



## Article 21. Industrial District (M-2)

To provide areas for a full range of industrial uses. This district is consistent with the Industrial General Plan designation.

### Sec. 8-5.2102. Uses.

<u>Uses</u>	<b>Permitted<sup>(1)</sup></b>	<b>Zoning Clearance</b>	<b>Use Permit<sup>(2)</sup></b>	<b>Specific Standards</b>
All "permitted uses" in the M-1 District	X			
Bulk petroleum storage and wholesale			X	
Bulk product storage (indoor)	X			
Caretaker or night watchman residence <sup>(3)</sup>	X			
Cement and asphalt batch plants			X	
Commercial coach (< 10,000 sf)		X		Sec. 8-5.5104
Commercial coach (> 10,000 sf)			X	Sec. 8-5.5104
Commercial coach (temporary)			X	
Dismantling yard (i.e., auto, truck and heavy equipment)			X	
Emergency Shelters	X			Sec. 8-5.5111
Explosive, inflammable or hazardous material handling as a primary use			X	
Flea market			X	
Food processing operations	X			
Gravel crushing or processing			X	
Heliports			X	
Lumber processing (i.e., planing mills, plywood, veneer, wood preserving and laminating)	X			
Junk yard			X	
Outdoor assembly, processing, fabricating, treatment, manufacturing, repairing or packaging of goods that <b>do not create</b> significant noise, dust, odor, smoke, bright light, or otherwise				
(continues)				

Uses (cont.)	Permitted <sup>(1)</sup>		Use Permit <sup>(2)</sup>	Specific Standards
creates offensive conditions at the property line	X			
Indoor recreational facilities			X	
Outdoor storage and sales areas	X			Sec. 8-5.5905
Public and quasi-public			X	
Recycling collection and materials processing facilities			X	
Retail sales, limited <sup>(4)</sup>	X			
Wood pulp processing			X	

(1) The level of review is determined as provided in Sec. 8-5.7001.

(2) See Sec. 8-5.7003 for review process explanation.

(3) Provided it is part of a bona fide industrial use and not a separate rental unit.

(4) Maximum retail sales area is limited to 15 percent of the building square footage with products limited to those created on-site.

**Sec. 8-5.2103. Development Standards.**

<b>Minimum Building Site</b>	1 acre. Special criteria and exceptions are provided in Article 55.
<b>Maximum Building Height</b>	60 feet, except as provided for in Article 56.
<b>Minimum Yards</b>	<b>Front</b> - 10 feet. <b>Street Side</b> - 10 feet. <b>Interior Side</b> - None, except when abutting a residential district then 15 feet. <b>Rear</b> - None, except when abutting a residential district or for a through lot where neighboring uses have front yards then, 15 feet.
<b>Exterior Lighting</b>	As provided in Article 58.
<b>Fences, Walls, Hedges and Intersection Visibility</b>	As provided in Article 59.
<b>Landscaping</b>	As provided in Article 60.
<b>Off-street Parking and Loading</b>	As provided in Article 61.
<b>Public Improvements</b>	As provided in Article 62.
<b>Signs</b>	As provided in Article 63.
<b>Trash Enclosures</b>	As provided in Article 64.