

SECTION 14: "M-2" HEAVY MANUFACTURING ZONE

(Revised and reorganized by Ord. No. 2714, effective 7-17-86.)

The following regulations shall apply in the "M-2" Heavy Manufacturing Zone unless otherwise provided in this Ordinance:

PURPOSE A.

The Heavy Manufacturing Zone is intended for manufacturing establishments and industries which may be obnoxious by reason of emission of odor, dust, smoke, gas, noise or similar causes and therefore require isolation from many other kinds of land use. (Revised by Ord. No. 2714, effective 7-17-86.)

PERMITTED USES B.

No building or land shall be used and no building shall be hereafter erected or structurally altered, except for one or more of the following uses (re-designated from Subsection A and amended by Ord. No. 2714, effective 7-17-86):

1. Any use permitted in the "M-1" Zone. (Renumbered from Paragraph A.1 by Ord. No. 2714, effective 7-17-86.)
2. Heavy manufacturing and industrial uses as follows (added by Ord. No. 2714, effective 7-17-86):
 - **Acetylene gas manufacture or storage**
 - **Aircraft factory****
 - **Alcohol manufacture**
 - **Automobile, truck and trailer accessories and parts manufacture****
 - **Ammonia, bleaching powder or chlorine manufacturing**
 - **Asphalt manufacture or refining**
 - **Bag cleaning****
 - **Blast furnace or coke oven**
 - **Boiler works**
 - **Box factories and cooperage****
 - **Brick, tile or terra cotta manufacture**
 - **Building materials manufacture and assembly** including composition wall boards, partition, panels and prefabricated structures**
 - **Business machine manufacture** including accounting machines, calculators, card-counting equipment and typewriters*
 - **Can and metal container manufacture****
 - **Candle manufacture not including rendering****
 - **Carpet and rug manufacture****
 - **Concrete and concrete products manufacture***
 - **Feed and flour mill***
 - **Firearms manufacture** (excluding ammunition)**
 - **Fish smoking, curing or canning**
 - **Freight classification yards**
 - **Glass and glass products manufacture****

- **Grain elevators****
- **Graphite and graphite products manufacture****
- **Ink manufacture****
- **Insecticides, fungicides, disinfectants and similar industrial and household chemical compounds manufacture****
- **Jute, hemp, sisal, and oakum products manufacture****
- **Leather and fur finishing and dyeing**, not including tanning and curing**
- **Machinery manufacture** including heavy electrical, agricultural, construction and mining machinery and light machinery and equipment such as air conditioning, commercial motion picture equipment, dishwashers, dryers, furnaces, heaters, refrigerators, stoves and washing machines**
- **Machine tools manufacture** including metal lathes, metal presses, metal stamping machines and woodworking machines**
- **Meat products processing and packaging**, not including slaughtering and glue and size manufacture**
- **Metal alloys and foil manufacture** including solder, pewter, brass, bronze and tin, lead and gold foil**
- **Metal casting and foundries** not including magnesium foundries**
- **Metal foundry or plant for manufacture or fabrication of metal parts**
- **Motor and generator manufacture and testing****
- **Oil cloth or linoleum manufacture**
- **Ore reduction**
- **Paint, oil, shellac, turpentine, or varnish manufacture**
- **Paper and pulp manufacture**
- **Paraffin products manufacture****
- **Petroleum products or wholesale storage of petroleum**
- **Plastics manufacture or fabrication** (Amended by Ord. No. 1311, effective 6-19-69.)
- **Porcelain products manufacture** including bathroom and kitchen fixtures and equipment*
- **Potash works**
- **Precious metals reduction**, smelting and refining**
- **Pyroxlin manufacture****
- **Quarry or stone mill**
- **Railroad repair shops**
- **Rock crusher or distribution of rock, sand or gravel**
- **Rolling mills**
- **Rubber or gutta-percha manufacture or treatment**
- **Salt works**
- **Sand blasting****
- **Shoe polish and stove black manufacture***
- **Soap manufacture** (not including fat rendering)*
- **Soda and compound manufacture**
- **Starch and dextrine manufacture****
- **Steel products manufacture and assembly** including steel cabinets and lockers,

- doors, fencing and furniture**
 - **Stone products manufacture and stone processing** including abrasives, asbestos, stone screening and sand and lime products*
 - **Structural steel products manufacture** including bars, girders, rail and wire rope**
 - **Tar distillation or tar products manufacture**
 - **Textile bleaching****
 - **Wire and cable manufacturing****
 - **Wood and lumber processing and woodworking** including planing mills and saw mills, celsior, plywood, veneer and wood serving treatment**
 - **Wool pulling or scouring**
3. Similar uses when determined in the manner prescribed in Section 15, Subsection A USE, Paragraph 1, Subparagraph b. (Added by Ord. No. 2714, effective 7-17-86.)
 4. **Accessory buildings and uses** customarily incident to any of the above uses when located on the same lot. (Added by Ord. No. 2714, effective 7-17-86.)
 5. Outdoor advertising display **signs**, including off-site signs, in conformance with this Section and Section 15. (Added by Ord. No. 2714, effective 7-17-86.)
 6. **Mobilehome or recreation vehicle** for use by caretaker or night watchman of a manufacturing use when located on the same lot or parcel as the manufacturing use or a lot contiguous to the lot on which the manufacturing use is located. (Added by Ord. No. 2714, effective 7-17-8.)

