



July 1, 2025

Lori Roling, Zoning Administrator
Jackson County Zoning Department
201 West Platt Street
Maquoketa, IA 52060

RE: Zoning Ordinance Update – Revised Draft of Section 2.6 M-2 General Industrial District (07-01-25)

Dear Lori,

Attached is the revised draft of Section 2.6 M-2 General Industrial District (07-01-25) for the Zoning Ordinance Update for review and approval by the Zoning Commission at their July 21, 2025 meeting.

Discussion

The M-2 District has been reformatted to use tables and refer to other sections to provide for a more user-friendly layout of regulations and additional resources. Revisions were made as discussed at the Commission's April 21, 2025 meeting and subsequent staff meetings. The attached REDLINE version outlines the proposed changes with commentary, and the CLEAN version shows the resulting restructure. Major updates are as follows:

- Tables are used for Principal, Accessory, Conditional (renamed from Special Exception) Uses and Structures, with proposed land uses revised according to the Matrix of Allowed Uses.
- Parking requirements are moved to Section 2.1.
- Specific regulations for Conditional Uses and Structures as well as Signs are moved to Section 2.9.
- A new section is added for Temporary Uses and Structures for Zoning Administrator approval.
- Development Regulations are moved to a table and expanded in scope and content.
- References are shown for relevant sections of the Zoning Ordinance and other County ordinances; these will become hyperlinks in the online version.

Recommendation

The Commission is asked to review and approve the revised draft of Section 2.5 M-2 General Industrial District (07-01-25), and then to provide direction to staff for moving forward with the proposal. Please let me know if you have any questions. Thank you.

Sincerely,

A handwritten signature in cursive script, reading "Laura Carstens".

Laura Carstens, Senior Planner

Attachments

CHAPTER 2. ZONING DISTRICT REGULATIONS

2.6 M-2 GENERAL INDUSTRIAL DISTRICT

A. Statement of Intent. The M-2 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.

B. ~~Permitted-Allowed~~ Principal Uses and Structures ~~and Required Parking.~~

Table B.1. lists the allowed principal uses and structures in the M-2 District as defined in **Chapter 6**, provided they comply with this Ordinance; applicable county, state, and federal codes; and the specific provisions listed below. Additional Regulations reference related sections in the Zoning Ordinance.

Table B.1. M-2 District Principal Uses and Structures		
Principal Uses and Structures	Required Parking	Additional Regulations
Manufacturing and processing, except that certain uses shall be permitted only as special exceptions conditional uses (see Section 2.6.D.)	1 space for every 2 employees on the maximum shift, plus 1 space for each company vehicle	Ch. 6 Definitions; Section 2.8
Building materials/Lumber yard Lumber yards and building materials sales and storage	1 space for each employee plus 1 space for each company vehicle	Ch. 6 Definitions; Section 2.8
Concrete products	1 space for each employee plus 1 space for each company vehicle	Ch. 6 Definitions; Section 2.8
Ready mix concrete plants	1 space for each employee plus 1 space for each company vehicle	Ch. 6 Definitions; Section 2.8
Contractor construction office, maintenance shop or storage yard		Ch. 6 Definitions; Section 2.8
Farm implement or truck Vehicle sales, service and repair	1 parking space for every 300 square feet of sales, service, or office floor space	Ch. 6 Definitions; Section 2.8
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		Ch. 6 Definitions; Section 2.8
Truck and freight terminals		Ch. 6 Definitions; Section 2.8
Logging, production and storage		Ch. 6 Definitions; Section 2.8
Railroads, public maintenance garage, and public utilities		Ch. 6 Definitions; Section 2.8

Commented [LC1]: Required Parking moved to Section 2.1

Commented [LC2]: Combined Building material sales, distribution, storage with Lumber yard

Commented [LC3]: Part of new Vehicle Sales, Service, and Repair; allow in C-1, M-1, and M-2 as Principal use

Table B.1. M-2 District Principal Uses and Structures		
Principal Uses and Structures	Required Parking	Additional Regulations
utility including equipment and materials storage yard, and maintenance yards and buildings, and administrative or sales office		
Loading space (all uses); 1 space per 10,000 square feet of floor area or fraction thereof		

Commented [LC1]: Required Parking moved to Section 2.1

Commented [LC4]: Not all uses require loading spaces, so this requirement was limited to select uses as shown

Commented [LC5]: Moved into Table B.1.

