

**ARTICLE XIII. M-2, GENERAL MANUFACTURING DISTRICT****Sec. 53-59. STATEMENT OF PURPOSE.**

The intent of the M-2 District is to permit certain industrial uses to locate in desirable areas of the City, which uses are primarily of a manufacturing, assembling, and fabricating character, including large scale or specialized industrial operations requiring good access by road and/or railroad, and needing special sites or public and utility services. Reasonable regulations apply to users in this district to permit the location of industries which will not cause adverse effects on residential and commercial areas in the City.<sup>148</sup>

**Sec. 53-60. PRINCIPAL PERMITTED USES.**

In the M-2 District, no uses shall be permitted, unless otherwise provided in this Ordinance, except the following:

A. All Principal Permitted Uses in the M-I District.

**B. INDUSTRIAL ESTABLISHMENTS.**

1. The assembly and/or manufacture of automobiles, automobile bodies, parts and accessories, cigars and cigarettes, electrical fixtures, batteries and other electrical apparatus, and hardware.
2. Processing, refining, or storage of food and foodstuffs.
3. Breweries, body shops, automotive repair shops, distilleries, machine shops, metal buffing, plastering and polishing shops, millwork, lumber and planking mills, papermills, painting and sheet metal shops, undercoating and rust proofing shops, and welding shops.
4. Automobile body shops, tire vulcanizing and recapping shops.
5. Accessory buildings and uses customarily incidental to the above Permitted Principal Uses, including quarters of a watchman or caretaker.
6. Any other uses similar to any of the above Principal Permitted Uses.

**Sec. 53-61. PERMITTED USES AFTER SPECIAL APPROVAL.**

The following uses may be permitted subject to the conditions hereinafter imposed and subject further to the approval of the City Council after recommendation from the Planning Commission.

- A. All Permitted Uses After Special Approval in the M-I District subject to the terms and conditions imposed therein.

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<sup>148</sup> Ord. 188 eff. Feb. 25, 1981

- B. Open storage yards of construction contractor's equipment and supplies, building materials, sand, gravel, or lumber, subject to the following conditions:
1. Such uses shall be located at least two hundred (200) feet from any residential district.
  2. If it is deemed essential by the Planning Commission to prevent loose materials from blowing into adjacent properties, a fence, tarpaulin, or obscuring wall of dimensions and materials specified by the Planning Commission shall be required around the stored material.
  3. No required yard spaces shall be used for the storage of equipment or material.
- C. Junkyards.
- D. Mining, excavating, or other removal of sand, earth, minerals, or other material naturally found in the earth.

**Sec. 53-62. INDUSTRIAL PERFORMANCE STANDARDS.**

- A. APPLICATION. After the effective date of this Ordinance:
1. Any use established or changed to, and any building, structure, or tract of land developed, constructed, or used for, any permitted or permissible principal or accessory use shall comply with all of the performance standards herein set forth for the district involved.
  2. If any existing use, building or other structure is extended, enlarged, moved, altered, or reconstructed, or any existing use of land is changed or enlarged, the performance standards for the district involved shall apply to such extended, enlarged, moved, altered, or reconstructed building or other structure or portion thereof, and any land use which is changed or enlarged.
- B. NOISE. No operation or activity shall be carried out in the M-2 District which causes or creates measurable noise levels exceeding the maximum sound levels prescribed below in Table 13A, as measured on or beyond the boundary lines of the lot on which such operation or activity is located.

A sound level meter and an octave band analyzer shall be used to measure the intensity and frequency of the sound or noise levels encountered. Sounds of very short duration, which cannot be measured accurately with the sound level meter, shall be measured by an impact noise analyzer, and the measurements so obtained may be permitted to exceed the maximum levels as set forth in Table 13A by no more than six (6) decibels in each octave band. For purposes of this Ordinance, impact noises shall be considered to be those noises whose peak values are more than six (6) decibels higher than the values indicated on the sound level meter.

In addition, sounds of an intermittent nature, or characterized by high frequencies, which the Building Inspector deems to be objectionable in adjacent districts, shall be controlled so as not to generate a nuisance in adjacent districts, even if the decibel measurement does not exceed that specified in the table.

**TABLE I3A**

**MAXIMUM PERMITTED SOUND INTENSITY LEVELS IN  
DECIBELS (Post-1960 Preferred Frequencies)**

Center Frequency (Cycles Per Second)	M-2 District
31.5	81
63.0	79
125.0	73
250.0	68
500.0	62
1,000.0	57
2,000.0	50
4,000.0	43
8,000.0	37

The following uses and activities shall be exempt from the noise level regulations:

1. Noises not directly under the control of the property user.
2. Noises emanating from construction and maintenance activities between 7:00 a.m. and 9:00 p.m.
3. The noises of safety signals, warning devices, and emergency pressure relief valves.
4. Transient noises of moving sources such as automobiles, trucks, airplanes, and railroads.

C. **SMOKE AND PARTICULATE MATTER.** The emission of smoke, dust, dirt, fly ash, or other particulate matter shall in no manner be unclean, destructive, unhealthful, hazardous, or deleterious to the general welfare. Such emission shall be in strict conformance with all applicable State and County health laws pertaining to air pollution and smoke abatement. In addition, the following requirements shall apply:

1. In the M-2 District, the emission of smoke from any chimney, stack, vent, opening, or combustion process shall not exceed a density or equivalent opacity of No.2 on the Ringelmann Chart as published by the United States Bureau of Mines, except that smoke in excess of Ringelmann No.2 but not exceeding Ringelmann No.3 shall be permitted for a total of eight (8)

minutes during anyone (I) hour period when cleaning fires or when building a new fire.

