

M-2 Heavy Industrial

The M-2 Heavy Industrial district is intended to provide locations for a variety of land uses that by their nature generate levels of smoke, dust, noise, and odors that render them incompatible with virtually all other land uses. Uses in the Heavy industrial district may require both building and open areas for production, manufacturing, or fabrication activities. Uses will generally require some separation from residential and commercial/service districts to the potential for noise, bright lighting, traffic from heavy trucks and other large vehicles, rail traffic and round the clock activities associated with these uses.

Permitted Uses

Car Wash	Lumber/Building Materials Sales
Catering Establishment	Park, Public
Commercial Greenhouse	Printing and Publishing Establishment
Contractor Shops	Sanitary Landfill, Junk Yard, Salvage Yard
Daycare	Sewage or Garbage Disposal Plant
Dry Cleaning	Vehicle Service or Repair
Fire Department	Warehousing and Storage, Indoor
Gas Station	Warehousing and Storage, Outdoor
General Retail Sales	
Law Enforcement	

Conditional Uses

Mineral/Sand/Gravel/Extraction
Shooting Range
Water Treatment
Water Management and Distribution Facility
Wastewater Treatment
Any other similar uses deemed to be consistent by the Zoning Officer

Accessory Uses

Parking

Parking shall be regulated in conformance with the provisions of **Section 4**.

Signs

Signs shall be regulated in conformance with the provisions of **Section ____**.

Bulk Regulations

M-2	Minimum Lot Area	Minimum Lot Frontage	Minimum Front Setback	Minimum Side Setback ¹	Minimum Rear Setback ¹	Maximum Height
All Uses	-	-	-	-	-	50
¹ When abutting a residential or commercial district, a 20- side or rear setback is required						

