

- CODE OF THE COUNTY  
Chapter 25 - ZONING  
ARTICLE III. - DISTRICT REGULATIONS  
DIVISION 11. INDUSTRIAL DISTRICT (M-2)—HEAVY INDUSTRY

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*DIVISION 11. INDUSTRIAL DISTRICT (M-2)—HEAVY INDUSTRY<sup>1</sup>*

**Sec. 25-371. Purpose.**

This district is established to provide locations for larger scale manufacturing, processing and warehousing operations which may require extensive community facilities and access to transportation facilities, which may have open storage and service areas and which may generate heavy truck traffic. These districts may be established by amendment to the zoning map to permit industries which have a public nuisance potential and will, therefore, be subject to intensive review for locational impact on surrounding land uses and environment. These districts may be established in areas that are served by major highways, rail or air service, or secondary roads improved to state standards; that are either served by public water and sewer or meet requirements of the local office of the State Health Department; and that are clearly suitable for intended uses with regard to physical characteristics and relationship to surrounding development. This district is designed to encompass heavy manufacturing with large outside storage, warehousing, and large product display areas.

(Ord. of 5-25-88)

**Sec. 25-372. Permitted uses.**

Within the Heavy Industry Industrial District (M-2), the following uses are permitted:

Accessory uses.

Abrasives manufacturing.

Agricultural warehouses.

Aircraft manufacturing.

Animal fats, oils manufacturing.

Apparel manufacturing.

Appliances manufacturing, small household type.

Appliances manufacturing, large household type.

Appliances manufacturing, industrial/commercial type.

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<sup>1</sup>Editor's note(s)—The Franklin County Comprehensive Plan includes a section to guide the county on zoning applications in industrial areas. This section, entitled "Environmental Land Use Considerations and Standards," is found on pages 9-42 and 9-43 of the originally adopted Plan of 1985.

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Arenas.  
Asphalt mixing.  
Auditoriums.  
Automobiles manufacturing.  
Batteries manufacturing.  
Blast furnaces, iron and steel works.  
Block manufacturing.  
Boiler manufacturing.  
Brick manufacturing.  
Building materials manufacturing.  
Cabinet shops.  
Cement, concrete mixing.  
Chemicals manufacturing.  
Cut stone operations.  
Coal, coke storage yards.  
Conservation areas, public and private.  
Construction equipment manufacturing.  
Distilling liquors (licensed).  
Dry cleaning, industrial.  
Electrical machinery, equipment manufacturing.  
Electric transformers, private.  
Electric power generation, private.  
Emery cloth manufacturing.  
Emergency service facilities—Fire, rescue.  
Farm equipment manufacturing.  
Feed lots.  
Feed mill.  
Feed and seed processing.  
Flooring manufacturing.  
Floor covering manufacturing.  
Furniture and cabinet manufacturing.

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Furniture fixtures manufacturing.  
Fur dressing, dyeing.  
Fur products manufacturing.  
Garages, commercial for autos, recreational vehicles, motorcycles, trucks.  
Glass, clay products manufacturing.  
Greenhouses, nurseries (retail/wholesale).  
Gypsum products manufacturing.  
Homes, modular type, manufacturing.  
Iron and steel foundries.  
Kennels.  
Leather tanning operations.  
Lime, lime products, manufacturing.  
Linoleum manufacturing.  
Livestock markets.  
Lumber, wood products, manufacturing.  
Machine shop, with punch presses.  
Meat processing, not slaughterhouse.  
Metal works, fabricators.  
Microwave transmission tower.  
Milk stations.  
Metal stamping.  
Mobile homes manufacturing.  
Monumental stone works.  
Motors, motor parts, manufacturing.  
Non-ferrous foundry.  
Offices, professional.  
Off-street parking.  
Outdoor displays on business properties.  
Paint manufacturing.  
Paperboard manufacturing.  
Paperboard manufacturing, raw product.

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Parking facilities, commercial.

Permanent chipping mill.

Permanent planing mill.

Permanent sawmill.

Plaster manufacturing.

Plastics manufacturing.

Portable and temporary chipping mill.

Portable and temporary planing mill.

Portable and temporary sawmill.

Pottery products manufacturing.

Publishing house, printing firms.

Public garages.

Public utilities, including substations, power generation, water and sewer plants for treatment.

Public utilities structures, towers.

Public facilities, offices, storage yards.

Pulpwood storage and processing.

Raceways.

Radio and TV stations.

Railroad facilities.

Roads, streets, right-of-ways, easements.

Rubber, rubber products manufacturing.

Sand and gravel operations.

Science, technology, research facilities.

Security man's house.

Sewage disposal systems manufacturing.

Seed oil milling.

Sheet metal manufacturing.

Signs.

Slaughterhouses.

Small cell and micro-wireless facilities, subject to the requirements of section 25-128(d).

Smelting operations.

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Soap manufacturing.

Solar Generation Facility, Small, (see section 25-148).

Soybean milling.

Stadiums.

Steam generation.

Telephone exchanges, manned and unmanned.

Temporary construction facilities, subject to the requirements of section 25-129.

Temporary events, subject to the requirements of section 25-134.

Tires manufacturing, recycling.

Tool and die works.

Transportation manufacturing, large equipment.

Transportation facilities, terminal.

