

ARTICLE 15. M-2 MANUFACTURING

Sec. 1501. Purpose.

M-2 zoning districts are intended to establish and preserve physically and aesthetically desirable areas in which clean, higher intensity manufacturing activities may locate and be protected from the intrusion of incompatible land uses. By having such areas available, both new and existing industries may operate and undertake expansion of facilities with the least possible adverse effect on other types of activities which might be incompatible with manufacturing. The elimination of non-manufacturing activities from M-2 district benefits manufacturing activities by removing some possible obstacles to their smooth operation and expansion.

Sec. 1502. Boundaries of M-2 districts.

The official map (section 2301 of this ordinance) shows the boundaries of all M-2 districts within Pike County. Article 23 also contains additional information concerning interpreting district boundaries, amending boundaries, etc.

Sec. 1503. Permitted uses.

- A. The following principal uses are permitted in M-2 districts:
1. Any M-1 permitted use.
 2. Building material yard with open storage
 3. Newspaper or printing plant.
 4. Bottling plant.
 5. Cold storage, ice plant, or freezer locker.
 6. Dairy plant, ice cream manufacturing.
 7. Fabricating shop such as woodworking, upholstery, or sheet metal shop.
 8. Machine shop.
 9. Plumbing shop, other contractor—Including open storage of materials when located in rear yard.
 10. Printing, publishing, reproducing establishment.
 11. Textile manufacturing plant.
 12. Baking establishment.
 13. Heavy agricultural equipment sales and repair.
 14. Truck terminal.
 15. Gasoline storage terminal.
 16. Tower or antenna meeting the standards and development criteria established in the Pike County Ordinance to Establish Standards for Telecommunications Antennas and Towers, see chapter 113 of the Pike County Code.

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17. Acid manufacture and storage.
 18. Bulk petroleum plant.
 19. Cement, lime, gypsum, or plaster of paris manufacture.
 20. Ceramic products manufacture, limited to use of electric kilns.
 21. Concrete, cement products, or clay products are manufactured.
 22. Feed, grain, or fertilizer manufacture or storage.
 23. Food processing plant.
 24. Foundry or forging plant.
 25. Grain elevator.
 26. Ice manufacturing, including dry ice plant.
 27. Planing or sawmill.
 28. Railroad yard.
 29. Recycling center.
 30. Rock, sand, or gravel distribution or storage.
 31. Tinsmith operation.
 32. Roofing operation.
 33. Local, state, or federal government buildings.
- B. The following principal uses are permitted as special use permits in M-2 districts:
1. Airport, heliport.
 2. Radio or television transmission tower over thirty-five (35) feet high.
 3. Asphalt plants.
 4. Manufacturing activity which may cause noise, vibrations, smoke, gas, fumes, odor, dust, fire hazard, or other objectionable conditions.
 5. Utility substation meeting the following development standards:
 - a. Structures must be placed at least thirty (30) feet from all property lines.
 - b. Structures must be enclosed by a woven wire fence at least eight (8) feet high with bottom of fence either flush with the ground or with a masonry footing.
 - c. No vehicles or equipment may be stored on the lot.
 - d. A buffer, as provided in section 405, must be maintained along the side and rear property lines.
 6. Shooting range, indoor.
 7. All other manufacturing/industrial uses not listed as permitted uses can apply for a special use permit.
- C. The following accessory uses are permitted in M-2 districts:
1. Those determined by the administrative officer to be customarily appurtenant to those uses permitted in this district.
 2. Tower, domestic or antenna, domestic.
 4. Shipping container, used in the normal course of business.
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- 5. Shipping container, temporary.
- 6. Mobile food service unit, no more than 3 consecutive days.
- D. The following accessory uses are permitted as special use permits in M-2 districts:
 - 1. Tower or antenna meeting the standards and development criteria established in the Pike County Ordinance to Establish Standards for Telecommunications Antennas and Towers.
- E. All accessory uses must meet the following standards:
 - 1. They may not be located closer than five (5) feet to any property line.
 - 2. Accessory buildings must be located at least ten (10) feet from the principal building on the lot.
- F. Any use similar or compatible not listed within the permitted uses section will at the discretion of the Zoning Administrator be presented as a special use permit and follow the procedures for a special use permit.

Sec. 1504. Development standards for M-2 districts.

