

ARTICLE 21

(M-2) Medium Industrial

SECTION 3.21.000 Purpose

The Medium Industrial classification is intended to create, preserve and enhance areas containing a wide range of manufacturing and related establishments, and is typically appropriate to areas providing a wide variety of sites with good rail or highway access.

SECTION 3.21.050 Permitted Uses

In the M-2 zone, the following uses and their accessory buildings and uses are permitted subject to the general provisions and exceptions set forth by this ordinance.

1. Any use permitted in the M-1 zone, §3.20.050.
2. Bottling works.
3. Contractor's equipment storage yards.
4. Freight and truck yards or terminals.
5. Lumber yards, retail, including mill work.
6. Manufacture of pottery.
7. Manufacturing, compounding or assembling of articles or merchandise from the following prepared materials: bone, cellophane, canvas, cloth, cork, feather, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, metals, precious or semiprecious stones, shell, textiles, tobacco, wood, yarns, and paint; none of the foregoing employing a foundry process.
8. Meat processing plant (not including slaughtering).
9. Welding and machine shop.
10. Wholesale business, storage buildings, warehouses and bulk fuel storage facilities.
11. Concrete batching plants and the manufacture and sale of concrete products.
12. Airplane hangars, storage and other related facilities associated with an existing airport.
13. One mobile home or watchman's quarters in conjunction with a use listed in this article.

SECTION 3.21.100 Buildings and Uses Permitted Conditionally

In the M-2 zone, the following uses and activities and their accessory buildings and uses are permitted subject to the provisions of §2.060.1 and Article 39 of this chapter.

1. Uses similar to those permitted in §3.21.050 that are not specifically listed under the M-3 zone, provided that:
 - a. Use is not objectionable due to odor, dust, smoke, noise, vibration or appearance.
 - b. Items manufactured, processed or produced in this area shall be primarily for wholesale.
2. Slaughterhouse.
3. Airports

SECTION 3.21.150 Property Development Standards

1. **Area:** No standard established.
2. **Coverage:** Full coverage is allowable; provided minimum space, servicing space and setbacks have been provided.
3. **Setbacks:**
 - a. Front Yard: Front yards shall not be required.
 - b. Side and Rear Yard: Side or rear yards will not be required, but if side or rear yards are created they shall be a minimum of five feet.
 - c. Vision Clearance: Vision clearance shall be negotiated on submittal of plot plan for corner building sites.
4. **Height:** No structure shall exceed a height of 50 feet.
5. **Signs:**
 - a. Signs shall not extend over a public right-of-way or project beyond the property line.
 - b. Signs may be illuminated but may not be of the flashing or moving type.
6. **Parking:** Off street parking shall be provided in accordance with Article 35.

7. **Environmental Quality:** All uses in the M-2 zone shall comply with standards adopted by the Environmental Quality Commission for air, land, water and noise quality.