

ARTICLE 19. - INDUSTRIAL, GENERAL, DISTRICT M-2

Section 1. - Statement of intent.

The primary purpose of this district is to establish an area where the principal use of land is for heavy commercial and industrial operations, which may create some nuisance, and which are not properly associated with nor particularly compatible with residential, institutional and neighborhood commercial service establishments. The specific intent of this district is to:

- (a) Encourage the construction of and the continued use of the land for heavy commercial and industrial purposes.
- (b) Prohibit residential and neighborhood commercial use of the land and to prohibit any other use which would substantially interfere with the development, continuation or expansion of commercial and industrial uses of the district.
- (c) Encourage the discontinuance of existing uses that would not be permitted under the provisions of this article.

Section 2. - Uses and structures permitted by right.

1. Any principal permitted use or structure in the Industrial, Limited (M-1) District.
2. Truck terminals.
3. Automobile assembling, painting, upholstering, repairing, rebuilding, reconditioning, body and fender work, truck repairing or overhauling, tire retreading or recapping or battery manufacture.
4. Blacksmith shop, welding or machine shop, including punch presses exceeding forty-ton rated capacity and drop hammers.
5. Building materials sales yards, plumbing supplies storage.
6. Contractors' equipment storage yard or plant, or rental of equipment commonly used by contractors.
7. Wood preserving operations.
8. Acid manufacture.
9. Cement, lime, gypsum manufacture.
10. Fertilizer manufacture.
11. Petroleum refining, including by-products.
12. Petroleum storage.
13. Sawmill, commercial.
14. Paper and pulp manufacture.
15. Brick manufacture.
16. Boiler shops.
17. Junk storage (screened).
18. Off-street parking as required by this article.
19. Conservation areas.
20. Game preserves.
21. [Repealed.]
22. [Repealed.]
23. Structure or development, public facility or public utility in accordance with the requirements of Supplementary Regulations, [Article 21](#).
24. Office buildings for usage by industrial concerns.
25. [Repealed.]
26. Sale of trucks, trailers, tractors, machinery, equipment and tools.
27. Athletic training facilities for baseball, softball, soccer, football, basketball, volleyball, swimming and other sports.

(Ord. of 2-5-08, § 2; Ord. of 8-3-10, § 1; Ord. of 10-5-10(1), § 18; Ord. No. 2246, § 3, 4-18-17; Ord. No. 2399, § 5, 8-1-17)

Section 3. - Conditional uses permitted by special exception.

1. Sand and gravel pits, quarries, mining operations (excavating and equipment used for the production of materials shall be confined to an area at least one thousand (1,000) feet from the nearest occupied residential dwelling at the time the use was permitted by the state).
2. Private landing areas.
3. Radio or communication towers.
4. Debris landfill.
5. Asphalt mixing plant and/or concrete mixing plant.
6. Material recovery facility.
7. Small wind turbines in accordance with [Article 21, Section 21](#).
8. Public assembly uses with an occupancy of one thousand five hundred one (1,501) or greater located within an industrial park served by public water and sewer, or public assembly uses of any size located within an industrial park not served by public water and sewer.

(Ord. of 1-4-11(2), § 1; Ord. of 1-4-11(4), § 5; Ord. No. 1612, § 3, 9-1-15; Ord. No. 3033, § 3, 1-2-2019)

Section 4. - Permitted accessory uses and structures.

Accessory uses and structures permitted as defined.

Section 5. - Area regulations.

For permitted uses utilizing individual sewage systems, the required area for any such use shall be approved by the health official. The administrator may require a greater area if considered necessary by the health official. There is no minimum lot size for lots served by public water and sewer, but there shall be sufficient land area to support all required setbacks, parking and landscaping.

Section 6. - Yards requirements (setbacks).

1. Front. The front yard building setbacks for all structures shall be one hundred (100) feet from the right-of-way for primary roads including Routes 6, 250, 45 and 522. The front yard setback shall be seventy-five (75) feet from the right-of-way for all collector roads and shall be twenty (20) feet from the right-of-way of local roads.
2. Side. The minimum side yard for any side yard adjoining or adjacent to P-O-P, B-1, B-2, M-1 or M-2 District shall be ten (10) feet. The side yard adjoining or adjacent to any other district shall be thirty (30) feet from the lot line. The side yard of corner lots shall be twenty (20) feet. Accessory structures shall be at least five (5) feet from the property line.
3. Rear. The minimum rear yard for any rear yard adjoining or adjacent to a P-O-P, B-1, B-2, M-1 or M-2 District shall be ten (10) feet. Any rear yard adjoining or adjacent to a lot in any other district shall be a minimum of thirty (30) feet from the lot line. Accessory structures shall be at least five (5) feet from the property line.

