



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>	Permitted ⁽¹⁾	Use Permit ⁽²⁾	Specific Standards
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 ⁽³⁾	X		
Cement and asphalt batch plants		X	
Commercial coach (temporary)		X	
Dismantling yard (i.e., auto, truck and heavy equipment)		X	
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 do not create significant noise, dust, odor, smoke, bright light, or otherwise			

(continues)			
Uses (cont.)	Permitted ⁽¹⁾	Use Permit ⁽²⁾	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 ⁽⁴⁾	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.

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