

ARTICLE XX. M-2 GENERAL MANUFACTURING OR INDUSTRIAL DISTRICT

A. Statement of Intent

1. This district is intended to provide for manufacturing and industrial development of a more general and less restrictive nature than in the M-1 District in those areas where the relationship to surrounding land use would create fewer problems of compatibility and would not necessitate as stringent regulatory controls.
2. Certain offensive uses permitted in this district must observe greater setback and yard requirements when adjacent to residential areas.

Section 1. Principal Permitted Uses

A. Any use permitted in an M-1 District or permitted in certain parts subject to Board (of Zoning Adjustment) authorization or which are not prohibited in the M-2 District by this Article or by any other law or order.

B. Any of the following uses, when located not less than three hundred (300) feet from any R District, and not less than one hundred (100) feet from any other District, except an M-1 District.

1. Acetylene manufacturing in excess of fifteen (15) pounds pressure per square inch.
2. Asbestos manufacturing.
3. Automobile assembly.
4. Bleaching, cleaning, and dyeing of large scale production.
5. Boiler shops, machine shops, structure steel fabricating shops, railway care, or locomotive shops, including repair, metal working shops employing reciprocating hammers or presses over twenty (20) tons rated capacity.
6. Brewing or distilling of liquors.
7. Brick, pottery, tile, and terra cotta manufacturing.
8. Bulk station.
9. Candle or sperm oil manufacturing.
10. Coal yards.
11. Cooperage works.
12. Dextrine, starch, or glucose manufacturing.
13. Disinfectant, insecticide, or poison manufacturing.
14. Dye and dyestuff manufacturing.
15. Enameling, lacquering, or japanning.
16. Emery cloth or sandpaper manufacturing.
17. Felt manufacturing.
18. Flour or grain mill.
19. Forge or foundry works.
20. Gas generation or storage for illumination or heating.

21. Grain drying or poultry feed manufacturing, from refuse, mash, or grain.
 22. Hair or hair products manufacturing.
 23. Lime or lime products manufacturing.
 24. Linoleum, oil cloth, or oiled goods manufacturing.
 25. Match manufacturing.
 26. Meat packing, but not stockyards or slaughterhouses.
 27. Oil, paint, shells, turpentine, varnish, or enamel manufacturing, or the grinding of colors by machine.
 28. Paper and pulp manufacturing.
 29. Perfume manufacturing.
 30. Pickle, sauerkraut, or sausage manufacturing.
 31. Plaster manufacturing.
 32. Poultry slaughterhouse, including packing and storage for wholesale.
 33. Printing ink manufacturing.
 34. Radium extraction.
 35. Sandblasting or cutting.
 36. Sawmill, the manufacture of excelsior, wood fiber, or sawdust products.
 37. Shoddy manufacturing.
 38. Shoe blacking or polish or stove polish manufacturing.
 39. Soap manufacturing.
 40. Steam power plant, except where necessary to a permitted principal use.
 41. Sugar refining.
 42. Tar distillation or manufacturing.
 43. Vinegar manufacturing.
 44. Wire or rod drawing, nut, screw, or bolt manufacturing.
 45. Yeast manufacturing.
- C. Any other use which is determined by the County Commission to be of the same general character of the above permitted uses.
- D. Adult entertainment establishments and uses as regulated in Article IV, Section 34 Adult Entertainment Establishments.