PERMITTED PRINCIPAL USES AND STRUCTURES **REQUIRED PARKING**

1. Manufacturing and processing, except that certain uses shall be permitted only as special exceptions: 1 space for every 2 employees on the maximum shift, plus 1 space for each company vehicle
2. Lumber yards and building materials sales and storage, concrete products, ready mix plants: 1 space for each employee plus 1 space for each company vehicle
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: 1 parking space for every 300 square feet of sales, service, or office floor space
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: Loading space (all uses); 1 space per 10,000 square feet of floor area or fraction thereof

C. Permitted-Allowed Accessory Uses and Structures.

Table C.1. lists the allowed accessory uses and structures clearly incidental to the allowed principal uses and structures of the M-2 District, as defined in **Chapter 6**, provided they comply with this Ordinance; applicable county, state, and federal codes; and the specific provisions listed below. Additional Regulations reference related sections in the Zoning Ordinance.

Table C.1. M-2 District Accessory Uses and Structures		
Accessory Uses and Structures	Required Parking	Additional Regulations
Uses and structures clearly incidental and necessary to the permitted principal uses or structures of this district.		Ch. 6 Definitions; Section 2.8
Storage buildings in conjunction with an allowed principal use or structure of this district.		Ch. 6 Definitions; Section 2.8
Temporary buildings used in conjunction with construction work,		

Commented [LC6]: Required Parking moved to Section 2.1

Table C.1. M-2 District Accessory Uses and Structures

Accessory Uses and Structures	Required Parking	Additional Regulations
provided that such buildings are removed promptly upon completion of the construction work.		
Dwelling units for watchmen or caretakers owners or persons employed on the premises; each unit provided that with an open yard of at least 2,400 square feet is reserved and maintained for use by the occupants.		Ch. 6 Definitions; Section 2.8
Consumer-scale solar array: building mounted or freestanding		Ch. 6 Definitions; Section 2.8
Wind energy conversion system: non-commercial		Ch. 6 Definitions; Section 2.8

Commented [LC6]: Required Parking moved to Section 2.1

Commented [LC7]: Moved to Section 2.6.E. below

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.~~

Commented [LC8]: Moved to Table C.1.

D. Allowed ~~Special Exception~~ Conditional Uses and Structures.

Table D.1. lists the allowed conditional uses and structures in the M-2 District as defined in Chapter 6, provided they comply with this Ordinance; applicable county, state, and federal codes; and the specific provisions listed below. These uses and structures shall comply with M-2 District development regulations in Section 2.6.F unless specified otherwise in their specific conditions for approval listed in Section 2.9. Subject to Section 2.15 (2) 4.5 and the requirements contained herein, the Board of Adjustment may issue a Conditional Use Permit for the following:

Table D.1. M-2 District Conditional Uses and Structures

Conditional Uses and Structures	Required Parking	Additional Regulations
Restricted manufacturing and processing <u>uses</u> industries: Chemical plant; Explosives manufacture or storage; Fertilizer manufacturing; Garbage, offal, or dead animal reduction or dumping; Gas manufacture; Refining of petroleum and natural gas and their products; Stockyard (as principal use) or	1 off street parking space for every 2 employees 1 off street parking space for each company vehicle be provided.	Ch. 6 Definitions; Section 2.9; Section 4.5

