

ARTICLE XIII - INDUSTRIAL DISTRICT M-2

13-1. USE REGULATIONS:

In Industrial District M-2, buildings to be erected or land to be used shall be for one or more of the following uses:

- 13-1.1 Mobile homes and/or manufactured homes and automobile trailers.⁴¹
- 13-1.2 Blacksmith shop, welding, or machine shop.
- 13-1.3 Laboratories--pharmaceutical and/or medical.
- 13-1.4 Building materials sales yards, plumbing supplies storage.
- 13-1.5 Coal and wood yards, lumber yards, feed, and seed storage.
- 13-1.6 Wholesale businesses, storage warehouses.
- 13-1.7 Contractors' equipment storage yard or plant, or rental of equipment commonly used by contractors.
- 13-1.8 Cabinet, furniture, and upholstering shops.
- 13-1.9 Draying, freighting or truck yard or terminal.
- 13-1.10 Textile mills.
- 13-1.11 Boat building.
- 13-1.12 Stone works.
- 13-1.13 Truck terminals.
- 13-1.14 Sand and gravel operations with conditional use permit.
- 13-1.15 Crushed stone operations with conditional use permit.
- 13-1.16 Wood preserving operations.
- 13-1.17 Abattoirs with conditional use permit.
- 13-1.18 Petroleum storage.
- 13-1.19 Sawmills and planing mills.
- 13-1.20 Brick manufacture.

- 13-1.21 Boiler shops.
- 13-1.22 Junk storage (screened), except automobile graveyards, with conditional use permit.
- 13-1.23 Meat, poultry, and fish processing with conditional use permit.
- 13-1.24 Conservation areas.
- 13-1.25 Game preserves.
- 13-1.26 Automobile assembling, painting, upholstering, repairing, rebuilding, reconditioning, body and fender work, truck repairing or overhauling, tire retreading or recapping, or battery manufacture.
- 13-1.27 Assembly of electrical appliances, electronic instruments and devices, radios, and phonographs. Also, the manufacture of small parts, such as coils, condensers, transformer, and crystal holders.
- 13-1.28 Manufacture, compounding, processing, packaging, or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, perfumed toilet soap, toiletries, and food products.
- 13-1.29 Manufacture, compounding, assembling or treatment of articles of merchandise from the following previously prepared materials: bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastic, precious or semiprecious metals or stone, shell, straw, textiles, tobacco, wood, yard, and paint.
- 13-1.30 The manufacture, storage or handling of products that are not likely to be dangerous or offensive because of odor, dust, fire, explosion, or other reasons, and which employ processes or equipment that do not produce objectionable noise, vibration, smoke, gas, water, or the like.
- 13-1.31 Recycling facilities are permitted if operations are housed or protected by permanent opaque building structures enclosed on all sides and the top.³⁹
- 13-1.32 Manufacture of pottery and figurines or other similar ceramic products, using only previously pulverized clay, and kilns fired only by electricity or gas.
- 13-1.33 Manufacture of musical instruments, toys, novelties and rubber and metal stamps.
- 13-1.34 Veterinary or dog or cat hospitals, kennels.

- 13-1.35 Public utilities: shops and storage yards, booster or relay stations, transformer substations, transmission lines and towers, and other facilities for the provision and maintenance of public utilities, including railroads and facilities, and water and sewerage installations.
- 13-1.36 Public uses, such as garages, shops and equipment and materials storage yards.
- 13-1.37 Signs permitted under Chapter 21 of this Ordinance regulating outdoor advertising.²⁴
- 13-1.38 Off-street parking as required by this Ordinance.
- 13-1.39 Telecommunications Towers as regulated by Article XXII.⁴⁹
- 13-1.40 Indoor archery range⁷⁸
- 13-1.41 Indoor shooting range⁷⁸
- 13-1.42 Brewery⁷⁹
- 13-1.43 Brewery, Craft or Pub; Brewery, Micro⁷⁹
- 13-1.44 Distillery; Distillery, Alcoholic Beverage⁷⁹
- 13-1.45 Winery or Vineyard⁷⁹
- 13-1.46 Self-service storage facility⁸²
- 13-1.47 Small Wind Energy Systems⁸⁵
- 13-1.48 Dog Park¹⁰¹
- 13-1.49 Property Owner Scale Solar Collection Systems as defined in Article XXIV¹⁰⁷
- 13-1.50 Small Power Grid Scale Solar Energy Facilities as defined in Article XXIV¹⁰⁷
- 13-1.51 Large Power Grid Scale Solar Energy Facilities as defined in Article XXIV (only with special exception permit)¹⁰⁷

13-2. PROHIBITED USES:

In the M-2 District, no lot, building or structure shall be used, erected, reconstructed, or altered which is intended or designed to be used, in whole or in part, for any of the following specified purposes:

