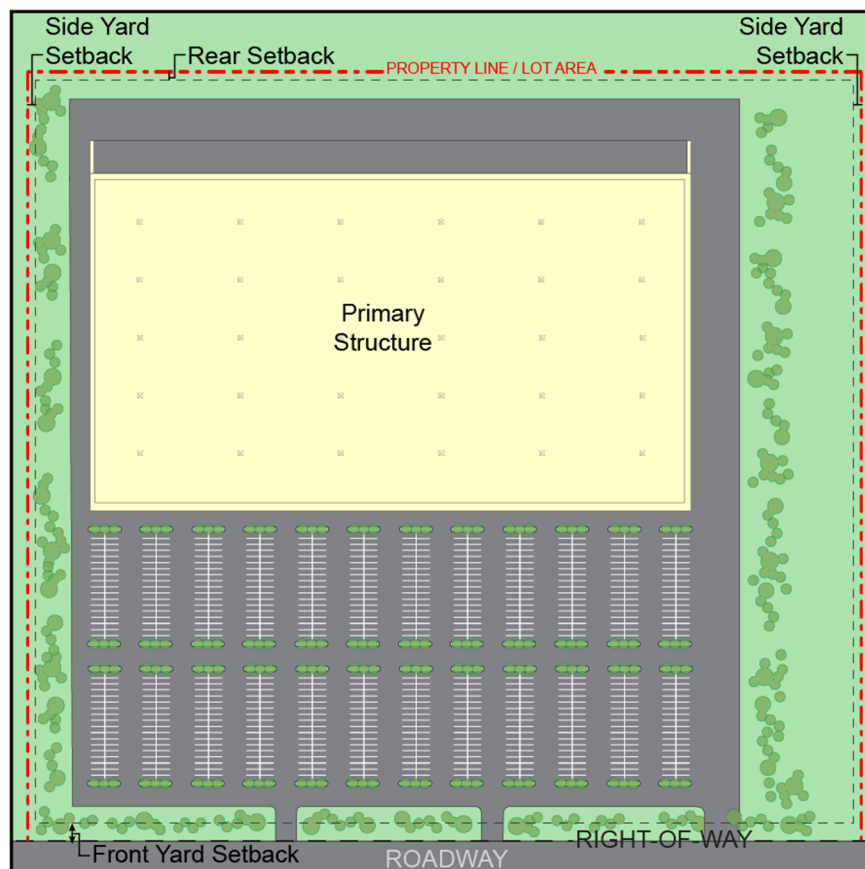




13. HEAVY INDUSTRIAL DISTRICT (M2)

a. Purpose.

The Heavy Industrial District (“M2”) is intended to provide for employment centers for more intense industrial uses that typically generate heavy demands on the transportation system or rail system. No more than 10% of the gross floor area can be dedicated or used for retail and/or showroom activities. These uses may cause odors, dust, noise, and vibrations as well as generate significant amounts of truck and freight traffic. All subdivisions require Subdivision approval (See *Chapter 5, Section C: Exempt Subdivisions*). All new primary structures, accessory structures, and additions require Development Plan Approval (See *Chapter 8, Section D.2: Development Plan Procedures*) and may be subject to Drainage Board approval.



b. **Uses & Development Standards.**

LAND USES – HEAVY INDUSTRIAL DISTRICT (M2)	
PERMITTED USES	SPECIAL EXCEPTION USES
ACCESSORY USES • battery energy storage tier 1 • *fair, festival, and special event, minor • **helipad • solar energy system, personal COMMERCIAL USES • automotive repair • automotive sales, new • automotive sales, used • boat/ farm equipment/ motorcycle/ recreational vehicle sales & repair • funeral home • general retail • mortuary • philanthropic institution • professional/business offices, <u>EXCLUDING</u> clinics al facility, public and private • service-oriented retail INDUSTRIAL USES E. manufacturing, heavy F. manufacturing, light G. mining H. research/development I. storage, non-hazardous J. trucking terminal K. vehicle impound lot L. warehousing/distribution INSTITUTIONAL USES • church or place of worship • fire station • governmental offices • hospital • park, public • park, skate • SCHOOL-Public/Nonpublic/Charter • SCHOOL -trade or business	ACCESSORY USES • *battery energy storage tier 2 • *fair, festival, and special event, major AGRICULTURAL USES • livestock auction stockpen • *solar energy system, commercial COMMERCIAL USES • *adult business/sexually oriented business • auditorium • clinic • mobile office • parking garage/lot, commercial or public • race track • stadium INSTITUTIONAL USES • airport, public and private • bus station • heliport • landfill, public • marina • penal/correctional facility • railroad passenger station • recycling, public • utility facility, public and private • *wireless communication facility • *battery energy storage tier 2

* Indicates use is conditional and specific development standards apply. See Chapter 4: Use Development Standards.

** Permitted in connection with a hospital, fire station, or governmental use only

DEVELOPMENT STANDARDS – HEAVY INDUSTRIAL DISTRICT (M2)

Structure Standards		
Maximum height of structure	Primary structure	100 feet
	Accessory structure	40 feet
Lot Standards		
Minimum lot width		100 feet
Minimum lot area		N/A
Minimum front yard setback	Interstate, expressway, principal arterial	50 feet
	Major collector	
	Minor collector	35 feet or 25 feet in platted subdivision or platted towns
	Local or minor street	
Minimum side yard setback	Primary structure	10 feet
	Accessory structure	
Minimum rear yard setback	Primary structure	
	Accessory structure	
Maximum impervious surface coverage		75%

ADDITIONAL SITE DEVELOPMENT STANDARDS – HEAVY INDUSTRIAL DISTRICT (M2)

The following site development standards may also apply to development in this district.
See Chapter 3: Site Development Standards.

- | | |
|---|--|
| <ul style="list-style-type: none"> • Accessory Structure Standards. • Bufferyard Standards. • Driveway Standards. • Lighting Standards. • Lot and Setback Standards. | <ul style="list-style-type: none"> • Parking and Loading Standards. • Sign Standards. • Storage Standards. • Structure Standards. • Trash Receptacle Standards. |
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