Section 7. - Special provision for corner lots.

1. The side yard on the side facing the cul-de-sac shall be thirty-five (35) feet or more for both main and accessory buildings.
2. Each corner lot shall have a minimum frontage of one hundred (100) feet or more.

Section 8. - Building height regulations.

Buildings may be erected up to a height of sixty (60) feet; however, buildings may be erected up to a height of eighty (80) feet if such buildings are equipped with a fire sprinkler system in accordance with applicable codes and such buildings are at least five hundred (500) feet from any zoning district other than M-1, M-2. If such buildings proposed to be between sixty-one (61) and eighty (80) feet in height and also are within five hundred (500) feet from any residential uses, then a conditional use permit by special exception shall be required. The height of buildings will be measured from the ground level to the top of the roof. Chimneys, flues, cooling towers, flagpoles, small wind turbines, radio or communication towers or accessory facilities thereof not normally occupied by workmen are excluded from this limitation. Parapet walls are permitted up to six (6) feet above the limited height of the building on which the walls rest.

(Ord. of 1-4-11(4), § 5)

Section 9. - Signs.

All signs shall be in compliance with the sign regulations set forth in [Article 23](#) of this Appendix.

(Ord. of 10-5-10(1), § 18)

Section 10. - Coverage regulations.

Buildings or groups of buildings with their accessory buildings and other impervious surfaces may cover up to seventy (70) percent of the area of the lot. The floor area ratio (FAR) shall not exceed five-tenths (0.5).

Section 11. - Landscape regulations.

1. Landscaping shall be required within established or required setback areas. The plans and execution must take into consideration traffic hazards. Landscaping may be permitted up to a height of two and one-half (2½) feet and to within fifty (50) feet from the corner of any intersecting streets.
2. For all uses, sufficient area shall be provided:
 - (1) To adequately screen permitted uses from adjacent residential uses in residential districts and agricultural districts. Such landscaping shall consist of a minimum of a double row of six-foot evergreen trees or a two-to four-foot berm with four-foot evergreen trees or an equivalent landscaping treatment as approved by staff. Such evergreen trees shall be planted ten (10) feet on center. Any side yard adjoining a residential zoning district shall be landscaped and maintained in a manner appropriate to a residential neighborhood for a distance of thirty (30) feet from the lot line adjacent to the other district. Any rear yard adjoining or adjacent to a lot in any residential zoning district shall be landscaped and maintained in a manner appropriate to a residential district for a distance of thirty (30) feet from the lot line adjacent to the other district. No such required landscaped area shall be used for a driveway, off-street parking, or loading. No landscaping adjacent to a street shall be of a nature which impairs visibility of or from approaching traffic, or creates potential hazards for pedestrians.
 - (2) For off-street parking of vehicles incidental to the office, its employees and clients. Such landscaping shall consist of a minimum of a three-foot evergreen hedge or a two- to four-foot berm with two-foot evergreen hedge or an equivalent buffering.
 - (3) Front yard landscaping shall contain the materials required in the underlying zoning district as well as all of the following:
 - a. One (1) tree (two-inch caliper) per one thousand (1,000) square feet and one (1) shrub (fifteen (15) inches to eighteen (18) inches) per one hundred fifty (150) square feet.
 - b. Vegetation planted in the streetscape buffer shall be of a type and/or planted so as not to interfere with overhead or underground utility lines when fully grown. All landscaping shall adhere to sight distance requirements as determined by VDOT.
 - c. Streetscape buffers may also contain sidewalks, utility easements and signs but shall not contain best management structures.
 - (4) Trees having a six-inch caliper or greater located in all setbacks shall be maintained except as necessary for entrances, sight distance, utilities, sidewalks and signs.
 - (5) All landscaping shall be maintained by the owner of the property and any plants that die or are destroyed shall be replaced within thirty (30) days.
 - (6) Exceptions: The planning director may approve development plans that deviate from the streetscape buffer requirements if the site's topography, configuration, or other unique circumstances prevent full compliance with the requirements. In all such cases, the planning director may impose conditions that will accomplish the purpose of the requirements to the maximum extent practicable.