

## M-2 Light Industrial District

The M-2 Light Manufacturing District is established for industry assembly, fabrication and warehousing located on planned sites with access to major highways and streets and with adequate utility facilities. This district is intended to allow a lower density of manufacturing and warehousing operations which create a more desirable appearance and less environment pollution than a more dense manufacturing zone. These uses normally seek outlying locations on large tracts of land where the operations involved do not detract from the development potential of nearby development property. The purpose of these regulations is to control building and traffic congestion and to provide an appropriate community appearance.

### AREA, YARD AND HEIGHT REQUIREMENTS:

	Lot Area in SF	Lot Width	Front Yard Setback	Side Yard	Rear Yard	Max Height
M-2 Manuf.	N/A	(g)	50' (c)(d)(m)	15' (a)(m)	20' (m)	50'

- (a) Corner lot adds five (5') feet on street side.
- (c) Except for the necessary drives and walks, the front yard shall not include off street parking, other than for visitors and office employees. All other employees parking and loading shall be behind or beside the structure.
- (d) Front yard shall also be landscaped in grass and ornamental shrubs and trees.
- (g) In these zoned districts, the frontage on an individual lot on a public street shall not be below seventy-five (75') feet.
- (m) The front, rear, and side yard for any non-residential building shall not be less than required by the Table in this Article. However; where a non-residential building, other than a hotel or motel which is subject to note (1) is located on property adjoining a Residential District, the required yards shall be determined as follows:

An isosceles triangle (yard space triangle) shall be drawn from each building facade. Facades shall be designated on each building so that a minimum number, normally four, results. The base of the triangle shall be a line connecting the extreme ends of the facade (ignoring one-story storage rooms and other one-story protrusions of one hundred (100) square feet or less, exterior stairways, and decks,) and its altitude shall be the length of the base line multiplied by a factor related to the height of the building as shown below:

<u>Number of Stories/Height</u>	<u>Altitude Factor</u>
2 or more than 25 feet	0.3
3 or more than 35 feet	0.4
4 or more than 40 feet	0.5

(One story buildings 25' or less in height shall provide the minimum yards as required by the Table in this Article)

The isosceles triangle thus established shall not extend across any property line on to land zoned Residential. The isosceles triangle may extend into public right-of-way zoned residential but shall not extend across public right-of-way on to and zoned residential.

**PERMITTED AND SPECIAL USES (SU):**

**Residential Uses**

family care home (5 or less)  
planned unit developments (SU)

**Recreational Uses**

associations or organizations;  
social & fraternal, clubs, lodges  
golf course, including pro shop (SU)  
golf driving ranges  
miniature golf facilities  
physical fitness centers  
public parks  
recreation facilities, public  
recreation facility, private:  
including country clubs, private  
neighborhood parks & multi-family  
recreation areas where the principal  
use is permitted in the zoning district  
swim & tennis clubs

**Educational & Institutional Uses**

ambulance services  
churches, synagogues & other  
associated activities  
day care centers (6 or more)  
governmental offices & facilities  
hospitals, public & private  
libraries  
museums or art galleries  
philanthropic institutions  
post offices  
schools, including public schools &  
private schools, having a curriculum  
similar to those given in public schools  
schools, specialty training, such as  
cosmetology, vocation or trade  
services, not elsewhere classified,  
where no retail, wholesale, or repair  
is conducted

**Business, Professional &  
Personal Services**

animal clinics & hospitals; including totally  
enclosed kennels operated in  
connection with animal clinics or hospitals  
automobile maintenance and repair  
automobile parking lots & facilities for  
permitted uses in the district  
automobile parking (commercial)

automobile rental or leasing  
automobile washing facilities  
banks and credit unions  
chiropractors' offices  
communicative facilities, including  
radio & television broadcasting  
excluding towers that exceed the  
heights limits  
computer services  
contractors' offices (no storage)  
convenience food stores  
dental offices & laboratories  
doctors' offices & laboratories  
dry cleaning & laundry facilities  
employment agencies, personnel agencies  
engineering, architectural, surveying services  
equipment rental & leasing  
(No vehicles or outdoor items)  
equipment repairs, light  
exterminating services  
fraternal organizations  
freezer lockers  
funeral homes  
insurance agencies  
internal service facilities,  
incidental to permitted uses,  
including cafeterias, day care  
facilities, snack bars, pharmacies,  
optical stores & similar retail  
activities when conducted solely  
for use of employees, patrons, or  
occasional visitors; provided, such  
activities are within the principal  
building & advertising for it is not  
permitted beyond the premises  
interior decorator  
Laundromats  
law offices  
locksmith shops, including repair  
medical, dental or related offices  
medical or dental laboratories  
mini-warehouses  
motels & hotels (SU)  
office, not classified elsewhere (no retail)  
optometrists & ophthalmologists  
photocopying & duplicating services  
photo finishing laboratories  
photography studio  
picture framing shop

psychologists' offices  
real estate offices  
rehabilitation or counseling services  
research, development, or testing services  
shoe repair or shoeshine shops  
signs as regulated by Article IX  
structures & uses clearly incidental to a permitted use  
tanning salons  
taxidermists  
travel agencies  
truck & utility trailer rental, sales & leasing, light  
upholstering & furniture refinishing  
utility company offices  
vocational, business, secretarial schools  
watch, clock, jewelry repair shops

