

# M-2

<b>ARTICLE X(10)</b>	<b>M-2</b>
<b>USE PROVISIONS FOR MANUFACTURING DISTRICTS</b>	

The provisions of **ARTICLE X** are intended to promote orderly traffic access and movement, to identify suitable areas for the location of industrial uses and to protect adjacent residential or commercial uses.

**Section 1002. M-2 General Manufacturing Zoning District.** The following identifies the uses permitted in the M-2 General Manufacturing Zoning District.

**Section 1002.01**      *The purpose of this section is to list the permitted uses that are allowed in the M-2 General Manufacturing Zoning District and their requirements.*

**GENERAL REQUIREMENTS AND PROVISIONS**

(1) Permits and Responsibilities      See ARTICLE XV(15)

**RESIDENTIAL USES PERMITTED**

(1) Single Family Dwellings (Ord.03.15)      ARTICLE VIII(8)

**NON-RESIDENTIAL USES PERMITTED**

(1) Churches (Ord 97-08)      See ARTICLE XX(20)Section 2001

**COMMERCIAL USES PERMITTED**

**OTHER LAND USES PERMITTED**

(1) Listing for other Permitted Land Uses      See Section 1002

**Section 1002.02**      Unless otherwise stated herein this entire section was last amended in accordance with Ord. 97-08.

## ARTICLE X(10)

**M-2 GENERAL MANUFACTURING ZONING DISTRICT****M-2****OTHER LAND USES PERMITTED.**

All areas in the M-2 General Industrial Zoning District shall be constructed, maintained, and operated so as not be unreasonably offensive to the occupants of nearby premises, given the nature of the industry, by reason of the emission or creation of noise, vibration, smoke, dust, or other particle matter, toxic or noxious waste materials, odors, fire, and explosive hazards, or glare. Such conditions shall not be in violation of Federal, State or Local Laws or Regulations. The following identifies the permitted uses in M-2 General Manufacturing Zoning District. (Ord. 99-20).

- Section 1002.03 *Same uses as those permitted in the M-1 Light Manufacturing Zoning District.*
- Section 1002.04 Automobile wrecking or junk yards when completely enclosed by a solid fence having a minimum height of six feet, but in no case less than such a height as will screen all operations from view, with no part of the operation locating closer than 100 feet to a residential district.
- Section 1002.05 Sanitary landfill provided the area enclosed by a solid fence having a minimum height of six feet.
- Section 1002.06 Sawmill and pulpwood yard.
- Section 1002.07 Ready-mix concrete batching operations or the manufacture of concrete pipe, lock, prestress products or other concrete products. (Ord. 99-20).
- Section 1002.08 Any other heavy industrial, service or commercial use. (Ord. 99-20).
- Section 1002.09 Communication towers. (Ord. 99-32)
- Section 1002.10 *Permits. (See ARTICLE XV).* The Enforcement Officer must be contacted before commencing any work, as permits are required to construct, repair or move most buildings, signs, Manufactured Homes and other structures.
- Section 1002.11 *Hardship.* Should any present property owner exercise any undue hardship as the result of these Ordinances they may apply to the Board of Adjustment for variance consideration.
- Section 1002.12 In ground swimming pools (Ord 03.10)

ARTICLE X(10)

M-2 GENERAL MANUFACTURING ZONING DISTRICT

M-2

OTHER LAND USES PERMITTED

Section 1002.13 **Owner Responsibility.** It shall be the total responsibility of the property owner to secure all necessary, but not limited to, local, county, state and federal approvals and/or permits and to verify that all sanitary, environmental, building and fire codes are met.

Section 1002.14 **Minimum lot size requirement.** There are no minimum lot size requirements (Ord.01.33).

Section 1002.15 **Street set-back requirements.** There is a required forty (40) foot set back requirement from all Major and Minor streets.

Section 1002.16 **Property line set-back requirements.**

(1) There shall be a twenty (20) foot set-back requirement for both side property lines. Also a buffer requirement. (Ord. 01.33).

(2) There shall be a forty (40) foot set back requirement from the rear property line. Also a buffer requirement. (Ord. 01.33)

Section 1002.17 **Height.** The maximum height of any structure shall be 45 feet. (Ord. 01.33)

Section 1002.18 **In Doubt.** Note that where doubt exists as to whether a use is similar to those uses identified above, the Planning Commission shall approve or deny the location of the use in question.

Section 1002.19 **Cemeteries.** See Restrictions. (Ord.03.12)

Section 1002.20 **Amendments.** Unless otherwise indicated herein this entire section was last amended in accordance with Ord. 97.08