



3.6.8 M-2 General Industrial District

A. Purpose. The M-2 General Industrial District is intended to accommodate general manufacturing and closely related uses while providing protection from harmful effects to existing and future uses in other districts and be located on adequately constructed roads capable of handling the increased traffic load. The M-2 District implements the Employment future land use category of the Master Plan.

B. M-2 Permitted Principal Uses & Structures.

1. Manufacturing and processing, within an enclosed building.
2. Contract construction office, maintenance shop or storage yard.
3. Automotive, farm implement or truck sales, service and repair.(Amended 5/21/03-Ord 2003-03)
4. Lumber yards and building materials sales and storage, concrete products ready mix plants.
5. Distribution and warehousing, but not including bulk storage of liquid fertilizer, petroleum products under pressure, explosives or highly volatile chemicals or materials.
6. Truck and freight terminals.
7. Grain elevators and feed mills.
8. Welding, machine and repair shops.
9. Automobile paint and body shops.
10. Plumbing, heating, air conditioning and sheet metal shops.
11. Railroads, sewer treatment plants, water treatment plants and other utilities, including storage and maintenance yards.

C. Permitted Accessory Uses and Structures.

1. Uses and structures clearly incidental and necessary to the permitted principal uses or structures of this district.
2. Temporary buildings used in conjunction with construction work, provided that such buildings are removed promptly upon completion of the construction work.
3. Dwelling units for watchmen, caretakers or owners/operators employed on the premises provided that an open yard of at least 2,400 square feet is reserved and maintained for use by the occupants.

4. Non-Commercial WECS, subject to Section 4.2.17. (Amended 9/8/08-Ord 2008-02)
5. Non-Utility Scale Solar Installations, as provided in Section 4.2.19 of this ordinance. (Amended 10/3/2016-Ord 2016-03)

D. M-2 Special Exception Uses and Structures. (Amended 1/16/02-Ord 2002-02)
Subject to Section 9.3.3 and the requirements contained herein, the Board of Adjustment may approve the following provided that they are not closer than 1000 feet to any dwelling unit other than that of the owner or operator, or any park, school, church or place of public assembly:

1. Chemical plants.
2. Explosive manufacture or storage.
3. Fertilizer manufacture.
4. Bulk storage of anhydrous fertilizers and petroleum products under pressure.
5. Garbage, offal, or dead animal reduction.
6. Refining of petroleum and natural gas and their products.
7. Stockyards or slaughter of animals and handling or processing of by-products.
8. Sanitary landfill or waste disposal area, provided that refuse is covered with dirt daily if it contains raw garbage; that a nuisance due to smoke, odor or blowing of trash and debris shall not be created; that the site shall be restored to a condition compatible with the adjacent area upon conclusion of the landfill operation. A dust free access road shall be provided.
9. Auto wrecking and junkyards provided that the front yard be maintained as an open space free of weeds and debris; that the site be enclosed with a 6 foot high opaque fence or a suitable landscape planting that shall screen the operation from the view of adjacent public streets and places of public assembly, parks, recreation areas, and residential properties.

E. M-2 Special Exception Uses and Structures. Subject to Section 9.3.4 and the requirements contained herein, the Board of Adjustments may permit the following:

1. Outdoor production activities for permitted uses.



2. Communications Towers stations and towers and Meteorological Towers, provided that they will not interfere with the operation or any airport or landing strip.(Amended 8/15/22-Ord 2022-08)

F. M-2 Lot Development Standards. All development shall comply with the standards in Exhibit 3.6.8:

Exhibit 3.6.8: M-2 Lot Development Standards.

Maximum Intensity (FAR)	0.25, provided that a lesser intensity may be required where centralized water and/or wastewater service is not available or site conditions limit development potential		
Minimum Lot Area and Width.	Minimum Area -	5 net acres, provided that minimum may be increased if site conditions limit development potential.	
	Minimum Width -	the greater of 150 feet or 1/3 the lot depth, but in no case shall a lot width of greater than 500 feet be required.	
Minimum Setbacks	Front	-	50 feet
	Side	-	20 feet
	Side for corner lot	-	30 feet
	Rear	-	50 feet
Maximum Height	50 feet or 4 stories		

G. M-2 Special Requirements

1. The minimum district size shall not be less than ten (10) acres.
2. No raw material, finished product or waste product which may cause dust or odor which would adversely affect adjoining properties shall be stored outside a building nor shall any other debris or waste product be permitted to accumulate on the site. Open storage yards, shipping and receiving yards shall be located at least thirty (30) feet from any street right-of-way and at least twenty (20) feet from any lot line, with the exception that any livestock feed, grain, coal and similar materials shall be stored at least three hundred (300) feet from any Residential District. Storage yards containing combustibles shall be so located as to permit easy access for the fighting of a fire in such an area.

3.6.9 PUD Planned Unit Development District

A. Purpose. To provide flexibility in exchange for long term community benefits where streets and utilities are adequate, where the proposed use is compatible with adjacent development and where proposed development does not impinge on existing agricultural operations on adjacent properties. This district generally will require simultaneous subdivision and rezoning, as well as the