

[Title 19 ZONING](#)

Chapter 19.68 M-2 MANUFACTURING ZONE[19.68.010 Purpose of provisions.](#)[19.68.020 Permitted uses.](#)[19.68.030 Conditional uses.](#)[19.68.040 Lot area.](#)[19.68.050 Lot width and yards.](#)[19.68.060 Coverage restrictions.](#)**19.68.010 Purpose of provisions.**

The purpose of the M-2 zone is to provide areas in the county for heavy industrial uses. (Prior code § 22-30-1)

19.68.020 Permitted uses.

Permitted uses in the M-2 zone include:

- Accessory uses and buildings customarily incidental to permitted uses;
- Agriculture;
- Animal hospital;
- Assembly of medical supplies;
- Bag cleaning;
- Blacksmith shop;
- Blueprinting, photostating and duplicating;
- Boatbuilding;
- Boiler works;
- Bookbinding;
- Bottling works;
- Breweries;
- Carpenter shop; cabinet shop;
- Carpet and rug cleaning and dyeing;
- Cement, mortar, plaster or paving materials central mixing plant;
- Class B beer outlet;
- Coke ovens;
- Construction of buildings to be sold and moved off the premises;
- Dairy;

- Drive-it-yourself agency;
- Dog and cat kennel and/or groomery;
- Egg candling, processing and sales;
- Electric appliance and/or electronic instruments assembling;
- Employment office;
- Express office;
- Feed, cereal or flour mill;
- Forage plant;
- Foundry;
- Gymnasium;
- Honey extraction;
- Ice manufacture and storage;
- Impound lot, provided there is no dismantling or demolition of automobiles or other vehicles conducted on the premises;
- Knitting mill;
- Laboratories;
- Laundry;
- Lithographing, including engraving and photoengraving;
- Machine shop;
- Manufacture, fabrication, assembly, canning, compounding, packaging, processing, treatment, storage and/or maintenance of the following:
 - A. Airplanes and parts; automobiles and parts; alcohol,
 - B. Bakery goods; brass; business machines,
 - C. Candles; candy, cans, cameras and photographic equipment, including film; cast-stone products; celluloid; cement and cinder products; copper; ceramic products; clay products,
 - D. Dyestuffs,
 - E. Electric and neon signs, billboards and/or commercial advertising structures; emery cloth; excelsior,
 - F. Feathers; felt; fiber; fish; food products,
 - G. Glass; glucose; gypsum,
 - H. Hair; hardware,
 - I. Ink; iron,
 - J. Lampblack; linoleum; lime,
 - K. Machinery; malt; matches; meats; musical instruments,
 - L. Novelties,
 - M. Oilcloth; oiled rubber goods; oxygen,
 - N. Paper; paint; pulp; pickles; pottery; plaster; plaster of Paris; plastic,
 - O. Salt; sauerkraut; sheet metal; shellac; shoddy; shoe polish; soap and detergents; soda; starch; steel,
 - P. Terra cotta; tile; toys; turpentine,
 - Q. Varnish; vinegar,
 - R. Yeast;
- Meat products smoking, curing and packing, providing that no objectionable fumes are emitted;
- Metal plating; metal anodizing; metal polishing;
- Monument works;
- Motor vehicles, trailers, bicycles and machinery assembling, painting, upholstering, rebuilding, repairing, rentals, sales, and reconditioning;
- Office, business and/or professional;
- Outdoor chemical toilet rentals;
- Parking lot;
- Printing and newspaper publishing;

- Radio and television transmitting towers;
- Recycling collection center operated within an enclosed building;
- Rent-all store;
- Restaurant;
- Sandblasting;
- Service station;
- Sign-painting shop;
- Tire retreading and/or vulcanizing;
- Transfer company;
- Upholstering, including mattress manufacturing, rebuilding and renovating;
- Used car lot;
- Veterinary;
- Warehouse;
- Weaving;
- Wholesale business.

