	P	P
Two-Family Dwellings	N	N	N
Veterinary Clinics (no kennels)	S	P	S
Veterinary Clinics (with kennels)	S	P	N
P—Land Use Permitted S—Specific Use Permit Required N—Land Use Not Permitted			

(Ord. No. O-04-09, § 10, 4-20-09; Ord. No. O-04-22, § II, 4-18-22)

Land Use Matrix —Industrial

Land Uses	M	I
Assembly/Manufacturing		
-Clothing	P	P
-Electronics	P	P
-Jewelry	P	P
-Leather Goods	P	P
-Measuring Instruments	P	P
-Metal/Paper/Plastics/Wood	P	P
Auto Salvage or Wrecking Yard	N	P
Automobile Repair—Major	P	P
Blacksmith/Machine Shop	N	P
Book Binding/Manufacturing	P	P
Bottling Plants	P	P
Building Materials Sales	P	P
Cement Manufacturing	N	P
Chemical Manufacturing	N	P
Communications Towers for Cellular Telephones, Radio, Television and Other Communication	S	S
Drive-in Theater	S	N
Heavy Moving Equipment	N	P
Junk Yards	N	P
Oil Field Equipment	N	P
Open Storage	N	P
Petroleum Bulk Stations	P	P
Petroleum Refining	N	P
Private Club	S	S
Publishing and Printing Facilities	P	P
Toxic Material Storage	N	P
Truck Stops	P	P
Truck Terminals	P	P
Warehousing Facilities	P	P
Wholesaling Facilities	P	P
P—Land Use Permitted		
S—Specific Use Permit Required		
N—Land Use Not Permitted		

(Ord. No. O-04-09, § 10, 4-20-09)

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