

ARTICLE 17 M-2 RESTRICTED INDUSTRIAL

1700 PURPOSE

The purpose of the M-2 Restricted Industrial District is to provide areas for light industrial uses with restricted manufacturing operations.

1701 PERMITTED USES

The following uses are permitted in the M-2 Restricted Industrial District:

Accessory use	Public Service Facility	Telecommunication tower
Day care facility, accessory use only	Recreational Vehicle sales	Testing facility
Landscape business	Research facility	Utility Trailer, equipment sales
Office	Self serve storage facility	Wholesale business

1702 CONDITIONAL USES

The following may be approved by the BZA pursuant to Article 30-Conditional Use:

Distribution Center	Restricted manufacturing	Warehouse
---------------------	--------------------------	-----------

1703 DEVELOPMENT STANDARDS

All buildings, structures, lots and land uses within the M-2 Restricted Industrial District must meet the requirements of Article 22-Supplemental Regulations, Section 2224-Setbacks for Major Roadways, and the following minimum lot and main building setback requirements and standards:

- Front: 40 feet
- Rear: 30 feet
- Side: 15 feet
- Width: 100 feet
- Lot area: 20,000 square feet
- Maximum building height: 45 feet
- Maximum accessory height: 45 feet

Corner lots shall have the required front setback on both street frontages.

1704 TRIP GENERATION

All uses generating 100 or more peak hour trips, consistent with the Institute of Transportation Engineer (ITE) Generation Manual shall submit a Traffic Impact Study. See Article 28-Access Management.

1705 ABUTTING RESIDENTIAL

A. SETBACKS

For main buildings, accessory buildings, parking, or access drives within the M-2 Zoning District and for those M-2 Permitted Uses that are also Permitted Uses within the M-1 and C-2 Zoning Districts, as listed in Sections 1401 and 1601 of this Resolution, the following minimum setbacks shall be provided for parcels abutting a residential use:

	M-1, M-2	C-2
	Permitted Use	Permitted Use
Side:	40 feet	30 feet
Rear:	100 feet	30 feet

B. SCREENING

Both solid privacy fencing and landscape shall be installed along the abutting residential use to effectively shield the higher intense use.

1. Landscape shall be installed on both sides of the privacy fence. See Article 3002-Landscape.
2. Privacy fence shall be eight (8) feet in height or six (6) feet in height when incorporated with a minimum two (2) feet in height mound.