Commented [LC9]: Required Parking moved to Section 2.1

Table D.1. M-2 District Conditional Uses and Structures		
Conditional Uses and Structures	Required Parking	Additional Regulations
Slaughterhouse; Asphalt plant (permanently placed)		
Solid waste facility		Ch. 6 Definitions; Section 2.9; Section 4.5
Auto wrecking and junkyard	A minimum of 2 off-street parking space for each employee and 1 off-street parking space for each vehicle used by the facility be provided.	Ch. 6 Definitions; Section 2.9; Section 4.5
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		Ch. 6 Definitions; Section 2.9; Section 4.5
Commercial communications (cell) stations and towers, new and existing		Ch. 6 Definitions; Section 2.9; Section 4.5
Mining and extraction of minerals or raw materials	1 off-street parking space for each employee plus 1 off-street space for each company vehicle be provided.	Ch. 6 Definitions; Section 2.9; Section 4.5
Solar Energy System: consumer-scale, freestanding		Ch. 6 Definitions; Section 2.9; Section 4.5
Wind energy conversion system: commercial		Ch. 6 Definitions; Section 2.9; Section 4.5
Addition of accessory structures to principal structures devoted to legal nonconforming uses.		Ch. 6 Definitions; Section 2.9; Section 4.5

Commented [LC9]: Required Parking moved to Section 2.1

SPECIAL EXCEPTION USES AND STRUCTURES

1. The following restricted manufacturing and processing ~~uses~~ businesses provided that:
 - a. ~~No such operation shall be located~~ They are not closer than one thousand (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.
 - b. ~~that One (1) off-street parking space for every per two (2) employees on the maximum shift, and plus one (1) off-street parking space for each per company vehicle, plus one (1) loading space per 10,000 square feet of floor area is be provided.~~
 - i. Chemical plants
 - ii. Explosives manufacture or storage
 - iii. Fertilizer manufacturing
 - iv. Garbage, offal, or dead animal reduction or dumping
 - v. Gas manufacture

- vi. Refining of petroleum and natural gas and their products
 - vii. Stockyard (as principal use) or slaughter house of animals
 - viii. Asphalt plants (permanently placed)
2. ~~Sanitary landfills, sanitary transfer stations, sanitary composting facilities, and sanitary recycling operations~~ **Solid waste facility** provided that:
- a. No such operation shall be located closer than one thousand (1,000) feet to any dwelling, park or school.
 - ~~a-b.~~ One (1) off-street parking space per two (2) employees plus one (1) off-street parking space per company vehicle be provided.
 - ~~b-c.~~ Such 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:
- a. The site shall be a minimum of five (5) acres.
 - ~~a-b.~~ The front yard shall be maintained as an open space free of weeds and debris; and
 - ~~b-c.~~ that The site shall 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
 - ~~c-d.~~ that A minimum of two (2) off-street parking space for each employee and one (1) off-street parking 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** provided that:
- a. 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.
 - b. No such operation shall be located closer than one thousand (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.
 - c. It is located so that prevailing winds will not cause gases or odors to create a nuisance or hazard for developed properties in the vicinity
 - e. One (1) off-street parking space per two (2) employees on the maximum shift, plus one (1) off-street parking space per company vehicle, plus one (1) loading space per 10,000 square feet of floor area be provided.
4. **Commercial communications (cell) stations and towers, new and existing,** provided that:
- a. 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 one and a half (1.5) times the height of the tower; and
 - ~~b.~~ They will not interfere with the operation of any airport or landing strip; and
 - ~~c.~~ That Base screening and camouflage techniques are used unless prohibited by F.A.A. regulations.
 - d. The maximum total height of the tower shall be four-hundred (400) feet above average ground level (AGL).

