

HEAVY INDUSTRIAL ZONE M-2

Sec. 37-89. Heavy Industrial Zone M-2.

(a) *Purpose:* To provide for general manufacturing and closely related uses. Limitations on use for this zone are intended to provide protection principally against effects harmful to other zones. (Ord. No. 4108, § 2, 8-15-94; Ord. No. 4249, § 46, 10-25-99)

Sec. 37-90. Uses permitted outright.

In an M-2 Zone, the following uses and their accessory uses are permitted outright subject to the provisions of Article IV:

- (1) Auto, manufactured home, recreational vehicle, heavy equipment sales and service;
- (2) Boat sales and marina;
- (3) Chemical and fertilizer storage and blending of fertilizers;
- (4) Commercial entertainment facility – indoor;
- (5) Commercial or industrial laundry;
- (6) Concrete or concrete products manufacturing;
- (7) General contracting and storage yard;
- (8) Grain storage;
- (9) Greenhouses and nursery;
- (10) Manufacturing, fabricating, processing, repairing, packing or storage except a use specifically listed as a conditional use in the P Zone;
- (11) Mini-storage;
- (12) Petroleum products storage or distribution facility;
- (13) Port facility;

- (14) Public and semi-public uses which uses are similar to other permitted uses in this zone;
- (15) Recycling center;
- (16) Retail sales and service;
- (17) Service station;
- (18) Telecommunications towers, subject to the standards of section [37-13.1](#)(4) of this code;
- (19) Alternative telecommunications towers, subject to the standards of section [37-163](#)(2) of this code;
- (20) Temporary vendors operating for sixteen (16) days or less;
- (21) Tire recapping;
- (22) Truck terminal;
- (23) Veterinary clinic or kennel;
- (24) Wholesale distribution;
- (25) Wood processing plant. (Ord. No. 4108, § 2, 8-15-94; Ord. No. 4249, § 47, 10-25-99; Ord. No. 4322, § 4, 12-9-02; Ord. No. 4346, § 2, 11-17-03; Ord. No. 4387, § 3, 2-14-05)

Sec. 37-91. Conditional uses permitted. 

In an M-2 Zone the following uses and their accessory uses are permitted when authorized in accordance with the provisions of Articles IV and IX:

- (1) Asphalt plant;
- (2) Cement manufacturing;
- (3) Chemical storage and manufacturing, including farm fertilizers;
- (4) Commercial entertainment facility – outdoor;
- (5) Feed lot or stockyard;

(6) Heliport;

(7) Meat packing plant excepting stockyards;

(8) Other public use;

(9) Other semi-public use;

(10) Temporary vendors operating in excess of sixteen (16) days as defined by Chapter [21](#) of this code;

(11) Wrecking yard. (Ord. No. 4108, § 2, 8-15-94; Ord. No. 4249, § 48, 10-25-99; Ord. No. 4346, § 2, 11-17-03; Ord. No. 4387, § 4, 2-14-05)

Sec. 37-92. Limitations on use. 

In an M-2 Zone the following limitations on use shall apply:

(1) Any use which creates a nuisance because of noise, smoke, odor, dust or gas is prohibited.

(2) Materials shall be stored, and grounds maintained in a manner which will not attract or aid the propagation of insects or rodents or otherwise create a health hazard.

(3) All service, processing and storage on property abutting or facing a residential zone or a through highway shall be wholly within an enclosed building or screened from view from the residential zone or a through highway by a permanently maintained, sight obscuring fence at least eight (8) feet high, approved landscaping material or a combination thereof.

(4) Access from a public street to properties in an M-2 Zone shall be so located as to minimize traffic congestion and avoid directing industrial traffic onto residential streets.

(5) Building entrances or other openings adjacent to a residential or commercial zone shall be prohibited if they cause glare, excessive noise or otherwise adversely affect the use or value of the adjacent property.

(6) Effluent from permitted uses cannot be returned to the rivers without prior treatment or processing to ensure compliance with existing city ordinances, state and federal water pollution control standards. (Ord. No. 4108, § 2, 8-15-94)