

## **12.23-2 M-2 HEAVY MANUFACTURING DISTRICT**

### **(a) Primary Purpose and Characteristics**

The M-2 Heavy Manufacturing District is intended to provide for manufacturing and industrial development of a more general nature than in the M-1 Limited Manufacturing District in those areas where the relationship to surrounding land use would create fewer problems of compatibility. Such districts should not normally abut directly upon residential districts nor be less than 10 acres in area. All uses in the M-2 Heavy Manufacturing District shall comply with the performance standards set forth in sections 12.12-1 through 12.12-4 of this ordinance. All new structures and uses and changes or additions to existing structures and uses shall be in compliance with the site plan review requirements of this ordinance (See Section 12.08-2).  
(8/6/02)

It is recognized that it is neither possible nor practicable to list all of the principal and accessory uses that are compatible with those listed below and therefore, it is intended that the following list of principal and accessory uses only be illustrative. Any individual aggrieved by a failure to list a particular principal or accessory use in this subsection shall have the right to file a petition with the Kenosha County Department of Planning and Development pursuant to section 12.35 of this ordinance for a determination as to the similarity of the intended use with the principal and accessory uses listed below.

### **(b) Principal Uses (4/18/00)**

In addition to those industrial and office uses permitted in the M-1 Limited Manufacturing District (together with M-1 district ancillary uses), the processing, manufacturing and/or storage of the following shall constitute principal uses permitted in the M-2 Heavy Manufacturing District:

- 1 Aircraft and parts
- 2 Aluminum, primary production
- 3 Aluminum, rolling, drawing and extruding
- 4 Asphalt, felts and coating
- 5 Automobile manufacturing
- 6 Batteries
- 7 Bedding
- 8 Biological products
- 9 Blast furnaces, steel works, and the rolling of ferrous metals
- 10 Bleach
- 11 Bone
- 12 Bottling of alcoholic beverages
- 13 Brass works
- 14 Brick and structural clay tile
- 15 Candles
- 16 Canneries
- 17 Carbon black
- 18 Carpeting
- 19 Celluloid
- 20 Cement
- 21 Ceramic floor and wall tile
- 22 Charcoal
- 23 Clay Building Material and Refractories

24	Coal-tar
25	Coke
26	Coding, engraving and allied services
27	Cold, rolled steel sheets, strips and burrs
28	Cold storage warehouses, commercial service facility
29	Communications equipment
30	Concrete and concrete products
31	Condensories
32	Construction and prefabrication of wood buildings and structures, mobile homes and construction of wooden containers
33	Construction, mining, and materials handling machinery and equipment
34	Copper, drawing and extruding
35	Copper, primary smelting and refining
36	Cordage
37	Creameries
38	Cutlery, hand tools, and general hardware
39	Dextrin
40	Disinfectant
41	Electrical lighting and wiring equipment
42	Electrical industrial apparatus
43	Electrical transmission and distribution equipment
44	Electro metallurgical products
45	Electronic components and accessories
46	Engines and turbines
47	Excelsior
48	Farm machinery and equipment
49	Feed Mills
50	Felt
51	Fine earthenware, table and kitchen articles
52	Fish by-products
53	Food locker plants
54	Fur dressing and dyeing furs
55	Gelatin
56	Glass manufacturing
57	Glue and gelatin
58	Guns and related equipment
59	Gypsum products
60	Hair products
61	Heating apparatus and plumbing fixtures
62	Household appliances
63	Ice
64	Ink, printing
65	Lime
66	Lime products
67	Linoleum, asphalt-base and other hard surface floor coverings
68	Lithographing
69	Matches
70	Meat (frozen storage)

71	Metal cans
72	Metal products, fabricated structural
73	Metal stamping
74	Metal working machinery
75	Motor vehicles and motor vehicle equipment
76	Motorcycles, bicycles and parts
77	Musical and sound equipment
78	Non-ferrous metals, rolling, drawing and extruding
79	Non-ferrous wire, drawing and insulating
80	Office, computing and accounting machines
81	Oil cloth
82	Paper
83	Pea viners
84	Perfume, cosmetics and other toilet preparations
85	Pharmaceutical preparations
86	Plaster of paris
87	Polish
88	Porcelain electrical supplies
89	Potash
90	Pulp
91	Pyroxylin
92	Radio and television receiving sets
93	Railroad equipment
94	Reclaiming rubber, metal, paper and other resources
95	Rope
96	Rubber products
97	Screw machine products and bolts, nuts, screws, rivets and washers
98	Service industry machines
99	Shoddy
100	Shoe and ramp blacking
101	Signaling and fire control equipment
102	Size
103	Soap and detergents
104	Special cleaning, polishing and sanitation preparations
105	Starch
106	Steel wire drawing, and steel rails and spikes
107	Sugar
108	Textile and Fabric Finishing Mills
109	Tires and innertubes
110	Tool and die making
111	Trade and contractor offices
112	Vitreous china plumbing fixtures, china, earthenware fittings and bathroom fixtures
113	Warehousing
114	Weaving
115	Wire products, fabrication
116	Wood pressing