Commented [LC10]: These conditions match M-1 district

- e. Towers and transmission equipment shall not be illuminated unless required to conform to Federal Communications Commission (FCC), FAA, or other State or federal requirements. If lighting is required, the lighting alternative or design chosen must cause the least disturbance to surrounding views and/or surrounding properties. Security lighting may be provided around the base of a tower if zero cut-off luminaries with a maximum mounting height of 12 feet are used to limit lighting to the tower site. Aircraft detection lighting system (ADLS) may be provided unless prohibited by FAA regulations.
- f. The Discontinuation, Catastrophic Failure, and Decommissioning regulations in the Jackson County WECS Ordinance #314 shall apply to new station and tower sites.
- g. The Zoning Administrator shall provide direct notification to all landowners within one (1) mile of the of the property lines of the cell station and/or tower sites.
- h. Review by the Board of Adjustment shall comply with the Iowa Code 8C Iowa Cell Siting Act.
- i. The Board of Adjustment may approve a tower over the height of four-hundred (400) feet above AGL upon a showing of good cause and with FCC and FAA approval if required.
- ~~e.i.~~ 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.

5. **Mining and extraction of minerals or raw materials** including necessary processing equipment provided that:

- a. Any such operation shall be located at least fifty (50) feet from the right-of-way line of any public road;
- b. ~~that~~ Such operation shall not be closer than fifty (50) feet to any dwelling, park or school;
- c. ~~that~~ Access to a public road shall not cause a real or potential traffic hazard;
- d. ~~that~~ One 1 off-street parking space ~~for each~~ per employee plus 1 off-street space ~~for each~~ per company vehicle be provided.
- e. ~~in addition, any person seeking a special exception for mining or extraction of minerals or other raw materials~~ The applicant shall submit a plan whereby the land so used would be restored by the applicant to a condition compatible with the surrounding area upon conclusion of the operation.

6. **Solar Energy System: consumer-scale, freestanding** in accordance with:

- a. The Development Regulations for principal uses and structures in the underlying zoning district set forth in Chapter 2. Zoning District Regulations.
- b. The provisions set forth in Sections 2.8 Supplemental Regulations, 2.9 Application of District Regulations, and 2.10 Nonconformities.

7. **Wind energy conversion system: Commercial** in accordance with the regulations for the placement of Wind Energy Conversion Systems (WECS) and substations on property located in the unincorporated areas of Jackson County are set for in Jackson County Ordinance #314.

~~6.8.~~ **Addition of accessory structures to principal structures devoted to legal nonconforming uses.**

E. **Temporary Uses and Structures Allowed by the Zoning Administrator.** The following temporary uses and structures in the M-2 District as defined in **Chapter 6**, may be allowed by the Zoning Administrator, provided they comply with this Ordinance and the specific provisions listed below.

1. **Temporary buildings** used in conjunction with construction work, provided that:

Commented [LC11]: List of uses and parking requirements moved to Table D.1 and conditions moved to Section 2.9 CUPs

Table F.1. M-2 District Development Regulations							
Type of Uses and Structures	Minimum Lot		Minimum Yard Requirements				Maximum Height
	Area	Width	Front	Rear	Side	Street side, corner lot	
<u>Note 2. Served by private well and septic system.</u>							
<u>Note 3. Served by community or municipal water supply and sewage disposal systems.</u>							
<u>Where adjacent to an operating railroad, no yard shall be required along such lot line</u>							

Commented [LC15]: Recommend deletion. If railroad ceases operation, setbacks would be required.

MINIMUM LOT AREA AND WIDTH MINIMUM YARD REQUIREMENTS 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

Commented [LC16]: Moved to Table F.1.

G. ~~Permitted~~ Allowed Signs. The following sign regulations shall be met for all principal, accessory, conditional, and temporary uses and structures in the M-2 District unless specified otherwise in this Ordinance in accordance with **Section 2.9**.

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 project 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.

Commented [LC17]: Moved to Section 2.9

H. Required Off-Street Parking and Loading Spaces. The required off-street parking and loading spaces shall be met for all principal, accessory, conditional, and temporary uses and structures in the M-2 District unless specified otherwise in this Ordinance in accordance with **Section 2.1** and **Section 2.8**.

Special Requirements.

1. ~~1.~~ Requirements for Issuance of Permit.

a. Prior to the issuance of a **Zoning** 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 **Zoning** Administrator that such facilities, including sewage lagoons, where needed, are adequate for the proposed development.

a-b. ~~No Construction Compliance Certificate shall be issued until evidence is provided that the~~ water supply and sewage disposal facilities shall be approved by the County and/or State Health Departments where applicable.

