

§ 14-16-2-21 M-2 HEAVT MANUFACTURING ZONE.

This zone provides suitable sites for nearly all industrial uses.

(A) Permissive Uses.

- (1) Uses permissive and as regulated in the M-1 zone.
- (2) Blast furnace, coke oven.
- (3) Boiler works.
- (4) Iron or steel foundry or fabrication plant, forging, rolling, or heavyweight casting.
- (5) Manufacture or treating of the following:
 - (a) Acetylene Gas.
 - (b) Alcohol.
 - (c) Ammonia, bleaching powder, chlorine.
 - (d) Asphalt.
 - (e) Brick, tile, terra-cotta.
 - (f) Chemicals.
 - (g) Oilcloth, linoleum.
 - (h) Paint, oil (including linseed), shellac, turpentine, lacquer, varnish.
 - (i) Petroleum by-products.
 - (j) Plastics.
 - (k) Pyroxylin.
 - (l) Soap.
 - (m) Sodium compounds.
 - (n) Stove or shoe polish.
 - (o) Tar products.
- (6) Railroad repair shop.
- (7) Salvage yard, for storage and sale of used materials, such as metal, rope, paper, glass, leather, rags, lumber, plastic, and equipment made of these materials, provided the yard is enclosed on all sides by a solid fence or wall at least six feet high.

(B) Conditional Uses.

- (1) Uses conditional in the M-1 zone, except not any Community residential program nor any dwelling unit other than caretaker or watchman premises on the premises of the commercial or industrial use.
- (2) Distillation of bones.
- (3) Fat rendering.
- (4) Manufacture of the following:
 - (a) Cement, lime, gypsum, plaster of Paris.
 - (b) Explosives.
 - (c) Fertilizer.
 - (d) Glue.
 - (e) Products not elsewhere listed.
- (5) Slaughter of animals.
- (6) Tannery, curing of rawhides.
- (7) Wool pulling or scouring.

(C) Height.

- (1) Structure height up to 36 feet is permitted at any legal location. To protect solar access, a structure over 36 feet high shall fall within a 45° angle plane drawn from the horizontal at the mean grade of the northern boundary of the premises.
- (2) Exceptions to the above are provided in § 14-16-3-3 of this Zoning Code and for sign height, as provided in the C-2 zone.

(D) Lot Size. No requirements.

(E) Setback. Setback shall be as provided in the O-1 zone.

(F) Off-Street Parking. Off-street parking must be provided as set forth in § 14-16-3-1 of this Zoning Code.

(G) Large Retail Facility Regulations. Any site containing a large retail facility, as defined in § 14-16-1-5 of the Zoning Code, is subject to special development regulations. The large retail facility regulations are provided in § 14-16-3-2 of the Zoning Code.

('74 Code, § 7-14-26) (Ord. 80-1975; Am. Ord. 41-1987; Am. Ord. 12-1990; Am. Ord. 66-2005; Am. Ord. 23-2007; Am. Ord. 19-2010)