

Section 1300: Purpose

The M-2 General Industrial Districts are designed primarily for manufacturing, assembling, and fabrication activities including large scale or specialized industrial operations requiring reasonable access to transportation networks and whose external effects may be felt to some degree by surrounding districts. The M-2 district is so structured as to permit the manufacturing, processing and compounding of semifinished or finished products from raw material as well as from previously prepared material.

Section 1310: Principal Uses Permitted

The following regulations shall apply to all M-2 Districts and no building structure, or premises, except as otherwise provided in this Ordinance, shall be erected, altered, or used, except for one or more of the following uses:

1. All uses permitted in a M-1 District.
2. Heating and electric power generating plants.
3. The bottling or packaging of cleaning compounds and polishes.
4. The manufacture of furniture and upholstery, paper, hardware, cutlery, leather goods, luggage, wearing apparel, automotive accessories, not including tires.
5. Metal plating, welding, polishing and buffing, machining operations, painting, varnishing or other finishing.
6. Automobile repair including bumping, painting, refinishing, steam cleaning, rust proofing or high speed washing.
7. Railroad yards and terminals.
8. Assembly plants for automobiles or other machinery.
9. Brewing or distillation of malt beverages or liquors.
10. Canning factories.
11. Metal stamping and pressing plants.
12. Lumber or planing mills.

13. Manufacture of cement, lime, gypsum or plaster of paris, corrosive acid or alkali.
14. Storage facilities for building materials, gravel, sand, stone and lumber and of contractor's equipment and supplies, provided such is screened in accordance with Section 1705, Walls and Berms, on those sides abutting all residential, business or office districts and on any yard abutting a public thoroughfare.
15. Free standing nonaccessory signs.
16. Accessory structures and uses customarily incidental to the above permitted uses.

Section 1320: Uses Permitted After Special Approval

The following uses may be permitted in M-2 Districts after public hearing and review and approval by the Planning Commission and under such conditions as the Planning Commission imposes after finding that the use is not injurious to the district and its environs; is not contrary to the spirit and purpose of this Ordinance; is not incompatible with already existing districts uses in the area; would not interfere with orderly development of the area; and would not be detrimental to the safety or convenience of vehicular or pedestrian traffic:

1. Chemical Plants.
2. Incineration of garbage or refuse.
3. Petroleum or other flammable liquids, production, refining or storage.
4. The manufacture of tires.
5. Any other use which shall be determined by the City Council after recommendation from the Planning Commission, to be of the same general character as the above permitted uses in Section 1320. The Planning Commission may impose any required setback and/or performance standards so as to insure public health, safety, and general welfare.

Section 1330: Required Conditions

1. All outdoor storage shall be located in the rear yard or in an interior side yard and shall be screened from view of adjacent residential areas and public thoroughfares in accordance with Section 1625, Walls and Berms.
2. No outdoor storage of any kind shall be permitted in any designated off-street parking or loading, unloading area.

3. A zoning lot located within one thousand (1000) feet of a residential district shall not be occupied for such use unless separated from the residential district by a major or secondary thoroughfare. In an instance where the residential district is used for other than residential purposes, the Planning Commission may waive or modify the distance requirement.
4. See Section 1675, Performance Standards.
5. See ARTICLE 16, GENERAL PROVISIONS and ARTICLE 15, SCHEDULE OF REGULATIONS limiting the height and bulk of buildings, the minimum size of lot by permitted land use, maximum density permitted and minimum yard setback requirements.