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

3. Location and Proximity Considerations.

a. In granting special exceptions for uses which 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~~ **consider** 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.

a-b. In the event adequate safeguards and precautions cannot be met or complied with, the Board of Adjustment shall not grant approval for such use.

Commented [LC18]: Moved to Section 2.9 CUPs

CHAPTER 2. ZONING DISTRICT REGULATIONS

2.6 M-2 GENERAL INDUSTRIAL DISTRICT

A. Statement of Intent. The M-2 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.

B. Allowed Principal Uses and Structures.

Table B.1. lists the allowed principal uses and structures in the M-2 District as defined in Chapter 6, provided they comply with this Ordinance; applicable county, state, and federal codes; and the specific provisions listed below. Additional Regulations reference related sections in the Zoning Ordinance.

Table B.1. M-2 District Principal Uses and Structures	
Principal Uses and Structures	Additional Regulations
Manufacturing and processing, except that certain uses shall be permitted only as conditional uses (see Section 2.6.D.)	Ch. 6 Definitions; Section 2.8
Building materials/Lumber yard	Ch. 6 Definitions; Section 2.8
Concrete products	Ch. 6 Definitions; Section 2.8
Ready mix concrete plant	Ch. 6 Definitions; Section 2.8
Contractor construction office, maintenance shop or storage yard	Ch. 6 Definitions; Section 2.8
Vehicle sales, service and repair	Ch. 6 Definitions; Section 2.8
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	Ch. 6 Definitions; Section 2.8
Truck and freight terminals	Ch. 6 Definitions; Section 2.8
Logging, production and storage	Ch. 6 Definitions; Section 2.8
Railroad, public maintenance garage, and public utility including equipment and materials storage yard, maintenance yard and buildings, and administrative or sales office	Ch. 6 Definitions; Section 2.8

C. Allowed Accessory Uses and Structures.

Table C.1. lists the allowed accessory uses and structures clearly incidental to the allowed principal uses and structures of the M-2 District, as defined in Chapter 6, provided they comply with this Ordinance; applicable county, state, and federal codes; and the specific provisions listed below. Additional Regulations reference related sections in the Zoning Ordinance.

Table C.1. M-2 District Accessory Uses and Structures	
Accessory Uses and Structures	Additional Regulations
Uses and structures clearly incidental and necessary to the permitted principal uses or structures of this district.	Ch. 6 Definitions; Section 2.8
Storage buildings in conjunction with an allowed principal use or structure of this district.	Ch. 6 Definitions; Section 2.8

Table C.1. M-2 District Accessory Uses and Structures	
Accessory Uses and Structures	Additional Regulations
Dwelling units for owners or persons employed on the premises; each unit provided with an open yard of at least 2,400 square feet	Ch. 6 Definitions; Section 2.8
Consumer-scale solar array: building mounted or freestanding	Ch. 6 Definitions; Section 2.8
Wind energy conversion system: non-commercial	Ch. 6 Definitions; Section 2.8

D. Allowed Conditional Uses and Structures.

Table D.1. lists the allowed conditional uses and structures in the M-2 District as defined in Chapter 6, provided they comply with this Ordinance; applicable county, state, and federal codes; and the specific provisions listed below. These uses and structures shall comply with M-2 District development regulations in Section 2.6.F unless specified otherwise in their specific conditions for approval listed in Section 2.9. Subject to Section 4.5 and the requirements contained herein, the Board of Adjustment may issue a Conditional Use Permit for the following:

