

SECTION 844

"M-2" - GENERAL INDUSTRIAL DISTRICT

The "M-2" General Industrial District is intended to provide for the establishment of industrial uses essential to the development of a balanced economic base.

SECTION 844.1 - USES PERMITTED

The following uses shall be permitted in the "M-2" District. All uses shall be subject to the Property Development Standards in Section 844.5.

(Amended by Ord. 490.174 re-adopted 5-29-79)

- A. All uses permitted in the "M-1" District, Section 843.1.
- B. Baled cotton storage.
- C. Building materials.
- D. Cotton compress.
- E. Used materials yards.
- F. Manufacturing.
 - 1. Automotive:
 - a. Assembly.
 - b. Battery manufacture.
 - c. Body and fender works.
 - d. Rebuilding.
 - 2. Machinery and shop (no punch presses over twenty (20) tons or drop hammers):
 - a. Automatic screw machines.
 - b. Blacksmith shops.
 - 3. Manufacturing, compounding, assembly or treatment of articles or merchandise from the following previously prepared materials:
 - a. Bone.
 - b. Feathers.
 - c. Hair.
 - d. Horns.
 - e. Paints, not employing a boiling process.
 - f. Rubber.
 - 4. Wholesale lumber yards.
 - 5. Meat packing & meat processing, subject to the provisions of Section 855-N.
(Added by Ord. 490.21 adopted 9-14-65)
- G. Microwave relay structures.

SECTION 844.2 - USES PERMITTED SUBJECT TO DIRECTOR REVIEW AND APPROVAL

- A. Automobile and truck sales with incidental repair and service (any repair and service shall be conducted within a completely enclosed building.)
(Added by Ord. T-064-336 adopted 3-06-01)
- B. Bars and cocktail lounges.
(Added by Ord. 490.34 adopted 3-8-67)
- C. Boat Sales
(Added by Ord. T-060-331 adopted 9-22-98)
- D. In areas abutting or across a street from a residential or agricultural district, the following uses are permitted subject to review and approval as provided for in Section 872:
 - 1. Concrete and cement products.
 - 2. Ready-mix concrete.
- E. Motorcycle Shops
(Added by Ord. T-060-331 adopted 9-22-98)
- F. Second caretaker's residence to be occupied by an employee.
(Added by Ord. T-047-316 adopted 1-5-93)

SECTION 844.3 - USES PERMITTED SUBJECT TO CONDITIONAL USE PERMIT

The following uses shall be permitted subject to Conditional Use Permit as provided in Section 873.

- A. Aircraft factories.
- B. Asphalt and asphaltic concrete mixing or batching plants.
- C. Punch press twenty (20) tons or larger.
(Added by Ord. 490.99 adopted 5-28-74)
- D. Petroleum bulk plants, including liquid petroleum gas.
(Added by Ord. 490.99 adopted 6-26-79)
- E. Planned Industrial Developments
(Amended by Ord. T-069-342 adopted 4-23-02)

SECTION 844.4 - USES EXPRESSLY PROHIBITED

The following uses are expressly prohibited in the "M-2" District.

- A. The uses listed in the "M-1" District, Section 843.4, shall apply.

SECTION 844.5 - PROPERTY DEVELOPMENT STANDARDS

The following property development standards and those in Section 855 shall apply to all land and structures in the "M-2" District.

A. The property development standards of the "M-1" District, Section 843.5, shall apply with the following exception:

1. Building Height

None.

SECTION 844.6 - SITE PLAN REVIEW

Before any building or structure is erected on any lot in this District, a site plan shall have been submitted to and approved by the Director, pursuant to the provisions of Section 874.

(Added by Ord. 490.53 adopted 5-13-69)