

Article V, Section 1800 M-2 Light Industrial District

Section 1800 M-2 LIGHT INDUSTRIAL DISTRICT

1800 Permitted Uses

Any use shall comply with the East Ridge Air Pollution Control Ordinance and the City Code of East Ridge as amended with regard to smoke, dust, fly-ash, fumes or odor.

- A. Apparel and other finished fabric manufacturers.
- B. Blueprint, printing and publishing services, and related shops.
- C. Cold storage plants.
- D. Electrical machinery, equipment, and supplies manufacture.
- E. Furniture and household goods and manufacture.
- F. Gas metering and control stations.
- G. Greenhouses and plant nurseries.
- H. Jewelry, silverware, and plated ware manufacture.
- I. Microwave stations, including towers.
- J. Musical instruments and parts manufacture.
- K. Photographic and optical goods production.
- L. Metal products fabrication shops, welding shops, woodworking and cabinetmaking shops.
- M. Professional, scientific, and controlling instrument manufacture.
- N. Re-packaging as defined in ARTICLE II.
- O. Rug cleaning and dry cleaning plants, not including laundromats or similar self-serve businesses.
- P. Utility and public service uses.
- Q. Warehousing.
- R. Wholesaling.
- S. On-Premise Signs as regulated in ARTICLE VI, Section 111.
- T. Community and public Buildings.

1801 Permitted on Review

The following uses shall be allowed only after being reviewed and approved by the City Council as provided for in ARTICLE IV, Section 105 of this Ordinance.

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Any use shall comply with the East Ridge Air Pollution Control Ordinance and the Code of City of East Ridge as amended with regard to smoke, dust, fly-ash, fumes or odor.

- A. Product markets.
- B. Open Air Markets.
- C. Child Care Centers as defined in ARTICLE II.
- D. Research, testing and medical laboratories.
- E. Lumber yards, brick yards, and building supply stores.
- F. Textile production.
- G. Tinsmith and sheet metal fabrication shop.
- H. Truck storage and repair shops.
- I. Planing mills, rolling mills, sawmills.
- J. Contractors' plants and storage yards.
- K. Junkyards.
- L. Food and food products manufacturing and processing.
- M. Off-Premise Signs and billboards.
- N. Adult-Oriented Establishments (Formerly 1802.14; Ord. #882, 7/22/10)
- O. Any similar use comparable in character, type, or effect on the surrounding area to the above permitted uses.

1802 Prohibited Uses

- A. Dwellings, except watchman's house.
- B. Cemeteries.
- C. Blast furnaces, boiler works, forge plants, foundries, smelteries.
- D. Coal screening and sieving plants, ore reduction plants, rock crushers, stone mills, quarries.
- E. Stockyards.
- F. Chemical and allied products manufacture.
- G. Commercial excavation of construction materials.
- H. Distillation of bones and/or fat rendering.
- I. Dumping and disposal of garbage, sewage or refuse.

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- J. Mining and related activities.
- K. Paper and allied products manufacture.
- L. Tank farms for petroleum and related products.
- M. Any similar use comparable in character, type or effect on the surrounding area to the above uses.

1803

Height and Area Regulations

- A. No Building shall exceed thirty-five (35) feet in height except that a Building may exceed thirty-five (35) feet in height provided either that for every foot of additional height over thirty-five (35) feet from the Building shall be set back one (1) additional foot from all property lines; or that if any point on the exterior surface of the Building is above thirty-five (35) feet in height, the vertical projection of such point upon the ground shall not be nearer to any property line than a horizontal distance equal to the height of such point above the ground.
- B. There is no Minimum Building Site area.
- C. Yards with a minimum depth of twenty-five (25) feet shall be provided along any public street or right-of-way. (Formerly 1804.3; Ord. No. 496, 8/9/1990)
- D. There shall be a Side Yard of not less than twenty-five (25) feet when Side Yard adjoins and Residential District.
- E. There shall be a Rear Yard of not less than twenty-five (25) feet where the Rear Yard adjoins any Residential District.
- F. No site shall be covered with Building to an extent greater than fifty percent (50%) of the area of said site.
- G. Other than as provided above, no other Front, Rear or Side Yards are required, but where Buildings are separated, the distance between them shall be at least ten (10) feet.

