

M-2 GENERAL INDUSTRIAL DISTRICT

STATEMENT OF INTENT

The General Industrial District is intended primarily for heavy manufacturing and closely related uses while providing protection against harmful effects to existing and future uses in other districts.

PERMITTED PRINCIPAL USES AND STRUCTURES

1. Manufacturing and processing, except that certain uses shall be permitted only as special exceptions
2. Lumber yards and building materials sales and storage, concrete products, ready mix plants
3. Contract construction office, maintenance shop or storage yard
4. Railroads and public utilities including storage and maintenance yards
5. Farm implement or truck sales, service and repair
6. Wholesaling and warehousing but not including the bulk storage of anhydrous ammonia fertilizer under pressure, petroleum products under pressure, explosives, or highly volatile chemicals or materials

REQUIRED PARKING

1 space for every 2 employees on the maximum shift, plus 1 space for each company vehicle

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1 parking space for every 300 square feet of sales, service, or office floor space
Loading space (all uses); 1 space per per 10,000 square feet of floor area or fraction thereof

PERMITTED ACCESSORY USES AND STRUCTURES

1. Uses and structures clearly incidental and necessary to the permitted principal uses or structures of this district.
2. Temporary buildings used in conjunction with construction work, provided that such buildings are removed promptly upon completion of the construction work.
3. Dwelling units for watchmen or caretakers employed on the premises provided that an open yard of at least 2,400 square feet is reserved and maintained for use by the occupants.

SPECIAL EXCEPTION USES AND STRUCTURES

Subject to Section 2.15 (2) and the requirements contained herein, the Board of Adjustment may permit the following:

1. The following uses provided that they are not closer than 1,000 feet to any dwelling unit other than that of the owner or operator, or any park, school, church, or place of public assembly; that 1 off-street parking space for every 2 employees and 1 off-street space for each company vehicle is provided:

- A. Chemical plants
- B. Explosives manufacture or storage
- C. Fertilizer manufacturing
- D. Garbage, offal, or dead animal reduction or dumping
- E. Gas manufacture
- F. Refining of petroleum and natural gas and their products
- G. Stockyard or slaughter of animals
- H. Asphalt plants (permanently placed)

2. Sanitary landfills, sanitary transfer stations, sanitary composting facilities, and sanitary recycling operations provided that no such operation shall be located closer than 1,000 feet to any dwelling, park, or school. Such a site shall be restored to a condition compatible with the adjacent area upon the conclusion of the operation.

3. Auto wrecking and junkyards on sites of 5 acres or more provided that the front yard be maintained as an open space free of weeds and debris; and that the site be enclosed with a fence or a suitable landscape planting that will screen the operation from the view of adjacent public streets and places of public assembly, parks, recreation areas and residential properties; and that a minimum of 2 off-street parking space for each employee and 1 off-street space for each vehicle used by the facility be provided.

4. The bulk storage of oils, petroleum, flammable liquids, and chemicals and the wholesale, but not retail, storage and distribution of anhydrous ammonia fertilizer and petroleum products under pressure when stored underground in tanks located no closer to any property line than the greatest depth to the bottom of such tanks or above ground in tanks located at least 150 feet from any property line.

5. Commercial communications stations and towers provided that they are not closer to a dwelling, place of public assembly, or the boundary of the parcel owned or leased for the purpose a distance equal to the height of the tower; that they will not interfere with the operation of any airport or landing strip; and that base screening and camouflage techniques are used unless prohibited by F.A.A. regulations.

The applicant shall show that their site has a relatively low esthetic impact compared to other locations within the area of technical feasibility for the service being provided. No Construction Compliance Certificate shall be issued until evidence is provided that a communication service provider has contracted for space on the tower and that proper access has been approved from the public road system. The Zoning Administrator shall provide direct notification to all landowners within one-half mile of the site.

6. Mining and extraction of minerals or raw materials including necessary processing equipment provided that any such operation shall be located at least 50 feet from the right-of-way line of any public road; that such operation shall not be closer than 50 feet to any dwelling, park or school; that access to a public road shall not cause a real or potential traffic hazard; that 1 off-street parking space for each employee plus 1 off-street space for each company vehicle be provided. In addition, any person seeking a special exception for mining or extraction of minerals or other raw materials shall submit a plan whereby the land so used would be restored by the applicant to a condition compatible with the surrounding area upon the conclusion of the operation.

7. Addition of accessory structures to principal structures devoted to legal nonconforming uses.

| MINIMUM LOT AREA AND WIDTH REQUIREMENTS | | MINIMUM YARD | MAXIMUM HEIGHT |
|--|-------|--------------|----------------------|
| None | Front | 30 feet | 4 stories or 50 feet |
| | | Rear 25 feet | |

| | |
|----------------------------|---------|
| Side | 20 feet |
| Street side, corner lot | 25 feet |

Where adjacent to an operating
railroad, no yard shall be
required along such lot line

PERMITTED SIGNS

1. Temporary signs advertising the sale or lease of the premises not to exceed 24 square feet in area.
2. Billboards and advertising signs, provided that:
 - A. They are not within 250 feet of a highway intersection, highway structure, residence, park, school, cemetery, public or semi-public building.
 - B. They are not within 300 feet of another billboard or advertising sign facing the same direction.
 - C. No billboard or advertising sign shall exceed 750 square feet in area per face or 24 feet in height.
3. Trade, business, or industry identification signs for the firms located on the site provided that:
 - A. Free-standing signs shall not exceed 100 square feet in area or 35 feet in height.
 - B. Signs mounted or painted on the wall of a building shall not cover more than 20 percent of the face of the building on which they are located or 200 square feet, whichever is smaller.
 - C. Signs attached to a building shall not project above the height of the building, or more than 4 feet from the wall of the building and shall not have more than 100 square feet of area.
 - D. Not more than one sign of each category above may be provided for any single use, although each sign may be a double-faced or back-to-back sign.
4. No sign shall be located in, overhang, or projected into a required side or rear yard, but permitted signs may be placed in a required front yard.
5. All signs shall be maintained in a neat, safe, and presentable condition, and in the event their use shall cease, they shall be promptly removed.

SPECIAL REQUIREMENTS

1. Prior to the issuance of a permit for any use in this district, the applicant shall submit plans for water supply and sewage disposal including anticipated water usage, and shall provide satisfactory evidence to the Administrative Officer that such facilities, including sewage lagoons, where needed, are adequate for the proposed development. Water supply and sewage disposal facilities shall be approved by the County and State Health Departments where applicable.

2. Where applicable, proposed uses shall comply with the requirements of the appropriate division of the Iowa Department of Environmental Quality as provided for in Section 455B of the Code of Iowa.

3. In granting special exceptions for uses that pose a potential threat to the health, safety, and well-being of persons or property in that area, the Board of Adjustment shall take into account the location and proximity of existing and proposed residential areas, schools, places of public assembly and any other pertinent factors and shall require that adequate safeguards be taken to minimize the potential danger. In the event adequate safeguards and precautions cannot be met or complied with, the Board of Adjustment shall not grant approval for such use.