Section 2. Conditional Uses Requiring Board of Zoning Adjustment Authorization

- A. Livestock operations in conformation with Article IV, Section 31 Concentrated Animal Feeding Operations.
- B. Sewage disposal plants.
- C. Storage, drying, cleaning of iron, junk, rags, glass, cloth, paper, or clippings, including sorting, refining, bailing, wood pulling, and scouring.
- D. Any other use which in the opinion of the Board (of Zoning Adjustment) is of a similar character to these specified.
- E. Any of the following uses shall be prohibited, unless located not less than six hundred (600) feet from any R District and not less than two hundred (200) feet from any other district except an M-1 District; and unless authorized by the Board (of Zoning Adjustment) as provided in Article XXVI subject to such conditions and requirements as may in the opinion of the Board (of Zoning Adjustment) as necessary to protect adjacent property and prevent conditions which may become noxious or offensive.
 - 1. Ammonia, chlorine, or bleaching powder manufacturing.
 - 2. Animal black, lamp black, bone black, or graphite manufacturing.
 - 3. Celluloid or pyroxylin manufacturing or explosive or inflammable cellulose or pyroxylin products manufacturing or storage.
 - 4. Cement, lime gypsum, or plaster of paris manufacturing.
 - 5. Creosote manufacture or treatment.
 - 6. Distillation of coal, petroleum, refuse, grain, wood, or bones, except in the manufacturing of gas.
 - 7. Explosives manufacture or storage for small arms ammunition.
 - 8. Fertilizer, compost manufacture or storage.
 - 9. Fish curing, smoking, or packing, fish oil manufacturing or refining.
 - 10. Garbage, offal, dead animals, refuse, rancid fats, incineration, reduction or storage, salvage yards.
 - 11. Glue manufacture, size or gelatin manufacture, where the processes include the refining or recovery of products from fish, animal, or offal.
 - 12. Petroleum or inflammable liquids production, refining, and storage above ground.
 - 13. Rubber, caoutchouc, or gutta percha manufacture and treatment from crude or scrap material.
 - 14. Slaughtering of animals or stockyards.
 - 15. Smelting of ferrous or non-ferrous ores.
 - 16. Storage, curing, or tanning of raw, green, or salted hides and skins.
 - 17. Sulphurous, sulfuric, nitric, picric, carbolic or hydrochloric, or other corrosive acid manufacture.
 - 18. Any other use which in the opinion of the Board (of Zoning Adjustment) is of a similar character to those specified above.

Section 3. Accessory Uses

- A. Accessory uses and structures permitted and as regulated in the M-1 District except as hereinafter modified.
- B. Other uses and structures customarily accessory and incidental to a permitted principal use, except of a type which is permitted only subject to Board (of Zoning Adjustment) authorization.
- C. Any other use when an incidental and necessary accessory use to a permitted principal use, when authorized by the Board (of Zoning Adjustment) as provided by Article XXVI, subject to such conditions and requirements as may, in the opinion of the Board (of Zoning Adjustment), be necessary to protect adjacent property and prevent conditions which may become noxious or offensive.

Section 4. Required Conditions

- A. The requirement that certain business, services, or processing shall be conducted within a completely enclosed building shall not apply to any principal use permitted under Article XIX in the M-1 District.
 - 1. Any such use may be conducted in the M-2 District within or without a building or enclosure, subject to any applicable distance limitations set forth in Article XIX.
- B. All junk or salvage yards shall be enclosed by a solid board fence or wall not less than ten (10) feet high of new material and well-maintained.

Section 5. Prohibited Uses

- A. Dwellings and residences of any kind;
 - 1. Including motels and trailer parks and schools, hospitals, clinics, and other institutions for human care;
 - a. except where incidental to a permitted principal use;
 - 2. Provided, however, that any of the aforesaid uses legally existing in the M-2 District at the time of adoption of the Regulations, or any amendment thereto, shall not be classified as a non-conforming use as defined in Article I.
- B. No use shall be permitted or authorized to be established or maintained which, when conducted in compliance with the provisions of the Regulations and any additional conditions or requirements prescribed by the Board (of Zoning Adjustment), is or may become hazardous, noxious, or offensive due to the emission of odor, smoke, cinders, gas, fumes, noise, vibration, refuse matter, or water-carried waste.
- C. Any use which produces more than one thousand five hundred (1,500) gallons of wastewater per day without being connected to a public sewer system.

Section 6. Area Requirements

	Lot Area	Lot Frontage	Front Yard Depth	Side Yard Widths - One Side – Both Sides	Rear Yard Depth
Non-residential structure not served by public sewer	None	100 ft.	50 ft.	None, except where joining A or R District, then not less than 100 ft.	50 ft., except where adjoining A or R District, then 300 ft. unless specified otherwise
Non-residential structure served by public sewer	None	50 ft.	50 ft.	None, except where joining A or R District, then not less than 100 ft.	50 ft., except where adjoining A or R District, then 300 ft. unless specified otherwise
Residential dwelling (existing) without public sewer	3 acres	150 ft.	40 ft.	25 ft. each side	50 ft.
Residential dwelling (new)	New residential construction not permitted				

A. Existing dwellings or residential parts of existing nonresidential buildings without public sewer may not be subdivided on lot(s) less than three (3) acres.

In addition, no structure may be erected closer to the center line of an existing or planned street than as prescribed below.

Street Classification	Required Setback from Right-of-way Center Line
Freeway	150 feet plus the required yard setback
Expressway	65 feet plus the required yard setback
Primary Arterial	55 feet plus the required yard setback
Secondary Arterial	40 feet plus the required yard setback
Collector	35 feet plus the required yard setback
Commercial/ Industrial Local	30 feet plus the required yard setback
Residential Local	25 feet plus the required yard setback
Highway Access Road	20 feet plus the required yard setback