

## PART 2. HEAVY MANUFACTURING ZONE, M-2

### 9420: PERMITTED USES:

No person shall use, nor shall any property owner permit the use of any property in an M-2 zone except for the following uses:

#### A. Principal Uses:

Any use permitted in the M-1 zone.

Alcohol manufacture.

Ammonia, bleaching powder or chlorine manufacture.

Boiler works.

Breweries.

Brick, tile, cement block or terra cotta manufacture.

Concrete and concrete products manufacture.

Electric generating station and attendant microwave equipment.

Gas manufacture or storage.

Iron, steel, brass or copper fabrication plants.

Lamp black manufacture.

Oil cloth or linoleum manufacture.

Paint, oil, shellac, turpentine or varnish manufacture.

Petroleum, or its fluid products, wholesale storage of.

Roofing material manufacture.

Soda and compound manufacture.

Stove or shoe polish manufacture.

Wool pulling or scouring.

#### B. Accessory Uses:

Accessory buildings and structures. (1960 Code)

### 9421: LIMITATIONS ON PERMITTED USES:

A. Enclosed Uses: All uses in the M-2 zone shall be conducted wholly within an enclosed building, except for

those permitted and accessory uses customarily conducted in the open.

B. Special Development Standards: When any lot in the M-2 zone fronts on a street, the opposite side of which is zoned for R purposes, or abuts any R zoned property, all of the following standards shall be observed in the construction and maintenance of buildings, structures and uses to be located thereon:

1. Lighting: All outdoor lighting shall be constructed, operated and maintained so as to eliminate any interference with, or nuisance to such adjacent R zoned properties; and

2. Vacant Land: All vacant land on the lot or parcel of land and the parkway area or land uses in conjunction with permitted uses on such properties, shall be surfaced, landscaped or otherwise maintained in a clean, dust free and orderly manner. For the purpose of this provision, surfacing of concrete, asphalt, clean sand or gravel, placed on soil treated for weed control or appropriate landscaping shall be deemed to comply with this provision.

3. Loading Docks, Storage, Etc.: Loading docks, loading areas, surface yards, outdoor storage or sales area, when permitted, and all trash, rubbish, or garbage receptacles or containers, which are located in a direct line of vision from any portion of adjacent R zoned properties, shall be enclosed or screened or be separated from such R zoned properties by a view obscuring fence or wall, not less than six feet (6') in height, measured from the finished grade of the M-2 lot. No outdoor storage shall be permitted to extend above the height of such fence or wall.

4. Signs: All signs, advertising structures and the like, located upon such properties, and all driveways to and from such properties, shall, as far as is consistent with the public safety, be located remote from such R zoned properties, when such R zoned properties are located on the same side of the street as said M-2 zoned properties.

5. Mechanical Devices: All mechanical heating, air conditioning, refrigeration or similar devices, maintained and operated on the exterior of buildings located in the M-2 zone, shall be enclosed, and shall be designed, installed, operated and maintained in such a manner as to eliminate unsightliness, noise, smoke, dust, etc., which would otherwise cause an interference with adjacent R zoned properties.

6. Change In Grade: Where it is contemplated to change the grade or elevation of such M-2 zoned properties, in excess of three feet (3') vertically, those portions of the property abutting R zoned properties, a grading plan therefor shall be submitted to the city engineer, in order to obtain a grading permit and shall show fencing, landscaping, barricades, retaining walls, and other protective devices, designed to protect abutting R zoned properties.

7. Dish Antennas: The standards of development for dish antennas shall be subject to the limitations as set forth in subsection 9381E of this chapter.

8. Commercial Or Manufacturing Unit: No commercial or manufacturing unit shall contain less than seven hundred fifty (750) square feet of floor area. (1960 Code; amd. Ord. 85-562; Ord. 88-631)

#### **9422: SITE PLAN REVIEW:**

A site plan shall be required prior to the issuance of a building permit, or a certificate of occupancy, if no building permit is required, for the development of any M-2 zone property which is required to comply with the special development standards as hereinabove set forth. (1960 Code)

#### **9423: LOADING FACILITIES:**

Each use permitted in zone M-2 shall be provided with off street, off alley loading spaces as herein provided.

One such loading space shall be provided for each twelve thousand (12,000) square feet of gross floor area, or fraction thereof, within the building or buildings located on the lot. Such loading spaces shall be permanently maintained not less than thirty feet (30') in length by twenty feet (20') in width, with an unobstructed vertical clearance of not less than fourteen feet (14'). Such facilities shall be surfaced in the manner required by subsection 9296C of this chapter. (1960 Code)

