Chapter 17.84 M-2 GENERAL INDUSTRIAL

17.84.010 Purpose.

17.84.020 Permitted uses.

17.84.030 Conditional uses.

17.84.040 Minimum standards.

17.84.010 Purpose.

The purpose of the M-2 district is to maintain and preserve an area for industrial related uses which require isolation from other kinds of land uses.

17.84.020 Permitted uses.

Except as otherwise provided, no building, structure, or land use shall be permitted in an M-2 district, except:

A. All uses permitted in the M-I district;
B. Asphalt (hot mix) plants;
C. Concrete plants;
D. Gypsum manufacturing;
E. Helistops, airports, heliports, or aircraft landing fields;
F. Large equipment sales and repair;
G. Manufacture and storage of explosives;
H. Refineries;
I. Rock quarrying and crushing;
J. Warehouses, indoor and outdoor storage, and retail sales.

17.84.030 Conditional uses.

The following are conditional uses in an M-2 district:

A. Apartments, as part of the main structure, or manufactured homes (mobile) necessary for safety or security reasons in conjunction with the principal use, occupied by any persons responsible for security in the principal use and employed by the industry or business conducting the principal use;
B. Gaming/gambling; provided said use is located in excess of three hundred feet from any school or church use;
C. Junkyards or auto wrecking yards in compliance with the state's licensing procedure;
D. Parking lots;
E. Sanitary landfills;
F. Sewage lagoons;
G. Sewage treatment facilities;
H. Any other medium or heavy industrial uses compatible with the purpose of this district, as determined by the commission.

17.84.040 Minimum standards.

A. Lot Area. None.

B. Lot Width. None.

C. Yard Requirements.

1. Front, side and rear yard setback, none;

2. If an industrial zone adjoins any residential zone, setbacks shall be ten feet.

D. Noise Restrictions.

In no case shall any industrial use exceed a noise level of eighty decibels during the daytime and seventy-five decibels during the nighttime or violate any other provisions of Chapter 8.20 of this code.