

CHAPTER 28
M2 HEAVY INDUSTRY

Section 1.

The regulations set forth in this Article, or set forth elsewhere in this Ordinance when referred to in this Article, are the district regulations for the M2 Heavy Industrial District.

Section 2. Permitted and Special Uses.

A building or premises shall be used only for the purposes contained in Chapter 29 of this ordinance.

Section 3. Bulk Requirements.

The following requirements shall be observed:

Front Yard Setback	1. None 2. 30 feet if across from Residential 3. One (1) additional foot for every foot of height above 50'
Side Yard Setback	4. None 5. 15 feet if adjacent to Residential 6. One (1) additional foot for every foot of height above 50'
Rear Yard Setback	7. None 8. 15 feet if adjacent to Residential 9. One (1) additional foot for every foot of height above 50'
Lot Area	10. One Acre
Lot Width	11. Average width of 200 feet. However, a building may be erected which does not conform to this requirement if any of the following conditions are met: 1. The lot existed prior to the effective date of this ordinance 2. The minimum average lot width is not less than 35 feet 3. All required setbacks are met
Building Height	12. 100 feet OR 13. 80 feet when adjacent to any residential zone on at least two sides.

Section 4. Parking Requirements.

Whenever structures are erected or structurally altered, parking spaces shall be provided on the same lot as the building in accordance with Chapter 7 of this Ordinance.

Section 5. Performance Standards.

1. Outside storage of construction or building materials shall not be visible from the public right-of-way except with approval by the Board of Adjustment.
2. Adequate area shall be provided on the lot for snow storage.
3. Parking areas shall be designed to minimize headlights shining into residential properties.
4. All uses shall be designed to be compatible with adjacent residential uses.
5. All utilities shall be placed underground, where feasible.

Section 6. Site Plan Requirements.

See Chapter 5 of this Ordinance.

Section 7. Parking Lot & Buffering requirements.

See Chapters 6 and 7 of this Ordinance.

Section 8. Dwelling Units.

1. No permits for new dwellings shall be issued in an M2 Heavy Industrial District and any changes or modifications in existing dwellings shall comply with all bulk requirements of the R3 Medium Density Residential District.
2. Buildings in the M2 district existing as of January 1, 2009, built and designed for residential use shall be allowed to continue in operation and/or redevelop by obtaining a Special Use Permit.

Section 9. Small Lot Exception.

A small lot is a lot existing as of January 1, 2010, with an area less than one acre and which may be used only for those uses approved in this district. Such a lot shall also satisfy the following requirements:

1. Any building constructed upon a small lot shall not be less than 20,000 square feet in size.
2. The building, accessory buildings, driveways, sidewalk and other paved or graveled areas shall not comprise more than 75% of the square footage of any small lot.
2. All other provisions of this Chapter shall apply to small lots unless inconsistent with this section.

No lot, split or subdivided after January 1, 2010, shall be considered a small lot for purposes of construction under this ordinance. In addition, this small lot exception applies only to lots platted and existing as of January 1, 2010.