

Chapter 17.40

M-2 HEAVY INDUSTRIAL DISTRICT

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17.40.010 Purpose.

The purpose of the M-2 heavy industrial district is to provide sites for heavy industrial uses that by their general nature are not compatible with other commercial or industrial uses. (Ord. 1-5-87A § 19(A))

17.40.020 Permitted uses.

The following are permitted uses in the M-2 heavy industrial district:

- A. Batch plants;
- B. Power generation plants;
- C. Sewage treatment plants;
- D. Foundries, casting;
- E. Plating and galvanizing plants;
- F. Lumber mills, dimension lumber and plywood;
- G. Lumber preserving plants;
- H. Ore mills;
- I. Petroleum tank farms. (Ord. 1-5-87A § 19(B))

17.40.030 Accessory uses.

Those accessory uses and buildings customarily appurtenant to a permitted use are allowed in the M-2 heavy industrial district. (Ord. 1-5-87A § 19(C))

17.40.040 Conditional uses.

The following are conditional uses in the M-2 heavy industrial district:

- A. Restaurants;
- B. Billboards;
- C. Manufacturing of acid or acid byproduct, chemical or gas, corrosive or explosive product. (Ord. 1-5-87A § 19(D))

17.10.050

17.40.050 Prohibited uses.

The following are prohibited uses in the M-2 heavy industrial district:

- A. Public and semipublic buildings such as but not limited to the following: churches, schools and libraries;
- B. Residential uses. (Ord. 1-5-87A § 19(E))

17.40.060 Height regulations.

In the M-2 heavy industrial district, no building shall exceed three stories or thirty-five feet. (Ord. 1-5-87A § 19(F))

17.40.070 Area and yard requirements.

The following are area and yard requirements for the M-2 heavy industrial district:

- A. Minimum lot area. Each lot shall have a minimum lot area of two and one half acres or one hundred eight thousand nine hundred square feet.
- B. Minimum Lot Dimensions.
 - 1. Minimum width, one hundred ten feet,
 - 2. Minimum depth, one hundred ten feet.
- C. Yards.
 - 1. Front yard, twenty feet in depth,
 - 2. Side yard, twenty-four feet in depth,
 - 3. Rear yard, twenty feet in depth. (Ord. 1-5-87A § 19(G))

17.40.080 Additional requirements.

The following additional requirements apply in the M-2 heavy industrial district:

- A. All fuel pumps dispensing fuel into motor vehicles shall maintain a twenty foot setback from side or rear property lines.
- B. All off-street parking requirements and regulations are provided in Chapter 17.60 of this title. (Ord. 1-5-87A § 19(H))