



M-2 Heavy Industrial District Chapter 1278

1278.01 PURPOSE.

The purpose of the M-2 Heavy Industrial District is to provide, at suitable locations, areas where intensive industrial development may take place. Such areas shall be served by both public water and public sewer systems.

(Ord. 2002-45. Passed 8-22-02.)

1278.02 PRINCIPAL USES PERMITTED.

Principally permitted uses in this District shall be as follows:

- (a) All uses principally or conditionally permitted in the M-I District;
- (b) Manufacturing and processing of the following:
 - (1) Agricultural products;
 - (2) Automobiles and trucks;
 - (3) Cement and cinder block;
 - (4) Glass and glass products;
 - (5) Clay products;
 - (6) Firearms;
 - (7) Machine shops;
 - (8) Paper products
 - (9) Petroleum and chemical products, byproducts and petrochemical; and

(10) Steel products;

(c) The following services:

(1) Automobile, truck, farm machinery and trailer repair, including body repair and painting;

(2) Cold storage plants;

(3) Laundries;

(4) Lumber yards, contractors and offices;

(5) Poultry dressing;

(6) Printing and publishing;

(7) Saw mills;

(8) Stockyards, limited to the buying and selling of livestock;

(9) Stonecutting; and

(10) Wholesale businesses and warehouses;

(d) Storage, including:

(1) Closed storage and warehousing;

(2) Open storage, as regulated in Section [1278.10](#), including disposal or storage of waste byproducts, and warehousing, limited to those materials and waste byproducts that are not junk, odorous or dusty; and

(3) Railroad yards and terminal facilities or any transportation or utility yard or facility;

(e) Accessory uses and storage incidental to the uses permitted above; and

(f) Signs, as permitted and regulated by Section [1282.03](#).

(Ord. 2002-45. Passed 8-22-02; Ord. 2007-39. Passed 12-6-07.)

1278.03 OFF-STREET PARKING.

Off-street parking space shall be provided according to the regulations set forth in Section [1282.05](#).

(Ord. 2002-45. Passed 8-22-02.)

1278.04 OFF-STREET LOADING.

Off-street loading space shall be provided according to the regulations set forth in Section [1282.04](#).

(Ord. 2002-45. Passed 8-22-02.)

1278.05 AREA REQUIREMENTS.

- (a) Lot Size. There shall be no minimum lot size requirement.
- (b) Lot Width. There shall be no minimum lot width requirement.
- (c) Front Yard. There shall be a minimum front yard of 100 feet; however, such space can be used for parking spaces. See Section [1250.09](#) for modifications for corner lots and Section [1250.11](#) for other front yard modifications.
- (d) Rear Yard. There shall be a minimum rear yard of twenty-five feet.
- (e) Side Yards. There shall be two side yards with a minimum width for each side yard of twenty-five feet.
- (f) Yards Adjoining an A-1, RA or R District. Where the boundary line of an M-2 District adjoins the boundary line of an A-1, RA or R District, a solid wall or uniformly painted solid fence with a minimum height of five feet shall be erected and maintained when the activities conducted on a lot in the M-2 District are found by the Zoning Inspector to be of such a nature as constitutes, because of excessive noise, artificial light or unsightly appearance, a condition that is detrimental to public health, safety, morals or welfare, or to the neighborhood or the residents thereof. When a zoning certificate is denied upon the basis of a finding by the Zoning Inspector that a fence or wall is required and not provided for, the aggrieved party shall have the right to appeal such finding and denial to the Board of Zoning Appeals as in the case of other appeals.

(Ord. 2002-45. Passed 8-22-02.)

1278.06 HEIGHT LIMIT.

There shall be no maximum height limit. Each yard requirement shall be increased by one foot for every foot of height more than forty feet.

(Ord. 2002-45. Passed 8-22-02.)

1278.07 CORNER SIGHT CLEARANCE.

On every corner lot within the triangle formed by the street lines on such lot and a line drawn between two points, each of such points being twenty feet from the point of intersection of such street right-of-way lines, there shall be no fence or wall higher than three feet nor any other obstruction to vision between a height of three feet and a height of ten feet above the established grade of either street, except a business sign pole or light pole required in the business or operation conducted on such lot.

(Ord. 2002-45. Passed 8-22-02.)

1278.08 CONDITIONALLY PERMITTED USES.

Conditionally permitted uses must be approved by the Planning Commission according to Section [1244.06](#) and [1244.07](#). Conditional uses in this District shall be as follows: All service facilities, including wireless transmission towers (cellular towers), subject to the following conditions:

- (a) No service facilities, including wireless transmission towers, shall be constructed nearer than 150 feet to a Residential District.
- (b) Any tower abandoned or not in use for six months shall be removed by the lessee, the land owner or the entity using said tower, immediately upon the request of the Zoning Inspector.
- (c) All other conditions recommended by the Zoning Commission pursuant to Sections [1244.06](#) and [1244.07](#).

(Ord. 2002-45. Passed 8-22-02.)

1278.09 ACCESSORY STRUCTURES

All accessory structures in areas zoned M-2 Heavy Industrial District shall meet the following requirements:

- (a) Accessory structures shall not exceed existing principal building in height;
- (b) Accessory structures shall not occupy more than thirty percent of the area between the rear of the principal structure and the rear lot line;
- (c) Accessory structures shall not be located within eight feet of any lot line;
- (d) Accessory structures attached to a principal structure shall not project beyond the required front lot line; and
- (e) Accessory structures, detached from the principal structure, shall be located to the rear of the principal building and shall also be located at least fifteen feet back from the rear of the principal building.

(Ord. 2002-45. Passed 8-22-02.)

1278.10 OUTDOOR STORAGE.

Outdoor storage shall be controlled by the following regulations:

- (a) Outdoor storage shall not interfere with parking or the safe and unobstructed use of vehicular or pedestrian access ways or walkways.
- (b) Outdoor storage shall not be located in any required setback on the property.
- (c) Outdoor storage area shall be fully screened with an opaque fence or wall not to exceed the fence height regulations as set forth in Section [1250.06](#) and shall be kept in an organized and orderly manner, with no growing or noxious weeds permitted.

(Ord. 2007-39. Passed 12-6-07)