Table D.1. M-2 District Conditional Uses and Structures	
Conditional Uses and Structures	Additional Regulations
Restricted manufacturing and processing industries: Chemical plant; Explosives manufacture or storage; Fertilizer manufacturing; Garbage, offal, or dead animal reduction or dumping; Gas manufacture; Refining of petroleum and natural gas and their products; Stockyard (as principal use) or Slaughterhouse; Asphalt plant (permanently placed)	Ch. 6 Definitions; Section 2.9; Section 4.5
Solid waste facility	Ch. 6 Definitions; Section 2.9; Section 4.5
Auto wrecking and junkyard	Ch. 6 Definitions; Section 2.9; Section 4.5
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	Ch. 6 Definitions; Section 2.9; Section 4.5
Commercial communications (cell) station and tower, new and existing	Ch. 6 Definitions; Section 2.9; Section 4.5
Mining and extraction of minerals or raw materials	Ch. 6 Definitions; Section 2.9; Section 4.5
Solar Energy System: consumer-scale, freestanding	Ch. 6 Definitions; Section 2.9; Section 4.5
Wind energy conversion system: commercial	Ch. 6 Definitions; Section 2.9; Section 4.5
Addition of accessory structure to principal structure devoted to legal nonconforming use	Ch. 6 Definitions; Section 2.9; Section 4.5

E. Temporary Uses and Structures Allowed by the Zoning Administrator. The following temporary uses and structures in the M-2 District as defined in Chapter 6, may be allowed by the Zoning Administrator, provided they comply with this Ordinance and the specific provisions listed below.

1. **Temporary buildings** used in conjunction with construction work, provided that such buildings are removed promptly upon completion of the construction work.
2. **Temporary concrete plants**, provided that the area be restored to a suitable condition free of refuse and debris.
3. **Temporary permits for the location of car crushers** or similar equipment used in the processing, removal or disposal of junk provided that:
 - a. Such permit may be granted not to exceed sixty (60) days for the purpose of facilitating the removal of junk from nonconforming junkyards, but shall not be granted for the purpose of establishing new junkyards or serve as a basis for the permanent expansion of nonconforming junkyards.
 - b. In considering such permit, the Zoning Administrator shall determine the positive and negative effects on the environment anticipated both during and after the conclusion of such operation.
 - c. Upon a showing of good cause, the Zoning Administrator may grant an extension not to exceed thirty (30) days.

F. Development Regulations.

Table F.1. lists the development regulations that shall be met for all principal, accessory, conditional, and temporary uses and structures in the M-2 District unless specified otherwise in this Ordinance.

Table F.1. M-2 District Development Regulations							
Type of Uses and Structures	Minimum Lot		Minimum Yard Requirements				Maximum Height
	Area	Width	Front	Rear	Side	Street side, corner lot	
Principal Uses and Structures							
All	See Note 1		30 feet	25 feet	20 feet	25 feet	4 stories or 50 feet
Accessory Uses and Structures							
Dwelling unit (see Note 2)	20,000 square feet	100 feet	30 feet	35 feet	10 feet	25 feet	2.5 stories or 35 feet
Dwelling unit (see Note 3)	12,000 square feet	80 feet	30 feet	35 feet	10 feet	25 feet	2.5 stories or 35 feet
All others	See Note 1		30 feet	25 feet	20 feet	25 feet	4 stories or 50 feet
Conditional Uses and Structures							
All	See Note 1		30 feet	25 feet	20 feet	25 feet	4 stories or 50 feet
Temporary Uses and Structures							
All	See Note 1		As per Zoning Administrator				
Note 1. Minimum lot area and width may be required by the County Health Department to provide adequate sewage disposal facilities.							
Note 2. Served by private well and septic system.							
Note 3. Served by community or municipal water supply and sewage disposal systems.							

- G. Allowed Signs.** The following sign regulations shall be met for all principal, accessory, conditional, and temporary uses and structures in the M-2 District unless specified otherwise in this Ordinance in accordance with [Section 2.9](#).
- H. Required Off-Street Parking and Loading Spaces.** The required off-street parking and loading spaces shall be met for all principal, accessory, conditional, and temporary uses and structures in the M-2 District unless specified otherwise in this Ordinance in accordance with [Section 2.1](#) and [Section 2.8](#).