

DIVISION 21. - M-2 LIGHT INDUSTRIAL DISTRICT

Sec. 28-746. - Purpose.

The M-2 light industrial district is intended to provide for a wide variety of nuisance-free industrial uses and compatible related uses. The area, height, yard and other site requirements are designed to maintain long-term quality and economic vitality of development, and to encourage a compatible relationship with adjacent uses.

(Ord. No. 1986-49, § 1(4.2101), 9-16-86)

Sec. 28-747. - Permitted uses.

Permitted uses in the M-2 district are:

- (1) Offices.
- (2) Wholesale sales and distribution.
- (3) Warehouse storage.
- (4) Research laboratories, including the testing of nonhazardous products.
- (5) Craft and custom trades, such as bookbinding, jewelry manufacturing and upholstery.
- (6) Blueprint, photostating and copy services.
- (7) Lithographing, engraving, printing and publishing.
- (8) Catering establishments.
- (9) Radio and television broadcasting stations.
- (10) Beverage bottling and distribution.
- (11) Wholesale bakeries.
- (12) Indoor recreational facility.
- (13) Manufacturing of medical and dental equipment, drafting, optical and musical instruments; watches, clocks, toys and games.
- (14) Compounding of cosmetics, toiletries, drugs and pharmaceutical products.
- (15) Assembly of products from previously processed or fabricated materials.
- (16) Bottled gas sales and service.
- (17) Cellophane products manufacturing.
- (18) Ceramic products.
- (19) Commercial cleaning and dyeing works.
- (20) Carpet cleaning.
- (21) Cold storage or refrigerating plants.
- (22) Confectionery manufacturing.
- (23) Dairy products, processing and manufacturing.
- (24) Electrical parts, assembly and manufacturing.
- (25) Fiber products manufacturing (previously prepared fiber).
- (26) Food products manufacturing and canning (except fish products, sauerkraut, vinegar, yeast and rendering or refining of fats and oils).

- (27) Foundry casting; lightweight nonferrous metals (no manganese, brass, bronze, zinc).
- (28) Furniture manufacturing.
- (29) Garment manufacturing.
- (30) Glass products manufacturing.
- (31) Greenhouses and nurseries (retail or wholesale).
- (32) Ironworks, ornamental (no foundry, drop hammer and no punch presses over 20-ton capacity).
- (33) Jewelry manufacturing.
- (34) Commercial laundry plants.
- (35) Leather products manufacturing (previously prepared leather).
- (36) Lumberyards.
- (37) Heavy machinery, farm sales, repairing and overhauling, rental and storage.
- (38) Millwork and cabinetmaking.
- (39) Paint mixing and treatment (not employing a boiling process).
- (40) Paper products manufacturing (previously prepared material).
- (41) Parcel and express delivery services.
- (42) Plastic products manufacturing (previously prepared material).
- (43) Railroad depots, passenger and freight.
- (44) Sheet metal products (light).
- (45) Sign painting shops.
- (46) Wireless communication system antennas on alternate independent support structures.
- (47) Textile products manufacturing.
- (48) Tire retreading, recapping or rebuilding.
- (49) Tool and machinery manufacturing (no drop hammers or punch presses of over 20 tons).
- (50) Water distillation.
- (51) Well-drilling services and shops.
- (52) Wood products manufacturing (assembling work and finishing).
- (53) Repair and servicing of automobiles and other motorized vehicles.
- (54) Self-storage warehouses.
- (55) Public uses such as parks, buildings and municipal zoos, but not including libraries.
- (56) Fire stations, police stations, artesian wells, pumping stations, lakes, boat docks, boathouses, water supply reservoirs, filter beds, water tanks, towers or standpipes, and marinas.
- (57) Railroad rights-of-way, railroad tracks, bridges and signals.
- (58) Public utilities; poles, wires and transmission and/or distribution lines and other transmission and distributing appurtenances, but not including office buildings or storage facilities, electrical energy production facilities, transformers or relay substations.
- (59) Accessory off-street and loading facilities subject to the provisions of article VII of this chapter.
- (60) Accessory signs subject to the provisions of article VIII of this chapter.
- (61) Other accessory uses subject to the provisions of section 28-926.
- (62) Air-conditioning and heating sales and service.
- (63) Contractors' shops.