Trucking facilities, terminal.

Truck stops.

Vegetable oil milling.

Veterinary clinic, hospital.

Water systems.

Wine, spirits production (licensed).

Wood preserving operations.

Wood storage.

(Ord. of 5-25-88; Res. No. 13-02-2002, 2-19-02; Ord. of 2-15-05(4); Res. No. 26-05-2008, 5-20-08; Ord. No. 16-12-2019 , 1-8-20; Ord. No. 20-07-2022 , 7-21-22)

### **Sec. 25-373. Special use permits.**

The following uses shall be permitted only by special use permit approved by the board of supervisors:

Abattoirs (rendering plants).

Acetylene manufacturing.

Acid manufacturing.

Automobile, vehicle graveyards.

Canning.

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Carnivals, circuses, fairs and other events lasting more than ninety-six (96) hours but less than four (4) months.

Crushed stone operations.

Curing food.

Demolisher.

Electric transmission (private).

Electric towers (private).

Fertilizer mill.

Feed and grain storage.

Flour milling.

Food products manufacturing.

Frozen food products manufacturing.

Fruit processing.

Gasoline stations.

Gasoline storage (bulk).

Grain milling.

Greenboxes.

Heliports, airports, landing strip (intensive use), landing strip (recreational use)—(See section 25-112).

Incineration of animals, garbage, wastes (nonradioactive).

Junkyards, salvage yards.

Landfills, nonhazardous, nonradioactive materials and approved by the State Health Department.

LP gas, natural gas storage.

Malt products manufacturing.

Matches manufacturing.

Milk bottling.

Milk, dairy products manufacturing.

Mining (conforming to state regulations).

Off-site mass drainfields (See section 25-144).

Off-site wells, water tanks, and/or water systems (see section 25-145).

Oil, gas transmission facility.

Ordinance (explosives) manufacturing.

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Petroleum, petroleum by products refining, processing, storage.

Poultry processing, packaging.

Quarrying (conforming to state regulations).

Roasted coffee, tea products.

Radio and TV towers.

Radio and TV transmission/transmitters.

Salvage yards.

Self-service storage facility.

Solar Generation Facility, Large, (see section 25-147).

Spice processing, packaging.

Sugar processing, packaging.

Wind energy facilities; small system (See section 25-128(c)).

Wind energy facilities; large system (See section 25-128(c)).

Wind energy facilities; utility scale system (See section 25-128(c)).

(Ord. of 5-25-88; Res. No. 24-11-92, 11-17-92; Res. No. 21-12-95, 12-19-95; Res. No. 26-09-99, 9-21-99; Res. No. 13-02-2002, 2-19-02; Ord. of 2-15-05(4); Res. No. 26-05-2008, 5-20-08; Res. No. 5-05-2009, 5-19-09; Ord. No. 20-07-2022 , 7-21-22)

#### **Sec. 25-374. Special performance standards.**

This section is reserved for future use. See section 25-90.

(Ord. of 5-25-88)

#### **Sec. 25-375. Area regulations.**

Notwithstanding any definitive area requirement herein, the minimum permitted size of any commercial district or commercial lot, parcel or tract shall be subject to approval by the local department of health.

(Ord. of 5-25-88)

#### **Sec. 25-376. Maximum height of buildings.**

- (a) The maximum height of buildings in this district shall be forty (40) feet.
- (b) Belfries, cupolas, chimneys, flues, flagpoles, television antennae, radio aerials, silos and water tanks are exempted.

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- (c) Any building or structure shall be constructed, erected, installed, maintained and shall be of an approved type in accordance with the provisions of the BOCA Basic Building Code, as amended, and the Fire Prevention Code.

(Ord. of 5-25-88)

Cross reference(s)—Building regulations, Ch. 5; fire prevention and protection, § 8-11 et seq.

**Sec. 25-377. Minimum dimensions.**

- (a) *Front setback.* Setback from the nearest point of the house or principal structure (including porches, stoops or any accessory buildings) shall be thirty-five (35) feet from the edge of right-of-way.
- (b) *Side setback.* No side setback is required except that no building, structure, accessory use or outdoor storage area shall be located closer than fifty (50) feet from any type of residential use or living quarters nor residential district boundary.
- (c) *Rear setback.* No rear setback is required except that no building, structure, accessory use or outdoor storage area shall be located closer than fifty (50) feet from any type of residential use or living quarters nor residential district boundary.

(Ord. of 5-25-88)

**Sec. 25-378. Maximum floor area.**

Not regulated.

(Ord. of 5-25-88)

**Sec. 25-379. Minimum off-street parking space.**

See the regulations for minimum off-street parking space.

(Ord. of 5-25-88)

**Sec. 25-380. Open space requirements.**

A minimum landscaped area on any lot shall not be less than one-tenth the area of the lot. This area shall be used to enhance the lot's appearance. The board of supervisors may require ornamental landscaping along street frontages.

(Ord. of 5-25-88)

**Sec. 25-381. Minimum loading space.**

See the regulations governing minimum loading space.

(Ord. of 5-25-88)



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**Sec. 25-382. Reserved.**

**Sec. 25-383. Other regulations.**

Site plans are required for all uses prior to issuance of building permit and zoning permit.  
(Ord. of 5-25-88)

**Secs. 25-384—25-389. Reserved.**