* Amended by Ord. No. 2714, effective 7-17-86

** Added by Ord. No. 2714, effective 7-17-86

USES REQUIRING A SPECIAL USE PERMIT C.

Because of consideration of smoke, fumes, dust, odor, vibrations and other hazards, the following g uses shall be permitted in the M-2 Zone only if a Special Use Permit has been approved in the manner provided in Section 16, Part II.B. (Revised by Ord. No.2714, effective 7-17-86.)

1. Heavy manufacturing and industrial uses as follows (renumbered from Paragraph A.35 and amended by Ord. No. 2714, effective 7-17-86):
 - **Acid manufacture**
 - **Cement, lime, gypsum or plaster of paris manufacture**
 - **Charcoal, lampblack and fuel briquette manufacture****
 - **Cotton gin or oil mill** (Added by Ord. No. 481, effective 11-29-51.)
 - **Distillation of bones**
 - **Drop forge industries manufacturing forgings with wer hammers**
 - **Explosives and/or ammunition manufacture or storage***
 - **Fat rendering**
 - **Fertilizer manufacture**
 - **Film manufacture****
 - **Fireworks manufacture or storage****
 - **Garbage, offal or dead animal incineration, reduction or dumping***
 - **Gas manufacture**

- **Glue manufacture**
 - **Lard manufacture***
 - **Magnesium foundries****
 - **Manure, peat and topsoil processing and storage****
 - **Motor vehicle dismantling or wrecking yards***
 - **Oil extraction plants**
 - **Petroleum refining**
 - **Smelting, reduction, refining and alloying of tin, copper, zinc or iron ores***
 - **Steam plant****
 - **Stock yards or slaughter of large animals***
 - **Storage depots for non-operating vehicles** (Amended by Ord. No. 2542, effective 7-7-83)
 - **Tallow manufacture****
 - **Tannery**
 - **Wineries, distilleries and breweries**
2. Similar uses when determined in the manner prescribed in Section 15, Subsection A, USE, Paragraph 1, Subparagraph b. (Renumbered from Paragraph A.35.u by Ord. No. 2714, effective 7-17-86.)
 3. Any **above ground storage of flammable liquids** as specified in Part II of Section 16 of this Ordinance shall require a special use permit. (Added by Ord. No. 2714, effective 7-17-86.)

DEVELOPMENT STANDARDS D.

1. Use Conditions: No building shall be erected, structurally altered, converted or used in the M-2 Zone for any use permitted in the R-3 Zone. However, a building which is a residence and is used in connection with farming operations on the same property, including any accessory buildings and structures, which is situated on the property at the time the property is placed in this zone shall constitute an allowed use, but only so long as said residence continues to be used in connection with the farming operations on the property. (Added by Ord. No. 1195, effective 2-22-68; renumbered from Paragraph A.35 by Ord. No. 2714, effective 7-17-86.)
2. Height: No building hereafter erected or structurally altered shall exceed a height at the street line of eight (8) stories or one hundred (100) feet. (Renumbered from Subsection B by Ord. No. 2714, effective 7-17-86.)
3. Front yard: No front yard shall be required. (Renumbered from Subsection C by Ord. No. 2714, effective 7-17-86.)
4. Side yard: No side yard shall be required. (Renumbered from Subsection D by Ord. No. 2714, effective 7-17-86.)
5. Rear yard: No rear yard shall be required, except where an "M-2" Zone abuts upon an "R" Zone (R-A, R-O, R-1, R-2 and R-3), in which case there shall be a rear yard of not less than twenty (20) feet. (Renumbered from Subsection E and amended by Ord. No. 2714, effective 7-17-86.)
6. Lot area: The minimum lot area shall be ten thousand (10,000) square feet; provided, however, that where a lot has less area than herein required and was of record at the time this paragraph became effective, said lot may be occupied by not more than one (1) main

building subject to the provisions of this Section. (Added by Ord. No. 2714, effective 7-17-86.)

7. Parking and loading: Off-street parking and loading space shall be required in conformance with Section 15. (Added by Ord. No. 2714, effective 7-17-86.)
8. Outdoor advertising display signs: No requirements. (Added by Ord. No. 2714, effective 7-17-86.)
9. Fences, walls and screening: Where the side or rear lot line of a site adjoins or is located across an alley from any "R" Zone (R-1, R-A, R-O, R-2 or R-3) there shall be a solid wall, fence or equivalent landscape screening at least six (6) feet in height located along the common lot line, except in a required front or side yard. Open storage of materials and equipment shall be permitted only with an area surrounded and screened by a solid wall or fence or compact evergreen hedge (with solid gates where necessary), not less than six (6) feet in height. Fulfillment of the requirements of this paragraph shall not be required for buildings and uses which were established in accordance with all applicable building and zoning regulations and which were existing in the M-2 Zone on the effective date of this paragraph, until such time as a permit or other grant of approval for expansion, alteration or development of the property is approved by the County. (Added by Ord. No. 2714, effective 7-17-86.)