- (64) Office buildings.
 - (65) Office and business equipment sales offices.
- (66) Plumbing sales and service.
- (67) Rental of heavy equipment and machinery.
- (68) Roofing sales and service.
- (69) Agriculture, farming and raising agriculture products.
- (70) Assembly plants.
- (71) Motor freight and truck service terminals.
- (72) Screened open storage from public view; however, this shall not include the storage of salvaged motor vehicle parts.
- (73) Public utilities; shops, yards, generation, storage and substations.
- (74) Stone monument manufacturing and engraving.
- (75) Welding shops.
- (76) Fabrication of concrete products.
- (77) Home occupations in nonconforming residential uses subject to the provisions of section 28-928 and all other applicable provisions of this chapter.
- (78) Licensed group homes.
- (79) Schools including private or public schools, elementary and secondary schools, preschools, kindergartens, nursery schools and special schools, provided the use meets all setback, lot size and other development requirements applicable.
- (80) Commercial and vocational schools.
- (81) Child care facilities.
- (82) Monopole, lattice, guy wire, and stealth antenna structure not to exceed 199 feet in height for wireless communication system.
- (83) Religious institutions.
- (84) Adult day care facilities.
- (85) Sale of alcoholic beverages for on-premise consumption, provided that such use occurs on not more than four occasions in a calendar year for a total of not more than eight days.
- (86) Indoor amusement facility.
- (87) Enclosed outside storage subject to the provisions of section 28-926.
- (88) Outside display subject to the provisions of section 28-926.
- (89) Mortuary services.
- (90) Vineyards.
- (91) Wineries.
- (92) Excavation, mining and/or removal of material limited to sand, soil or gravel, as an accessory use for the purpose of construction on the property or development of the property for a permitted use by right or by special permit; provided the excavation, mining and/or removal of material meet the following:
 - a. The amount of material being removed from the site is not more than 125,000 cubic yards;
 - b. A site grading permit is issued meeting all requirements of article III, division 3 of this chapter for a period of time that is specified in the site grading permit which period of time shall be reasonable for the amount of work that is being done as part of the construction on the property or

development of the property for a permitted use, as determined by the building official; and

- c. If excavation, mining and/or removal of material is intended to create a water body or lake as an accessory use, the area of the water body or lake cannot exceed ten percent of the total area of the tract or lot where it is being constructed. This applies to the parent tract or lot and further division of the parent tract or lot will not permit additional water bodies or lake to exceed ten percent of the total area of the parent tract or lot.

- (93) Farmers' markets (except on lots containing only single-family uses) provided that a farmers' market permit has been issued in accordance with chapter 13 of this Code.
- (94) Sale of alcohol for off-premise consumption provided that such use occurs at a permitted farmers' market.
- (95) Community gardens provided that a community garden permit has been issued in accordance with chapter 13 of this Code (unless such permit is not required under chapter 13 of this Code).
- (96) Temporary commercial parking facility.

(Ord. No. 1986-49, § 1(4.2102), 9-16-86; Ord. No. 1987-24, §§ 13, 18, 12-21-87; Ord. No. 1988-45, §§ 3, 12, 10-18-88; Ord. No. 1989-30, § 1, 7-18-89; Ord. No. 1990-61, §§ 7, 10, 14, 16, 17, 12-18-90; Ord. No. 1997-25A, § 1, 6-17-97; Ord. No. 1997-30, § 1(p), (q), 7-1-97; Ord. No. 1999-67, § 1, 1-4-00; Ord. No. 2001-48, § 1, 4-3-01; Ord. No. 2003-0405, § 1, 7-15-03; Ord. No. 2005-0037, § 2, 1-4-05; Ord. No. 2005-287, § 2, 5-3-05; Ord. No. 2005-437, § 2, 8-2-05; Ord. No. 2007-290, § 3, 5-1-07; Ord. No. 2008-453, § 3, 9-2-08; Ord. No. 2010-692, § 1, 12-7-10; Ord. No. 2011-116, § 1, 3-1-11; Ord. No. 2013-483, § 1, 8-20-13; Ord. No. 2014-432, § 1, 8-5-14)

Sec. 28-748. - Special uses.

