

Chapter 400. Zoning Regulations

Article II. Specific District Regulations

Section 400.240. "M-2" General Industrial District.

[R.O. 1993 § 400.230; Ord. No. 85-1897 App. B § III, 11-11-1985; Ord. No. 95-2173 § 1, 2-14-1995; Ord. No. 2004-2592 § 1, 5-25-2004; Ord. No. 2004-2600 § 1, 6-22-2004; Ord. No. 2005-2698 § 1, 11-8-2005]

- A. **General Description.** This industrial district is intended to provide for heavy industrial use not otherwise provided for in the districts established by this Chapter. The intensity of uses permitted in this district makes it desirable that they be located downwind and separated from residential and commercial uses whenever possible.
- B. **Uses Prohibited.** No residences or other places of habitation are permitted, nor shall any schools, churches or hospitals be permitted.
- C. **Uses Permitted.** A building or premises may be used for any purpose not otherwise prohibited by law; provided, however, that no building or occupancy permits will be issued for any use until and unless the location of such use shall have been approved by the Planning and Zoning Commission. Some examples are:
 - 1. Acid or chemical manufacture or processes.
 - 2. Cement, lime, gypsum or plaster of Paris manufacture, including concrete batch plant or transit mix plant.
 - 3. Explosives manufacture or wholesale storage of explosives.
 - 4. Gas manufacture or storage.
 - 5. Petroleum or its products, refining of.
 - 6. Wholesale or bulk storage of gasoline, propane or butane, or other petroleum products.
 - 7. Uses permitted in "M-1" District and not specifically prohibited herein.
- D. **Uses Permitted On Review.** The following uses may be reviewed and approved by the Planning and Zoning Commission, subject to such additional conditions and safeguards as it may deem appropriate:
 - 1. Automobile salvage yard or junk yard.
 - 2. Building materials salvage yard.
 - 3. Junk yard or salvage yard of any kind.
 - 4. Public or private refuse dumps and landfills.
 - 5. Scrap metal storage yard.

Property and buildings in the "M-2" District, when used for the above purposes, shall have the uses thereon conducted in such a manner that all operations, display or storage of materials shall be screened by ornamental fences, walls and/or permanent evergreen planting so that it cannot be seen from a public street.

E. Regulations.

1. Front And Side Yards. Same as "M-1" District.
2. Rear Yard. When a building is to be serviced from the rear, there shall be provided an alleyway, service court or rear yard of not less than thirty (30) feet in width to provide for maneuvering of service vehicles. If service is not required, ten (10) feet shall be provided.
3. Height Regulations. Maximum height of two hundred fifty (250) feet.
4. Parking And Loading Regulations. See Section **400.340**.
5. Materials. Same as in District "M-1."
6. Signs. A nameplate and sign relating only to the use of the store and premises or to products sold on the premises is permitted per Section **530.030**. Lighted signs of flashing or intermittent type shall be reviewed and approved or disapproved by the Planning and Zoning Commission. This shall not prevent the use of animated or lighted signs located entirely within the building which can be seen only from the street side of the building.