(c) Accessory Uses

- 1 Garages for storage of vehicles used in conjunction with the operation of the industry
- 2 Offices, storage, power supply, and other uses normally auxiliary to the principal industrial operations
- 3 Off-street parking and loading areas
- 4 Retail stores and service facilities, such as retail outlet stores, surplus goods stores, and restaurants and food service facilities when established in conjunction with the permitted manufacturing or processing facility
- 5 Small wind energy systems
- 6 Solar energy system
- 7 Wholesale stores

(d) Conditional Uses (see also section 12.29-8) (8/6/02)

In addition to those industrial conditional uses permitted in the M-1 Limited Manufacturing District, the following shall constitute conditional uses in the M-2 Heavy Manufacturing District:

- 1 Abrasives
- 2 Animal reduction
- 3 Bus terminals and related equipment storage and maintenance buildings
- 4 Chemicals determined to be non-toxic by the U.S. Environmental Protection Agency and the Kenosha County Office of Emergency Services
- 5 Coal and bone distillation
- 6 Concrete and asphalt batch plants
- 7 Contractor storage yards
- 8 Dye
- 9 Electrical and steam generating plants
- 10 Fertilizer production, sales, storage, mixing and blending. Said fertilizers shall be determined to be non-toxic by the Kenosha County Office of Emergency Services.
- 11 Flea Markets
- 12 Forges
- 13 Foundries
- 14 Fuel
- 15 Gasohol and fuel-related alcohol plants
- 16 Insulating materials determined to be non-toxic by the U.S. Environmental Protection Agency and the Kenosha County Office of Emergency Services
- 17 Laboratories
- 18 Lacquer, paint, stain
- 19 Large wind energy system
- 20 Livestock sale facilities
- 21 Living quarters for watchmen or caretakers
- 22 Lubricating oils and grease
- 23 Manufacturing, processing and storage of building materials, explosives, dry ice, fat, flammables, glue, grains, grease, lard, plastic, radioactive materials, shellac, soap, tires, turpentine, vinegar and yeast
- 24 Meat packing, slaughterhouse and production of sausages and other meat products
- 25 Motor Freight
- 26 Offal
- 27 Outside storage and manufacturing
- 28 Plastic materials and synthetic resins, synthetic rubber, and synthetic and other man-made fibers and products

- 29 Power and heat generating plants
- 30 Production of animal and marine fats and oils
- 31 Production of shortening, table oils, margarine, and other edible fats and oils
- 32 Railroad terminals and freight yards
- 33 Refineries
- 34 Rendering plants
- 35 Road test facilities
- 36 Salvage yards
- 37 Sewage treatment plants
- 38 Ship and boat building and repair
- 39 Smelting and refining of all metals and alloys
- 40 Stockyards
- 41 Tanneries
- 42 Utility substations
- 43 Towing with outside storage

(e) Lot Area and Width

- 1 Lots shall have a minimum area of 40,000 square feet, and
- 2 All such lots shall have a frontage of not less than 150 feet in width

(f) Building Height and Area

- 1 No building or parts of a building shall exceed 60 feet in height
- 2 No maximum or minimum building area shall be required in the M-2 district due to the variety of uses within this district and the diverse building demands of each use.

(g) Yards

- 1 Street yard - not less than 65 feet from the right-of-way of all Federal, State and County Trunk highways and not less than 40 feet from the right-of-way of all other roads. (8/6/02)
- 2 Shore yard - not less than 75 feet from the ordinary high water mark of any navigable water. (11/5/86)
- 3 Side yard - not less than 25 feet in width on each side of all structures.
- 4 Rear yard - not less than 25 feet

(h) Authorized Sanitary Sewer Systems

- 1 Public sanitary sewer
- 2 On-site soil absorption disposal system
- 3 Holding tank on lots of record created prior to July 1, 1980