Uses which may be allowed in the M-2 district by special permit in accordance with the provisions of section 28-121 et seq. are:

- (1) Airport or heliport, subject to approval of the Federal Aviation Administration.
- (2) Excavation, mining and/or removal of any material, including, but not limited to, sand, soil and gravel, as an accessory use for the purpose of construction on the property or development of the property for a permitted use by right or by special permit, if (1) the amount of material being removed from the site is more than 125,000 cubic yards, or (2) the excavation and/or mining involving the removal of material is intended to construct a water body or lake as an accessory use and the area of the water body or lake exceeds ten percent of the total area of the lot or tract where it is being constructed; provided the excavation, mining and/or removal is conducted in accordance with all terms and conditions of the special use permit, the surface mining and excavation guidelines and all other applicable ordinances and codes of the city and meets the following conditions:
 - a. The property on which the excavation, mining and/or removal operation is conducted is not located within 1,000 feet of 26 or more dwelling units, and
 - b. Trucks used to transport excavated material from an excavation or mining operation site shall not be driven on a local or collector street that provides vehicular access to a residential subdivision containing 26 or more dwelling units.
- (3) Any production, processing, cleaning, servicing, testing, repair or storage of materials, goods or products of a nonhazardous nature which is not a permitted use and which will not be injurious or offensive to the occupants of adjacent premises.
- (4) Chemical storage.

- (5) Kennels and stables.
- (6) Petroleum refining and storage.
- (7) Motels or hotels including attached restaurants and/or clubs which sell alcoholic beverages for on-premises consumption.
- (8) Residential quarters for caretakers and similar personnel.
- (9) Vocational education.
- (10) Auto, boat and recreation vehicles; sale, rental, parts, repair and storage (new and used, but not including wrecking yards).
- (11) Commercial uses listed herein which are grouped at street intersections and which primarily provide services to persons working within the industrial areas:
 - a. Restaurants, which may include a drive-in or drive-in windows.
 - b. Convenience grocery stores, which may include the sale of auto fuel and alcoholic beverages for off-premises consumption.
 - c. Personal service shops.
 - d. Dry-cleaning/laundry services, which shall not include self-service facilities or laundromat.
 - e. Medical clinics.
 - f. Pharmacies.
- (12) Automobile carwashing establishments.
- (13) Monopole, lattice, guy wire, and stealth antenna structure for wireless communication system if height exceeds 199 feet.
- (14) Reserved.
- (15) Transitional shelter II.
- (16) Shelters.
- (17) Halfway houses.
- (18) Crematory services.
- (19) Excavation, mining and/or removal of any material, including, but not limited to, oil, sand and gravel, for any purpose other than construction on the property or development of the property; provided the excavation, mining and/or removal is conducted in accordance with all terms and conditions of the special use permit, the surface mining and excavation guidelines, all other applicable ordinances and codes of the city and the following distance requirements:
 - a. The property on which the excavation, mining and/or removal operation is conducted is not located within 1,000 feet of 26 or more dwelling units, and
 - b. Trucks used to transport excavated material from an excavation or mining operation site shall not be driven on a local or collector street that provides vehicular access to a residential subdivision containing 26 or more dwelling units.
- (20) Recreational vehicle parks provided that it is located on property adjacent to a major state highway (Interstate 35, Loop 340/Highway 6, Highway 84, and Highway 77/Business Highway 77) subject to chapter 15 of the Code.

