

Sec. 12-2-9. Industrial land use district.

The regulations in this section shall apply to the light industrial (wholesale and light industry) and heavy industrial zoning districts: M-1 and M-2.

(A) Purpose of district. The industrial land use district is established for the purpose of providing areas for industrial development for a community and regionally oriented service area. The industrial zoning district's regulations are intended to facilitate the manufacturing, warehousing, distribution, wholesaling and other industrial functions of the city and the region. New residential uses are prohibited in the M-2 zoning district. The industrial district regulations are designed to:

- Encourage the formation and continuance of a compatible environment for industries, especially those which require large tracts of land and/or employ large numbers of workers;
- Protect and reserve undeveloped areas which are suitable for industries;
- Discourage development of new residential or other uses capable of adversely affecting or being affected by the industrial character of this district; and
- Provide an opportunity for review by the planning board and approval by the city council for specific uses that may be an environmental nuisance to the community.

(B) Uses permitted:

(1) M-1, light industrial district.

(a) Any use permitted in the C-3 district with the exception of residential uses, unless another residence already exists within the block in which the new residence is proposed.

(b) Outdoor storage and work.

(c) Wholesale business.

(d) Wood, coal, and oil fuel yards, except butane and propane.

(e) Lumber, building material yards.

(f) Furniture manufacture/repair.

(g) Assembly of electrical appliances, instruments, etc.

(h) Welding and metal fabrication, except the fabrication of iron and steel or other metal for structural purposes, such as bridges, buildings, radio and television towers, oil derricks, and sections for ships, boats and barges.

(i) Processing/packaging/distribution.

(j) Canning plants.

(k) Fertilizer storage/sales warehouses.

(l) Ice plant/storage buildings.

(m) Bottling plants.

(n) Stone yard or monument works.

(o) Manufacture:

1. Electrical signs.

2. Drugs, food products.

3. Musical instruments, toys.

4. Pottery.

5. Firearms.

6. Boats.

7. Farm tools, aircraft, automobiles.

(p) Industrial research laboratories.

(q) Community correctional centers.

(r) Adult entertainment establishments subject to the requirements of chapter 7-3 of this Code.

(2) M-2, heavy industrial district.

(a) Any use permitted in the M-1 district.

(b) Any use or the expansion of any use or building not permitted in the preceding district may be permitted upon development plan review by the planning board and city council approval subject to regulations in section 12-2-81.

(C) Regulations. All developments are required to comply with design standards and are encouraged to follow the design guidelines as established in section 12-2-82. Table 12-2.8 describes requirements for the industrial zoning districts.

---