### **Retail Trade**

automobile & truck dealers;  
    new and used  
automobile parts & supply store  
boat dealers; sales & repair  
book stores  
building supply dealers (SU)  
carpet sales & storage  
farm machinery sales & service  
farmers' or produce markets  
farm supplies  
flea market  
floor covering, drapery or upholstery  
mobile home sales & services  
motorcycle sales & service  
recreation vehicles sales & service  
restaurants (with drive-through)  
restaurants (no drive-through)  
service stations, gasoline (no repair)  
tire dealers & services

### **Wholesale Trade**

apparel, piece goods & notions  
bakeries; wholesale  
books, periodicals, & newspaper  
bulk mail & packaging  
courier services, central facility  
courier service substations  
drugs & sundries  
durable goods, other  
electrical goods  
farm supplies, others  
flowers, nursery stock & florist supplies

forest products  
furniture & home furnishings  
groceries & related products  
hardware  
jewelry, watches, precious stones & metals  
machinery, equipment & supplies  
market showrooms (furniture, apparel, etc.)  
motor vehicles, parts & supplies  
movers & storage operations  
paper & paper products  
plastics materials  
plumbing & heating equipment  
professional & comm. Equipment & supplies  
sporting & recreational goods & supplies  
tobacco & tobacco products  
toys & hobby goods & supplies  
wallpaper & paint brushes  
warehousing & storage, not including  
    storage of any hazardous materials or  
    waste as determined by any agency  
    of the federal, state or local government

### **Manufacturing & Industrial Uses**

aircraft & parts  
airports or air transportation facilities  
apparel & finished fabric products  
appliance  
audio, video & communications equipment  
bakery products  
beverages  
bicycle assembly  
bicycle parts & accessories  
boat & ship building  
brooms & brushes  
burial caskets  
cabinets  
cardboard containers  
clothing & hosiery  
coffee  
computer & office equipment  
costume jewelry & notions  
dairy products  
electrical components  
electronics & electronic products  
fabricated metal products (including  
    can manufacturing)  
fabricated valve & wire products  
fats & oils, animal  
food & food products, except  
    animal rendering  
furniture and bedding products

glass, including fiberglass  
graphite & graphite products  
heating equipment & plumbing fixtures  
household appliances  
ice  
industrial & commercial machinery  
jewelry & silverware (no plating)  
leather & leather products,  
    excluding tanning  
lighting & wiring equipment  
lumber & wood products  
machinery products  
manufactured housing & wood  
    buildings  
measurement, analysis & control  
    instruments  
medical, dental & surgical equipment  
metal coating & engraving  
metal fasteners (screws, bolts, etc.)  
metal processing  
motor vehicle assembly  
motor vehicle parts & accessories  
motorcycle assembly  
musical instruments  
paper & allied products, except  
    manufacture of the raw product  
paper products (no coating or laminating)  
paper products (coating or laminating)  
paperboard containers & boxes  
pens & art supplies  
pharmaceutical preparations  
photographic equipment  
pottery & related products  
preserved fruits & vegetables  
    (no can manufacturing)  
printing & publishing  
signs  
soaps & cosmetics  
sporting goods & toys  
sugar & confectionery products  
surface active agents  
textile products  
tobacco products  
tool product  
transportation & heavy equipment parts  
wood containers

### **Public Works Etc.**

electric transmission distribution poles,  
    towers supporting cable, lines &  
    related appurtenances  
governmental public works facilities,  
    utilities, infrastructure & appurtenances  
natural gas distribution lines & related  
    appurtenances  
power generation, natural gas plants &  
    similar production facilities  
radio, television & similar transmitting  
    towers that exceed height but not  
    including wireless  
    telecommunications towers  
sewage collection lines, pump stations  
    & appurtenances  
sewage treatment plants, non-  
    government public (SU)  
telephone & television cable poles,  
    towers supporting cable, lines &  
    related appurtenances  
water distribution lines, booster pumps,  
    storage facilities & appurtenances  
water treatment plants, non-government  
    public (SU)  
wireless telecommunications towers &  
    facilities (SU)

### **Miscellaneous**

adult oriented business (SU)  
temporary structures associated with  
    permitted uses such as mobile  
    classrooms, temporary facilities while  
    construction is underway, and similar  
    temporary situations for a period not  
    exceeding one (1) year. The Board  
    of Adjustment may permit, as a special  
    exception, an extension of such permit  
    beyond the one (1) year time period where  
    the Board finds after due notice and  
    public hearing that extenuating  
    circumstances for the particular situation  
    merits extension of the temporary permit.  
temporary events & structures  
yard sales - limited to 2 two-day events  
    per year