(Ord. 1169 § 7, 1991; 1986 Recodification; § 1 (part) of Ord. passed 2/1/84; prior code § 22-30-2)

19.68.030 Conditional uses.

Conditional uses in the M-2 zone include:

- Airport;
- Auction;
- Automatic automobile wash;
- Bank;
- Battery manufacture;
- Building material sales yard, including the sale of rock, sand, gravel and the like as an incidental part of the main business;
- Class C beer outlet;
- Coal, fuel and wood yards;
- Contractors' equipment storage yard or plant, or rental of equipment used by contractors;
- Day care/preschool center;
- Drag strip racing;
- Draying, freighting or trucking yard or terminal;
- Electrical contractor;
- Fertilizer and soil conditioner manufacturing, processing and/or sales, providing only nonanimal products and byproducts are used;
- Incinerator, nonaccessory, provided that no objectionable fumes and odors are emitted;
- Junkyard, provided the use is fenced with a visual barrier;
- Lumberyard;
- Manufacture, processing, compounding, packaging, treatment and/or storage of the following products:
 - A. Acetylene gas,
 - B. Pharmaceuticals,
 - C. Toiletries and/or cosmetics;
- Manufacturing, compounding, assembling and treatment of articles of merchandise from the following previously prepared materials: Bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, fish, glass, hair, horn, leather, paper, paint, plastics, precious or semiprecious metals or stones, rubber, shell, straw, textiles, tobacco, wood or yarn;
- Metals crushing for salvage; metals and metal products treatment and processing;
- Oil or lubricating grease compounding;

- Organic disposal site, minimum lot area fifty acres;
 - Package agency;
 - Petroleum refining and storage;
 - Planing mill;
 - Planned unit development;
 - Private school;
 - Public and quasi-public use;
 - Radio and television stations;
 - Railroad yards, shop and/or roundhouse;
 - Rock crusher;
 - Sanitary landfill;
 - Shared parking;
 - Single-family dwelling constructed prior to the passage of the ordinance codified in this section, to be retained on the same lot with another use allowed in the zone;
 - Single-family dwelling constructed prior to the passage of the ordinance codified in this section, to be retained on a separate lot;
 - Uses which follow, provided they are located at least three hundred feet from any zone boundary:
 - A. Animal byproducts plants; offal or dead animal reduction or dumping,
 - B. Blast furnace,
 - C. Fat rendering,
 - D. Garbage,
 - E. Gravel pits; quarries; mines,
 - F. Manufacturing, processing, refining, treatment, distillation, storage or compounding of the following: Acid, ammonia, asphalt, bleaching powder and chlorine, bones, chemicals of an objectionable or dangerous nature, coal or wood, creosote, disinfectants or insecticides, fireworks or explosives, furs, gas, gelatine or size, glue, hides, ore, plastic, tallow, grease or lard, potash, pyroxylin, roofing or waterproofing materials, rubber or guttapercha, tar and wool,
 - G. Ore beneficiation,
 - H. Smelting or refining,
 - I. Steel or iron mill,
 - J. Stockyards.
- (Ord. 1416 § 2 (part), 1998; Ord. 1170 § 5, 1991; Ord. 1058 § 2, 1989; 1986 Recodification; prior code § 22-30-3)

19.68.040 Lot area.

In the M-2 zone:

- A. A single-family dwelling on the same lot with another use(s) allowed in the zone shall occupy a minimum area of five thousand square feet, separated from the other use(s) with a permanent fence.
- B. Single-family dwelling retained on a separate lot from other use(s) shall be a minimum of twenty thousand square feet, exclusive of access rights-of-way;
- C. Other uses: None;
- D. Industrial developments over one acre shall follow the conditional use permit procedure pursuant to Section 19.84.020 of this title. (Prior code § 22-30-4)

19.68.050 Lot width and yards.

In the M-2 zone:

- A. Single-family Dwelling on the Same Lot With Other Uses.

1. The required fence shall constitute the property line for the purpose of yard requirements where an actual property line does not exist.
 2. The minimum side yard shall be five feet and the total width of the two required side yards shall be less than sixteen feet. On corner lots, the side yard which faces on a street shall not be less than twenty feet.
 3. The minimum depth of the rear yard shall not be less than fifteen feet.
 4. The width of the yard at any point shall be equal to or greater than the maximum width of the dwelling plus the required side yards.
- B. Single-family Dwelling Retained on a Separate Lot.**
1. The minimum side yard shall be five feet, and the total width of the two required side yards shall not be less than sixteen feet. On the corner lots, the side yard which faces on a street shall not be less than twenty feet.
 2. The minimum depth of the rear yard shall be fifteen feet.
 3. The minimum depth of the front yard shall be twenty feet.
 4. The minimum width of the lot shall be sixty feet.
 5. Access shall be from a private right-of-way or public street with a minimum width of thirty feet.
- C. Other Uses.** None, except no commercial or industrial building or structure shall be located closer than twenty feet to any street. (Prior code § 22-30-5)

19.68.060 Coverage restrictions.

In the M-2 zone, no building, structure or group of buildings, with their accessory buildings, shall cover more than eighty percent of the area of a lot. (Prior code § 22-30-6)

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