

### **1137.31 M-2 HEAVY MANUFACTURING.**

The regulations for this district shall be minimum regulations and shall apply uniformly except as otherwise granted by the Board of Zoning Appeals.

(a) Permitted Uses. (Including accessory uses and essential public services).

All permitted uses in M-1 are permitted uses in M-2. In addition, the following are permitted:

Abrasive and Non-Metallic Mineral (329) (except asbestos products, 3929, see Section [1137.40](#))

Agriculture - Livestock (02)

Airports

Apparel Manufacturer (23)

General Contractors

Bus Charter Service (414)

Computer equipment (35)

Concrete and Stone Products (327, 328, 329) (except Lime, hydraulic cement)

Electric Generation Transmission (491)

Electronic/Electrical Equipment (36)

Fabricated Metal Products (34) (except 348, see Section [1137.40](#))

Food and Kindred Products (20)

Gas Production and Dist. (492)

Glass and Glassware (321-323)

Heavy Construction (16)

Industrial and Commercial Machinery (35)

Leather Tanning and Finishing (311)

Lumber and Wood Products (24)

Mfg. of Measuring/Analyzing Instruments (38) (except 386, See M-2)

Miscellaneous Mfg. (39)

Paper and Allied Products (26)

Photographic Equipment and Supplies (386)

Primary Metal Industries (33)

Railroad Transportation (40)

Rubber and Miscellaneous Plastic Products (30)

Sanitary Services (495) (except 4953)

Structural Clay Products (325, 326)

Terminal and Bus Service (415)

Textile Mill Products (22)

Transportation Equipment (37)

Water Plants (494)

(b) Conditional Uses. (Permitted upon approval of a conditional use permit by the Board of Zoning Appeals)

Chemicals and Allied Products (28)

Distillation of Turpentine and Resins (0831)

Gypsum Products (3275)

Hydraulic Cement (324)

Lime Mfg. (3274)

Petroleum Refining (29)

Smelting and Refining (33)

Stone Quarries (14)

Tobacco Products (21)

(Ord. 29-97. Passed 6-12-97.)

(c) Planned Unit Development. See Chapter [1145](#) for Planned Unit Development uses and requirements.

(Ord. 2-06. Passed 2-9-06.)

(d) Minimum Lot Size.

40,000 square feet

(e) Minimum Lot Width.

150 feet

(f) Maximum Percentage of Lot to be Occupied.

Fifty percent (50%)

(g) Minimum Floor Area.

N/A. (Ord. 29-97. Passed 6-12-97.)

(h) Maximum Height of Principal Buildings.

50 feet

\* The maximum building height for principal buildings may be increased to 80 feet if all of the following are met:

- (1) Property shall be located adjacent to US 33 right-of-way.
- (2) Minimum lot width shall apply to frontage along US 33 right-of-way.
- (3) Minimum Yard Dimensions per Section [1137.31\(i\)](#).
- (4) Buildings shall be aesthetically pleasing on all sides.

(i) Minimum Yard Dimensions.

Front	80
Setback	feet
One	30
Side	feet
Sum of	60
Sides	feet
	50
Rear	feet

\* For buildings permitted to be in excess of the maximum height of 50 feet; the minimum front, side and rear yard setbacks shall be increased by two feet for each foot of additional building height over 50 feet.

(Ord. 62-12. Passed 1-10-13.)

(j) Accessory Buildings.

Maximum	25
Height	feet*
Minimum	
Distance to	
Side Lot Line	10
	feet
Rear Lot	20
Line	feet
	80
Front Lot Line	feet

(k) Minimum Off Street Parking Space Requirements.

See Chapter [1141](#)

(l) Minimum Off Street Loading Space Requirements.

See Chapter [1141](#)

(m) Signs Permitted.

See Chapter [1143](#).

(n) Other Provisions and Requirements.

See Section [1139.12](#) and Section [1139.15](#) to [1139.23](#).  
(Ord. 29-97. Passed 6-12-97.)