

SECTION 25

"M-2" HEAVY INDUSTRIAL DISTRICT

- A. **PURPOSE:** This zoning classification is designed to accommodate Heavy Industrial areas and is the most intensive use classification within the City. This district is intended for those uses that would manifest clear negative impacts on surrounding land uses and as such must be sited to avoid environmental degradation.
- B. **USE REGULATIONS:** In the "M-2" Heavy Industrial District, no buildings or land shall be used or undertaken, and no buildings shall be hereafter erected, placed, reconstructed, altered or enlarged, unless otherwise provided in this ordinance.
- C. **DEVELOPMENT CRITERIA:** Unless otherwise specifically provided in this section, the following development criteria shall apply to this district:
1. Automobile Sales and Automobile Paint and Body is a permitted use only if (a) the property does not front a state highway, and (b) all abutting properties are zoned industrial.
 2. Automobile Sales and Automobile Paint and Body will require a Conditional Use Permit if not permitted pursuant to Section 25. C.1. above.
 3. Every use, or any part thereof, that is not conducted within a building completely enclosed on all sides shall be enclosed within a wall or fence a minimum of six feet (6') and a maximum of ten feet (10') in height. Such wall or fence shall completely screen all operations conducted within such wall or fence from observation. No exterior storage area shall encroach into any of the required yard.
 4. The first fifteen feet (15') of the required front yard setback, measured from the property line shall be landscaped with trees, grass and shrubs, provided with pedestrian walks to the front of the building and maintained in a neat and attractive condition. The balance of said required setback may be utilized for off-street parking.
 5. No loading or storage of material or products shall be permitted in the required front yard.
- D. **PERMITTED USES:** Any use indicated as permitted in this district on the Use Matrix, Section 9.
- E. **SPECIAL EXCEPTION USES:** Special Exception Uses authorized by the Board of

F. **SITE PLAN REQUIRED:** A site plan, meeting the requirements of Section 30, Site Plan Requirements, shall be required for each development application for any permitted use in this district.

G. **AREA REQUIREMENTS:**

Minimum Lot Area:	None
Minimum Floor Area:	None
Minimum Lot Width:	None
Minimum Lot Depth:	None
Minimum Front Yard	30 feet
Minimum Side Yard:	None (20' adjacent to residential zoning)
Minimum Rear Yard:	None (15' adjacent to residential zoning)
Corner Lots:	20 feet - intersecting street
Maximum Lot Coverage:	50%
Floor Area Ratio (FAR):	None
Height:	55 feet (40' within 100' of residential zoning)

H. **SCREENING DEVICES:** In the event that this district abuts or adjoins a lot zoned "SF-1", "SF-2", "D", "TH", "MF-1", or "MF-2", a screening device meeting the requirements of Section 32, Landscaping and Screening Requirements shall be placed along the abutting or common property line.

Every use, or any part thereof, adjacent to a residential, commercial or Community Facility zoning district that is not conducted within a building completely enclosed on all sides shall be enclosed within a wall or fence a minimum of six feet (6') and a maximum of ten feet (10') in height. Such wall or fence shall completely screen all operations conducted on site. No exterior storage area shall encroach into any of the required yards.

I. **PARKING REQUIREMENTS:** See Section 31, Parking Regulations.

J. **ACCESSORY AND TEMPORARY BUILDINGS AND USES:** See Section 29, Supplementary District Regulations.

K. **LANDSCAPE REQUIREMENTS:** See Section 32, Landscaping and Screening Requirements.

L. **OUTDOOR DISPLAY:** For outdoor display requirements in the "M-2" district, see Section 29, Supplementary District Regulations.

M. **OUTDOOR STORAGE:** For outdoor storage requirements in the "M-2" district, see Section 29, Supplementary District Regulations.