(Ord. No. 1986-49, § 1(4.2103), 9-16-86; Ord. No. 1987-3, §§ 8, 18, 2-17-87; Ord. No. 1987-24, §§ 1, 4, 12-21-87; Ord. No. 1987-64, §§ 1, 2, 11-24-87; Ord. No. 1988-45, § 11, 10-18-88; Ord. No. 1988-73, § 6, 1-3-89; Ord. No. 1990-13, § 7, 4-17-90; Ord. No. 1990-61, § 13, 12-18-90; Ord. No. 1997-30, § 1(t), 7-1-97; Ord. No. 1998-53, § 1, 2-2-99; Ord. No. 2001-48, § 1, 4-3-01; Ord. No.

2003-0405, § 1, 7-15-03; Ord. No. 2004-0332, § 1, 6-15-04; Ord. No. 2007-496, § 3, 8-7-07; Ord. No. 2010-131, § 1, 3-2-10; Ord. No. 2010-692, § 1, 12-7-10; Ord. No. 2011-117, § 1, 3-1-11; Ord. No. 2013-481, § 1, 8-20-13; Ord. No. 2013-483, § 1, 8-20-13)

Sec. 28-749. - Lot area.

Except as otherwise provided in section 28-901, every lot in the M-2 district upon which a structure or use is erected, altered or maintained shall have:

- (1) *All permitted uses.* An area of not less than 15,000 square feet; and a minimum width of 75 feet.
- (2) *Uses allowed by special permit.* Same as for permitted uses, subject to the provisions of section 28-130.

(Ord. No. 1986-49, § 1(4.2104), 9-16-86)

Sec. 28-750. - Height restrictions.

Except as provided in section 28-903, no structure or use in the M-2 district shall be erected, altered or maintained which exceeds six stories or 90 feet in height.

(Ord. No. 1986-49, § 1(4.2105), 9-16-86)

Sec. 28-751. - Yard requirements.

Except as provided in section 28-904, no structure or use in the M-2 district shall be erected, altered or maintained unless the following yards are provided:

- (1) *All permitted uses.* A front yard of not less than 25 feet; and no minimum side or rear yard is required, except that:
 - a. A side yard of not less than ten feet shall be required where the side yard is adjacent to a side street or as provided in section 28-904(f).
 - b. Any rear or side yard abutting an R-3 or O district shall not be less than 15 feet.
 - c. Any rear or side yard abutting an R-1 or R-2 district shall not be less than 25 feet.
 - d. All required yards shall be increased by one foot for every two feet, or fraction thereof, by which a principal structure exceeds 45 feet in height.
- (2) *Uses allowed by special permit.* Same as for permitted uses in subsection (1) of this section, subject to the provisions of section 28-130.

(Ord. No. 1986-49, § 1(4.2106), 9-16-86)

Sec. 28-752. - Additional regulations.

Uses in the M-2 district shall also comply with the following regulations:

- (1) Accessory open storage shall be entirely screened from view to a height of six feet.
- (2) Section 28-171 requiring review of development plans for all uses except single-family dwellings.
- (3) Chapter 9 regulating development in the escarpment zone.
- (4) Chapter 11 regulating development in floodplains.

(Ord. No. 1986-49, § 1(4.2107), 9-16-86)

Sec. 28-753. - Distance requirements.

- (a) A transitional shelter located in the M-2 district shall be located at least 500 feet from any lot used for a school, day care center, or another transitional shelter, community home II, shelter, or halfway house.
- (b) A shelter located in the M-2 district shall be located at least 500 feet from any lot used for a school, day care center, or another shelter, community home II, transitional shelter, or halfway house and shall be located at least 500 feet from property zoned R-1A or R-1B.
- (c) A halfway house located in the M-2 district shall be located at least 500 feet from any lot zoned residential and at least 1,000 feet from any lot used for a school, day care center, or another halfway house, community home II, transitional shelter, or shelter.

(Ord. No. 2004-0332, § 1, 6-15-04)

Secs. 28-754—28-770. - Reserved.