

ARTICLE XIV

“M-2” HEAVY INDUSTRIAL AND/OR MANUFACTURING DISTRICT

Section 14.00 GENERAL DESCRIPTION

The “M-2” Heavy Industrial and/or Manufacturing District is intended primarily for the conduct of manufacturing, assembling, and fabrication on a larger scale. It is designed to provide an environment suitable for industrial activities, which may create appreciable nuisances or hazards, such as noise, fumes, and dust. The uses permitted in this District shall be separated from residential uses.

Section 14.01 PRINCIPAL PERMITTED USES

Property and buildings in an “M-2” Industrial and/or Manufacturing District shall be used only for the following purposes:

1. Any use principally permitted in the “M-1” Light Industrial/Manufacturing District.
2. Brick and clay products and central mixing and proportioning plant.
3. Cleaning and dyeing plants.
4. Concrete and asphalt plants.
5. Flour, feed, and milling operations, including grinding, mixing, and/or blending of feed and seed.
6. Manufacturing and assembly plants, including those for machinery.
7. Mini-steel plants.
8. PVC products manufacturing.
9. Sheet metal products manufacture.
10. Structural iron and steel fabrication.
11. Wholesale and warehousing.
12. Uses and buildings which are accessories and customarily incidental to the above stated permitted uses and including temporary buildings used in conjunction with construction work provided such buildings are removed promptly upon completion of the construction work.
13. Other uses similar to the foregoing designated uses after review and approval per Section 19.10.

Section 14.02 SPECIAL EXCEPTIONS

Property and buildings in this District may be used for the following purposes in accordance with the provisions contained herein if the Board of Adjustment deems them appropriate:

1. Any special exception allowed in the “M-1” Light Industrial/Manufacturing District, unless said use is specifically listed as a principally permitted use in this District.
2. Bulk storage of petroleum and liquid fertilizer.
3. Extraction of sand, gravel, topsoil, or other natural resources provided the land is restored to a condition suitable for the permitted uses of this district.
4. Fertilizer manufacture.
5. Hazardous chemical sales and distribution, wholesaling and storage.
6. Stockyards, slaughterhouses, and/or sale barns and yards.
7. Wholesaling and warehousing of hazardous chemicals.
8. Accessory uses and buildings that are customarily incidental to any of the above stated uses.

Section 14.03 HEIGHT REGULATIONS, LOT AREA, FRONTAGE, AND YARD REQUIREMENTS

Shall be those regulations as specified in Section 3.18.

Section 14.04 OFF STREET PARKING AREAS AND LOADING REQUIREMENTS

Shall be those regulations as specified in Section 16.00.

Section 14.05 SIGN REGULATIONS

Shall be those regulations specified in the “C-1” Commercial District