

DIVISION 15.

INDUSTRIAL DISTRICT M-2

Sec. 25-341. Purpose.

The intent of Industrial District M-2 is to establish and preserve areas for industrial and related uses of such a nature that they require isolation from many other types of land uses because of traffic or nuisance factors, such as noise, glare, smoke, dust or odor. This district, and additions to existing districts, should be in proximity to other existing and/or planned commercial, industrial and institutional land use activities with utilities and superior road access.

(Res. of 1-1-02, § 2-1501)

Sec. 25-342. Permitted uses.

The following uses are permitted by right, subject to compliance with all other requirements of this chapter, and all other applicable regulations.

- (1) Manufacture, processing, fabrication and/or assembly of products having characteristics similar to but not limited to: scientific and precision instruments, photographic equipment, communication, computation equipment, drugs, medicines, pharmaceutical, household appliances, musical instruments, toys, novelties, sporting goods and athletic goods, boats, rubber and metal stamps, die-cut paperboard and cardboard, glass products made of purchased glass, pottery and ceramic products using only previously pulverized clay, electric lighting and wiring equipment, service industry machines, lithographic and printing processes, industrial controls, radio, consumer electronics and TV receiving, bags and containers, sanitary paper products, optical goods, electrical machinery, mobile homes, prefabricated and modular housing and components, dairy products, feed and grain, baked and confectioners goods, farm machinery, fruit and vegetable processing, canning, storage.
- (2) Sawmills and planing mills.
- (3) Contractor's equipment storage or yard, or rental of equipment used by contractors, including well drilling operations.
- (4) Beverage processors, bottlers and distributors.
- (5) Blacksmith shop, welding or machine shop, excluding punch presses exceeding forty-ton rated capacity, and drop hammers.
- (6) Manufacture, compounding, processing, packaging or treatment of articles (of sizes less than four hundred (400) cubic feet) or merchandise from the following previously prepared materials: Bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastic, clay, shale, stone, metals, shells, straw, textiles, tobacco, wood, yarn and paint.
- (7) Bakery, commercial.
- (8) Dry cleaning plant.

- (9) Heavy equipment, tractor-trailer, and specialty vehicle sales, rental, repair and accessory service.
- (10) Motor vehicle service and repair, light and heavy.
- (11) Public utility service center, with or without outdoor storage yard.
- (12) Contractor service establishment, excluding retail sales
- (13) Moving and storage company.
- (14) All uses permitted by right in M-1.
- (15) Telecommunications tower, attached, subject to the standards of section 25-441.
(Res. of 1-1-02, § 2-1502; Res. No. 11-10-10, 10-25-11)

Sec. 25-343. Uses permissible by special exception.

The following uses may be permitted by the board of supervisors as special exception uses, subject to compliance with all other requirements of this chapter, and all other applicable regulations.

- (1) As a transitional use, to an A or R district only, a use permitted by right in the B-1 or B-2 district where the impact on adjoining A or R district will be less than other uses permitted by special exception in the M-2 district.
- (2) Telecommunication tower, freestanding, subject to the standards of section 25-441.
- (3) Truck terminals.
- (4) Truck complexes.
- (5) Water or sewerage treatment plant.
- (6) Utility substation.
- (7) Recycling drop off and processing center.
- (8) Government buildings, functions.
- (9) Radio and TV broadcasting, relay station.
- (10) Individual well and septic systems approved by the state health department.
- (11) Reduction in the minimum district size from ten (10) acres to no less than three (3) acres.
- (12) Trucking company.
(Res. of 1-1-02, § 2-1503; Res. No. 06-07-13, 7-25-2006; Res. No. 07-01-15, 1-23-2007; Res. No. 07-02-15,

2-27-2007)

Sec. 25-344. District requirements.

Minimum district area: Ten (10) acres, except that subject to special exception approval, minimum district size may be reduced to no less than three (3) acres.
(Res. of 1-1-02, § 2-1504; Res. No. 07-01-15, 1-23-2007)

Sec. 25-345. Lot requirements.

(a) *Minimum lot area:* One (1) acre.

(b) *Minimum lot width:* One hundred (100) feet.
(Res. of 1-1-02, § 2-1505)

Sec. 25-346. Building requirements.

(a) *Minimum yards.*

(1) Front: Forty (40) feet.

(2) Side: Twenty (20) feet. (Seventy-five (75) feet adjoining residential).

(3) Rear: Forty (40) feet. (Seventy-five (75) feet adjoining residential).

(b) *Maximum density.* Maximum floor area ratio: 0.50; impervious surfaces on any lot shall not exceed seventy (70) percent of the lot area.

(c) *Minimum building setback.* Forty (40) feet when parking is located behind principal building, when parking screened from public road view with berms and/or coniferous landscaping, or when parking lot landscaping is increased by at least fifty (50) percent over minimum requirements; otherwise building setback shall be eighty (80) feet plus distance of impervious surfaces.

(d) *Building height.* Forty-five (45) feet. Parapet walls are permitted up to four (4) feet above the maximum height. Buildings over forty five (45) feet in height may be permitted by the board of supervisors as a special exception where building setback is increased five (5) feet for each additional foot over forty-five (45) feet plus such other conditions as the board of supervisors imposes.
(Res. of 1-1-02, § 2-1506; Res. No. 11-10-10, 10-25-11)

Sec. 25-347. Use limitations.

(a) *Public water and sewer service.* All development within the M-2 District is required to be served by public or community water and sewer facilities which comply with current county and state health department standards, unless granted a special exception permit under subsection 25-343(10).

(b) *Access.* Lot access for M-2 Districts or lots shall not be provided through contiguous residential

districts, residential areas of planned districts, or residential subdivisions in the A-1 or RR districts.

(c) *Indoor/outdoor operations.* All manufacturing operations must take place within a completely enclosed building, unless permission for outside operations is specifically granted by the board of supervisors as a special exception use.

(d) *Noise.* Noise levels generated on-site shall comply with Article II Noise, of the Noise Ordinance of the Botetourt County Code.
(Res. of 1-1-02, § 2-1507; Res. No. 06-07-13, 7-25-2006)

Secs. 25-348--25-360. Reserved.