In addition to the development standards contained in Article 4 of this ordinance, the following standards are required within M-2 districts:

A.	<i>Minimum heated floor area for buildings:</i>	None.
B.	<i>Minimum lot area:</i>	
	1. <i>Unsewered areas:</i>	Two (2) acres.
	2. <i>Sewered areas:</i>	One (1) acre.
C.	<i>Minimum lot width at right of way:</i>	One hundred (100) feet.
D.	<i>Minimum front-yard setback:</i>	Seventy (70) feet.
E.	<i>Minimum side-yard setback:</i>	Thirty (30) feet
F.	<i>Minimum rear-yard setback:</i>	Thirty-five (35) feet
G.	<i>Maximum building height:</i>	Three (3) Stories

- H. *Sight distance:* Within thirty (30) feet of the pavement edge, plants cannot be of a type which will exceed a height of thirty (30) inches at maturity and/or a trunk diameter of four (4) inches. There may be some flexibility in regard to the maximum trunk diameter when protected by a guardrail or some other suitable type barrier beyond thirty (30) feet from pavement edge. Almost any type of planted vegetation is permissible.
- I. *Applicability to land and buildings:* No building, structure or land may be used or occupied, and no building or structure or part of a building or structure may be erected, constructed, reconstructed, moved, or structurally altered unless in conformity with all of the regulations specified for the district in which it is located.
- J. *Every use must be on a lot:* No building or structure may be erected or use established unless upon a lot as defined by this ordinance.
- K. *Only one principal building per lot:* Only one (1) principal building and its accessory buildings may be erected on any lot, except for planned developments or as otherwise provided.
- L. *Open space not to be encroached upon:* No open space may be encroached upon or reduced in any manner except in conformity with the yard, setback, off-street parking spaces, and other such required development standards contained in the ordinance. Shrubbery, driveways, retaining walls, fences, curbs, and buffers (see definition in Article 2) are not considered to be encroachments of yards. Open space areas as required by this

ordinance must be permanently maintained as open space in accordance with the requirements of this ordinance.

- M. *Reduction of yards or lot area:* Except as otherwise provided in this ordinance, a lot existing at the time of passage of this ordinance may not be reduced, divided, or changed so as to produce a tract of land which does not comply with the minimum dimension or area requirements of this ordinance for the district in which it is located unless that reduction or division is necessary to provide land which is needed and accepted for public use.
- N. *Lots with multiple frontage:* In the case of a corner lot or double frontage lot, front yard setback requirements apply to all lot lines abutting a street.
- O. *Landlocked lots:* In the case of a landlocked lot (lot without direct access to a public street or road) lawfully existing as of the effective date of this ordinance, the property owner is entitled to one (1) building permit, as long as all of the following requirements are met:
 - 1. No other principal building exists or is being constructed on the property.
 - 2. No other valid building permit has been issued prior to the effective date of this ordinance and is currently valid.
 - 3. The property was and continues to be under single ownership since the effective date of this ordinance.
 - 4. The property owner has acquired a thirty-foot easement to city-, county-, or state-maintained street, and the easement has been duly recorded and made a part of the property deed.
 - 5. In the event the property is divided, no additional permits will be issued.
- P. Flag (panhandle) lots are prohibited in the M-2 zoning district
- Q. *Yards and other spaces:* No part of a yard, other open space, off-street parking, or loading space required for another building may be included as a part of the yard, off-street parking, or loading space required for another building, except as specifically provided for in this ordinance.
- R. *Substandard lots:* Any lot existing at the time of the adoption of this ordinance, which has an area or a width which is less than required by this ordinance, is subject to the following exceptions and modifications:
 - 1. *Single lots:* When a lot has an area or frontage, which does not conform with the requirements of the district in which it is located, but was a lot at the effective date of this ordinance, such a lot may be used for any use allowed in the zoning district in which it is located as long as all other requirements of this ordinance are met.
- S. *Encroachment on public rights-of-way:* No building, structure, service area, required off-street parking, or loading/unloading facility is permitted to encroach on public rights-of-way.
- T. *Physical design standards:* Minimum design standards for driveways, loading areas, and other such physical site improvements are contained in applicable development regulations of Pike County. Consult the administrative officer for specific requirements.
- U. *Off-street parking and service requirements:* Minimum standards for off-street parking and service requirements are contained in the Pike County Standard for Off-Street Parking (Article 27).
- V. *Other applicable development regulations:* Information concerning any other applicable development regulations may be obtained by consulting the administrative officer.
- W. *Signs:* Minimum design and location standards for signs are contained in the Pike County Sign Requirements (Article 25). Consult that article for specific requirements.
- X. *Yards abutting railroads:* Side yards and rear yards are not required adjacent to railroad right-of-way.