2. In the M-2 District, the rate of emission of particulate matter such as dust, dirt, soot, and fly ash from all sources within the boundaries of any lot shall not exceed a net figure of three (3) pounds per acre of lot area during anyone (I) hour period, after deducting from the gross hourly emission per acre the correction factor set forth in Table 138.

**TABLE 13B**

**ALLOWANCE FOR HEIGHT OF EMISSION\* M-1 DISTRICT**

Height of Emission Above Grade (Feet)	Correction (Pounds Per Hour Per Acre)
50	0.0
100	0.5
150	0.8
200	1.2
300	2.0
400	D.0

Interpolate for intermediate values not shown in table.

3. Determination of the total net rate of emission of particulate matter within the boundaries of any lot shall be made as set forth in this Code.
- D. VIBRATION. In the M-2 District, no activity or operation shall cause or create earth borne vibrations in excess of the displacement values set forth in Table 13C. Vibration displacements shall be measured with a seismograph or accelerometer preferably the former.

For purposes of this Ordinance, steady state vibrations are vibrations which are continuous, or vibrations in discrete impulses more frequent than sixty (60) per minute. Discrete impulses which do not exceed sixty (60) per minute shall be considered impact vibrations.

**TABLE 31C**  
**MAXIMUM PERMITTED VIBRATION, M-2 District**

Frequency (Cycles Per Second)	Steady State Vibrations Maximum Displacement a (Inches)	Impact Vibrations Maximum Displacement a (Inches)	Maximum Displacement b (Inches)
0 to 9	.0020	.0040	.0004
10 to 19	.0010	.0020	.0002
20 to 29	.0006	.0012	.0001
30 to 39	.0004	.0008	.0001
40 to 49	.0003	.0006	.0001
50 and over	.0002	.0004	.0001

a As measured along the nearest adjacent lot line

b As measured on or beyond a residential district boundary line. Between the hours of 7:00 p.m. and 7:00 a.m., all of the above maximum vibration levels, as measured on or beyond a residential district boundary line, shall be reduced to one-half (1/2) of the indicated values.

E. NOXIOUS AND ODOROUS MATTER. In the M-2 District, no activity or operation shall cause, at any time, the discharge of matter across lot lines in such concentrations as to be noxious. The emission of odorous matter in such quantities readily detectable without the use of instruments at any point along 101 lines, when diluted in the ratio of one volume of odorous air to four (4) volumes of clean air, is prohibited.

F. FIRE AND EXPLOSIVE HAZARDS.

1. In an M-2 District, the storage, utilization, or manufacture of solid materials ranging from incombustible to moderate burning is permitted.
2. The storage, utilization, or manufacture of solid materials or products ranging from free or active burning to intense burning is permitted provided that said materials or products shall be stored, utilized, or manufactured within completely enclosed buildings having incombustible exterior walls and protected throughout by an automatic fire extinguishing system.
3. The storage, utilization, or manufacture of flammable liquids or materials which produce flammable or explosive vapors or gases shall be permitted provided the storage and handling of such flammable liquids or materials shall comply with all State rules and regulations as established by the Fire Prevention Act, Act 207, P.A. of 1941, as amended, and with all other applicable City codes and regulations.

G. All other performance standards relative to glare and heat, gases, electromagnetic radiation, and drifting and airborne matter shall be in

conformance with the industrial performance standards of the M-1 District as provided in Section 1203 [15.303].

**Sec. 53-63. COMPLIANCE WITH COUNTY AND STATE REGULATIONS.**

Any use permitted in the M-2 District must also comply with all applicable County and State health and pollution laws and regulations.

**Sec. 53-64. SITE PLAN REVIEW.**

For all uses permitted in an M-2 District, a site plan shall be submitted, and no building permit shall be issued until the City Council has approved the site plan after recommendation from the Planning Commission in accordance with this Code.

**Sec. 53-65. AREA, HEIGHT, BULK, AND PLACEMENT REQUIREMENTS.**

Area, Height, Bulk, and Placement Requirements unless otherwise specified are as provided in the "Schedule of Regulations".

**ARTICLE XIII - A. P-1, OFF-STREET PARKING DISTRICT.**

**Sec. 53-66. INTENT.**

The P-1 Vehicular Parking District is intended to permit the establishment of areas to be used solely for off-street parking of private passenger vehicles as a use incidental to a principal use. This district will generally be provided by petition or request to serve a use district which has developed without adequate off street parking facilities.<sup>149</sup>

**Sec. 53-67. PRINCIPAL USES PERMITTED.**

Premises in such districts shall be used only for an off-street vehicular parking area and shall be developed and maintained subject to such regulations as are hereinafter provided.

**Sec. 53-68. REQUIRED CONDITIONS.**

- A. The parking area shall be accessory to, and for use in connection with one or more businesses, or industrial establishments, located in adjoining business or industrial districts, or in connection with one or more existing professional or institutional office buildings or institutions.
- B. Parking area shall be used solely for parking of private passenger vehicles, for periods of less than 48 hours and shall not be used as an off-street loading area.

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<sup>149</sup> Ord. 283 eff. May 1, 1994.