

CHAPTER 165.42 M-2 HEAVY INDUSTRIAL DISTRICT

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165.42.010 Intent

The M-2, Heavy Industrial District, is intended to provide lands for use by heavy or intense industries. The district is designed primarily for manufacturing, assembling and fabricating activities including large scale or specialized operations whose external effects will be felt to some degree by surrounding districts.

Less restriction is placed on outdoor use and storage, although such use must conform to the “performance standards” of the district. Certain uses, with established functions in the economy but having a well known nuisance potential, are permitted only by special use permit.

165.42.020 Use Regulations

A. Principal Uses Permitted.

No uses shall be used or occupied and no building, structure or premise shall be erected, altered, enlarged, occupied or used, except as otherwise provided in this ordinance, for other than one or more of the following specified uses:

1. Industrial-type uses, such as, but not limited to:
 - a. Industrial-type uses permitted in the M-1 district
 - b. Cement block
 - c. Concrete and asphalt mixing
 - d. Drop forge
 - e. Foundry
 - f. Incinerator
 - g. Industrial farm and feed yard
 - h. Meat packing, but not stockyard and slaughterhouse
 - i. Planing mill and saw mill
 - j. Power generating station
 - k. Railroad yard
 - l. Stamping mill

2. Wholesale and warehouse uses, such as, but not limited to:
 - a. Wholesale and warehouse uses permitted in the M-1 district
 - b. Grain storage
 - c. Storage yard for building supplies and equipment
3. Commercial uses:
 - a. Service retail business permitted in the M-1 district
 - b. Business establishments:
 1. Business establishments permitted in the M-1 district
 2. Veterinary clinic, including animal hospitals and kennels
 3. Establishment selling monuments and tombstones
 4. Exterminator
 5. Fuel and coal company
 6. Off premise sign and billboard
 7. Sign contractor
 8. Truck terminal
4. Public, quasi-public and governmental buildings and facilities, such as, but not limited to, those public, quasi-public and governmental buildings and facilities, such as, but not limited to, those public, quasi-public and governmental buildings and facilities, permitted in the M-1 district, except for hospitals and vocational schools.

B. Accessory Uses.

Same as those permitted in M-1.

C. Special Uses Permitted.

The following uses may be permitted only if specifically authorized by the Board as allowed under 165.72 and 165.80 of this chapter.

1. Special uses permitted in the M-1 district.
2. Automotive salvage yard, including wrecking and dismantling; provided all operations are conducted within an area enclosed on all sides with an aesthetically acceptable solid wall or fence not less than eight feet high so that such operation is not visible from the nearest street. Such operation shall be properly maintained and kept in acceptable appearance.
3. Petroleum and inflammable liquids production, refining and storage.
4. Sanitary landfill, public or private
5. Stockyard and slaughterhouse.

D. Temporary Uses.

Upon application to and issuance by the Building Official of a permit therefore, the following uses may be operated as temporary uses:

Same as those permitted in M-1.

E. Prohibited Uses.

All uses not expressly authorized in Section 165.42.020 including, but not limited to:

1. Hospital
2. Public or parochial school
3. Residential uses, except when permitted as a special use for a caretaker or watchman residence
4. Vocational school

165.42.030 Height, Yard and Setback Requirements

The height, yard and setback requirements within the M-2, Heavy Industrial District, shall be as required in Chapter 165.60.

165.42.040 Off-street Parking and Loading Regulations

The off-street parking and loading requirements within the M-2, Heavy Industrial District, shall be as required in Chapter 165.65.

165.42.050 Sign Regulations

The sign requirements within the M-2, Heavy Industrial district, shall be limited to those permitted in Chapter 165.67.