

Article 32 – Light Industrial Zone (M-2)

ARTICLE 32 - LIGHT INDUSTRIAL ZONE (M-2)

Section 32.10 - Purpose and Intent

The purpose of this zone is to provide for types of manufacturing or other industries which, because of their characteristics, can be permitted in relatively close proximity to residential, commercial, and farm zones. The development standards for the M-2 zone are more stringent than those of the M-1 zone.

Section 32.15 - Uses Permitted

In an M-2 zone, the following uses and their accessory uses are permitted subject to the standard set forth in a land use permit. Permitted uses shall not be obnoxious for reasons of smoke, fumes, noise, sewage or other nuisances or threats to man or property.

- A. Commercial: Commercial uses incidental and directly related to the services and operations of the permitted industrial use.

- B. Manufacturing and Assembly:
 - 1. Automotive - Trucking
 - a. Assembly
 - b. Body and fender works
 - c. Repair
 - d. Painting
 - e. Trailers

 - 2. Boats
 - 3. Ceramic Products
 - 4. Electrical parts
 - 5. Engines
 - 6. Garments
 - 7. Gas and electric fixtures
 - 8. Machinery shops
 - a. Carpentry and cabinet shops
 - b. Machine shops
 - c. Paint shops
 - d. Sheet metal shops

 - 9. Manufacturing, compounding, processing, and/or packing of products such as:
 - a. Bakery goods
 - b. Candy
 - c. Cosmetics

Article 32 – Light Industrial Zone (M-2)

- d. Food products
- e. Fruit and vegetables
- f. Marijuana businesses, subject to Article 53

- 10. Signs
- 11. Manufacturing, compounding, assembly or treatment of articles made from the following: bone, canvas, cellophane, cloth, cork, feathers, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semi-precious metals or stones, sheet metal, shell, textiles, wax, and yarns.
- 12. Radio and television storage, assembly repair, rebuilding and wholesale.
- 13. Rubber and metal stamps
- 14. Shoes
- 15. Textiles
- 16. Furniture

C. Processing

- 1. Creameries
- 2. Laboratories
- 3. Cleaning, laundry and dyeing plants
- 4. Tire retreading
- 5. Marijuana processing, subject to Article 53

D. Fabrication

- 1. Products made of finished rubber
- 2. Assembly of electrical or electronic equipment

E. Wholesaling and Warehousing of All Types

F. Utilities

- 1. Distribution plants and substations
- 2. Service yards
- 3. Communication Facilities and Towers, subject to Article 74

G. Other

- 1. Research and development facilities
- 2. Printing and publishing
- 3. Building material yards, excluding lumber manufacturing and planer mills.
- 4. Contractors' equipment yard. Repair facilities shall be enclosed.
- 5. A recreational vehicle or single-wide manufactured home for temporary security personnel purposes only for a period not exceeding two-years. Applicable provisions in

Article 32 – Light Industrial Zone (M-2)

Article 16 shall apply.

6. Recycling center

Section 32.20 - Conditional Uses Permitted

- A. Junk yards
- B. Motor vehicle wrecking yards
- C. Parks or Community facilities
- D. Communication Facilities and Towers, subject to Article 74
- E. Dwelling for security purposes, subject to the following:
 1. Accessory to an existing or permitted industrial use.
 2. Demonstrated that the dwelling is required for security purposes.
- F. Other similar uses to those listed in the zone may be permitted as conditional uses, subject to the following:
 1. Determined to be in keeping with the purpose and intent of this zone.
 2. Demonstrated no adverse impacts to adjacent properties.
 3. Meet the requirements of Section 32.25.

Section 32.25 - Conditional Use Criteria

The Planning Commission may grant a conditional use permit for uses described in Sec. 32.20 if each of the below criteria is met, as determined by the Planning Commission:

- A. The use shall not discharge smoke, fumes, sewage or other nuisances beyond the property line on which it is located. Discharges, which are maintained and utilized solely to serve as warning devices or originate from highway vehicles, and will not cause nuisance on adjacent properties, are excluded.
- B. The use must primarily manufacture, assemble, process, fabricate, wholesale, or store materials or products.
- C. The use shall comply with all Limitations On Use and Dimensional Standards applicable to this zone.

Article 32 – Light Industrial Zone (M-2)

Section 32.30 - Limitations on Use

In addition to State Department of Environmental Quality and Federal Environmental Protection Agency regulations, and all other applicable State and Federal Statutes, the following Limitations on Use shall apply to all uses in the M-2 zone.