- 13-2.1 Starch, glucose, dextrin manufacture, horn processing, shell processing except from cleaned shells, the curing, tanning, or dressing of raw or green salted hides or skins.
- 13-2.2 Fertilizer manufacture from organic material or the compounding of such fertilizers on a commercial scale; the preparation on other than an incidental scale of exterminators, disinfectants, cattle dips, insecticide, or serums.
- 13-2.3 Bleaching powder, ammonia, or chlorine manufacture.
- 13-2.4 Coal tar manufacture or tar distillation except as by-products or as incidental to the manufacture of gas for public distribution, the manufacture of gas for public distribution, the manufacture of tar or asphalt roofing or waterproofing, or the distillation of wood or bone.
- 13-2.5 Emory cloth or sand paper manufacture.
- 13-2.6 Manufacture of cement, lime, gypsum, plaster, plaster of Paris, lithophone, linseed oil, linoleum, oiled cloth or oiled clothing or the impregnation of inflammable fabrics by oxidizing oils.
- 13-2.7 Acid manufacture.
- 13-2.8 Fertilizer manufacture.
- 13-2.9 Petroleum refining, including by-products.
- 13-2.10 Asphalt mixing plant.
- 13-2.11 Paper and pulp manufacture.

13-3. REQUIREMENTS FOR PERMITTED USES:

- 13-3.1 Before a building permit shall be issued or construction commences on any permitted uses in this district, or a permit issued for a new use, the plans, in sufficient detail to show the operations and processes, shall be submitted to the zoning administrator for study. The administrator may refer these plans to the Planning Commission for their recommendation. Modifications of the plans may be required.
- 13-3.2 See Section 16-20 for general fencing and screening regulations.¹⁰⁵
- 13-3.3 Landscaping may be required within any established or required front setback area. The plans and execution must take into consideration traffic hazards. Landscaping may be permitted up to a height of three (3) feet, and to within fifty (50) feet from the corner of any intersecting streets. See Sections 16-6A, 16-6.1A, 16-6.2A, 16-6.3A, 16-6.4A, and 16-6.5A for parking

area landscape requirements. See Section 16-16.3 for buffer yard requirements. See Section 16-18 for special landscape and site design regulations for sites located within an entrance corridor overlay district.¹⁰⁵

- 13-3.4 Sufficient area shall be provided (a) to adequately screen permitted uses from adjacent business and residential districts and (b) for off-street parking of vehicles incidental to the industry, its employees, and clients. See Sections 16-6A, 16-6.1A, 16-6.2A, 16-6.3A, 16-6.4A, and 16-6.5A for parking area landscape requirements. See Section 16-16.3 for buffer yard requirements. See Section 16-18 for special landscape and site design regulations for sites located within an entrance corridor overlay district.¹⁰⁵
- 13-3.5 Automobile graveyards in existence at the time of the adoption of this Ordinance are to be considered as nonconforming uses. They shall be allowed up to three (3) years after adoption of this Ordinance in which to completely screen, on any side open to view from a public road. Screen fencing shall be a minimum height of eight (8) feet and shall conform to the requirements for a screen fence in Section 16-20.6 Chart 2. An open access control fence and an evergreen hedge of a minimum height of eight (8) feet may be substituted for the screen fence with approval of the Zoning Administrator.¹⁰⁵
- 13-3.6 Semi-trailers shall be permitted as defined in the Definitions section of this ordinance.⁵⁷
- 13-3.7 Semi-trailers which are licensed shall be permitted as defined in the Definitions section of this ordinance.⁵⁷
- 13-3.8 Shipping containers shall be permitted as defined in the Definitions section of this ordinance.⁵⁷ In Industrial Districts, shipping containers shall be permitted; however, they are subject to the screening requirements found in the zone where the container is located.¹⁰⁵
- 13-3.9 Trash and Refuse Storage: For all industrial and business uses, trash collection and storage areas, including dumpsters and other trash containers, shall be maintained in dumpster enclosures, as described in the chart found in Section 16-20.6. The Zoning Administrator may waive the dumpster enclosure requirement for small facilities if evidence is provided that an alternative trash removal system is provided.¹⁰⁵

13-4. AREA REGULATIONS:

For permitted uses, utilizing individual sewage disposal systems, the required area for any such use shall be approved by the health official. The administrator may require a greater area if considered necessary by the health official.

13-5. SETBACK REGULATIONS:

Buildings shall be located ten (10) feet or more from any street right of way which is fifty (50) feet or greater in width, or thirty-five (35) feet or more from the center line of any street right of way less than fifty (50) feet in width¹⁰⁸. This shall be known as the "setback line".

13-6. FRONTAGE AND YARD REGULATIONS:

For permitted uses, the minimum side yard adjoining or adjacent to a residential or agricultural district shall be ten (10) feet. The side yard of corner lots shall be twenty (20) feet or more. Off-street parking shall be in accordance with the provisions contained herein. See Section 3-77 for 7-23-79 changes.

13-7. HEIGHT REGULATIONS:

Buildings may be erected up to a height of seventy-five (75) feet. Chimneys, flues, cooling towers, flag poles, radio or communication towers or their accessory facilities not normally occupied by workers are excluded from this limitation. Parapet walls are permitted up to four (4) feet above the limited height of the building on which the walls rest.⁶⁷

13-8. COVERAGE REGULATIONS:

Buildings or groups of buildings with their accessory buildings may cover up to seventy (70) percent of the area of the lot.

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