- A. Liquid and Solid Wastes: Animal, vegetable, or other wastes shall not be stored in a way which attracts insects or rodents or otherwise create a health hazard shall be prohibited.
- B. Discharge Standards: There shall be no emission of smoke, fly ash, dust, vapor, gases, or other forms of air pollution that may cause nuisance or injury to human, plant, or animal life, or to properties as determined by the County Planner. Discharges created by highway vehicles or trains are excluded.
- C. Lighting: Sign lighting and exterior lighting shall not project into an adjoining residential zone.
- D. Landscaping:
 - 1. Site Plans submitted with an application for a land use permit must include a landscaping plan, which shows the location and type of plant materials.
 - 2. New industrial uses, which abut a residential zone, shall provide and maintain a dense evergreen landscape buffer, landscaped berm, or site obscuring fence which effectively screens the operation and which attains a (mature) height of at least six (6) feet. Screening shall allow for vision clearance at driveways. Screening shall be located outside of public right-of-way.
 - 3. All unused property shall be maintained in native or existing vegetative ground cover or planted grass, shrub and barkdust, or other suitable ground cover in an uncluttered manner.
 - 4. Responsibility for establishment and maintenance of landscaping rests with the industrial property owner.
- E. Noise: Noises from within any site shall not be permitted which produce disturbing or obnoxious sounds for extended time periods beyond the property line. Noise devices which are maintained and utilized solely to serve as warning devices and noise created by highway vehicles or trains are excluded.
- F. Drainage
 - 1. Site plans submitted with an application for a land use permit shall include a drainage plan which identifies the location and flow direction of all surface and subsurface

Article 32 – Light Industrial Zone (M-2)

waterways, the 100-year flood plain of any stream(s), the location of any standing water during wet seasons, and all improvements which will mitigate any potential flooding outside of the 100-year flood plain.

2. The installation of uses and improvements shall not substantially change the flow of surface water during future flooding.
3. A storm drainage system of sufficient quality to mitigate all flooding outside the 100 year flood plain shall be required to preclude future flooding.

G. Parking

1. Any site plan submitted with an application for land use permit must include a parking plan which shows the location and number of parking spaces, circulation patterns, and ingress and egress provisions.
2. All uses within a Light Industrial zone shall provide at least two parking spaces for every three employees on the major shift during normal season.
3. All parking lots shall have an all weather surface.
4. Adequate provisions for safe and convenient circulation, ingress, and egress shall be provided.

Section 32.35 - Dimensional Standards

- A. Minimum street frontage of lots: Fifty (50) feet.
- B. Twenty (20) feet from the edge of all rights-of-way.
- C. Vision clearance setback from all street intersections: Thirty-five (35) feet.
- D. No building shall be closer to a residential or farm (EFU) zoned parcel than the height of the building in the M-2 zone.
- E. Maximum height: Forty-five (45) feet.

Section 32.40 - Site Design Standards¹

At the time of new development, or change of use, the applicant shall demonstrate:

- A. Site access will not cause dangerous intersections or traffic congestion. They will have adequate visibility for motorists and pedestrians and will be kept at the minimum needed for

¹ Locational Criteria are listed in the County Policy Document under Goal 9 (Economy of the State) and apply at the time of a Plan or Zone Change to M-2.

Article 32 – Light Industrial Zone (M-2)

safe ingress and egress. Roadway capacity, speed limits and number of turning movements shall all be considered.

- B. The storm drainage or natural drainage system will handle the increased runoff created by the new development.
- C. No new building site shall be located within the 100-year floodplain without a floodplain permit.

Section 32.45 – Street Design Standards

- A. The following street design standards for Urban Commercial/Industrial Roads shall apply outside the Urban Growth Areas to new streets built within the M-1, M-2, and C-1 zones for new developments with a proposed or potential average lot size of one-half acre or less:

ROW	Roadway	Travel lanes	Center lane	Bike Lanes	Parking	Planting strip	Sidewalk	Utility easement*
60'-70'	30'-42' ¹	Two 11'	12' min., if needed.	None	8' one or both sides.	See note 2	Two 6'-8'	One or two 5'-10'

- 1. 42' with center turn lane
- 2. 4'- 6' wide planting strip, or tree wells with 8' sidewalk
- * = Optional

Standards are illustrated in diagrams in the County TSP and Road Design Standards document.

- B. The following street design standards for Rural Commercial/Industrial Roads shall apply to new streets built within the M-1, M-2 and C-1 zones for new developments with a proposed or potential average lot size of one-half acre or more:

ROW	Roadway	Travel lanes	Center lane	Shoulder	Parking	Planting strip	Sidewalk	Utility easement*	Other/ Comments
60'-68'	32'- 40'	Two 12'	None	None	8' one or both sides	None	None	One or two 5'-10'	2' gravel shoulder both sides; 12' ditch one or both sides

* = Optional

Standards are illustrated in diagrams in the County TSP and Road Design Standards document.

Article 32 – Light Industrial Zone (M-2)

Section 32.50 – Access Management

Access management guidelines are addressed in Article 19 (Access Management Standards) of this Ordinance.