1804

Off-Street Parking Regulations

Off-Street parking shall be provided on the same Lot as or a Lot adjacent to the Building in accordance with the following:

- A. There shall be one (1) auto Parking Space for every two (2) workers on the combined two (2) largest successive shifts or two (2) Parking Spaces for every one-thousand (1,000) square feet of Gross Leasable Spaces, whichever is larger.
- B. One (1) off-Street loading space per ten thousand (10,000) square feet of floor space or fraction thereof used for industrial or commercial purposes, such space to be approved by the Chief Building Official.
- C. For retail commercial uses the parking and loading requirements shall be the same as for the C-2 General Commercial District.

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- D. One (1) auto Parking Space for each two hundred (200) square feet of Gross Leasable Space used for offices.
- E. No parking or drives shall be permitted in required Side Yards joining a Residential District.
- F. No Parking shall be permitted in required Front Yards joining a Residential District.
- G. Truck doors or loading docks fronting on a Street shall be not less than seventy-five (75) feet from said Street.

1805

General Provisions

- A. No free-standing Sign shall be permitted within twenty (20) feet of a Residential District.
- B. No storage shall be permitted in required Front, Side, or Rear Yards.
- C. The industrial use shall be screened on all Side and Rear Lot Lines adjoining a residential district by one of the methods given below, as selected by the owner, or required by the City Council:
 - 1. A greenbelt planting strips, not less than fifteen (15) feet in width. Such greenbelt shall be composed of at least:
 - a. One (1) row of deciduous and evergreen trees, spaced not more than fifteen (15) feet apart, at least eight (8) feet tall, and with a minimum trunk diameter of one and one-half (1 ½) inches at planting, and
 - b. One (1) row of shrubs, with a ratio of two (2) deciduous to one (1) evergreen shrub, spaced an average of five (5) feet apart. Such shrubs shall be a minimum of thirty (30) inches in height at planting and expected to grow to a height of eight (8) feet in four (4) full growing seasons.
 - 2. Natural vegetation can be retained if it meets the intent of this section, or supplemented to meet the intent of this section.
 - 3. A sight obscuring screen (either solid or veil block, or some form of fence that is at least fifty percent (50%) opaque and at least six (6) feet high).

Section 1900 M-3 WAREHOUSE AND WHOLESALE DISTRICT

1900 Permitted Uses

Any use shall comply with the East Ridge Air Pollution Control Ordinance and the Code of East Ridge as amended with regard to smoke, dust, fly-ash, fumes or odor.

- A. Warehousing.
- B. Wholesaling and outlet sales.
- C. Office space and retail sales when clearly secondary and incidental to permitted use.
- D. Re-packing as defined in ARTICLE II.
- E. On-Premise Signs as regulated in ARTICLE VI, Section 111.
- F. Community and public Buildings and utilities.

1901 Height and Area Regulations

- A. No Building shall exceed thirty-five (35) feet in height except that a Building may exceed thirty-five (35) feet in height provided either that for every foot of additional height over thirty-five (35) feet the Building shall be set back one (1) additional foot from all property lines; or that if any point on the exterior surface of the Building is above thirty-five (35) feet in height, the vertical projection of such point upon the ground shall not be nearer to any property line than a horizontal distance equal to the height of such point above the ground.
- B. There is no Minimum Building Site area.
- C. Yards with a minimum depth of twenty-five (25) feet shall be provided along any public street or right-of-way. (Formerly 1902.3; Ord. No. 496, 8/9/1990)
- D. There shall be a Side Yard of not less than twenty-five (25) feet when Side Yard adjoins Residential District.
- E. There shall be a rear Yard of not less than twenty-five (25) feet where the rear Yard adjoins a Residential District.
- F. No site shall be covered with Building to an extent greater than sixty-five percent (65%) of the area of said site.
- G. Other than as provided above, no other Front, Rear or Side Yards are required, but where Buildings are separated, the distance between them shall be at least ten (10) feet.

1902 Off-Street Parking Regulations

Off-Street parking shall be provided on the same Lot as the Building in accordance with the following:

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- A. One (1) Parking Space for each person employed on the two (2) large shifts or two (2) Parking Spaces for every one-thousand (1000) square feet of Gross Leasable Space, whichever is largest.
- B. One (1) Parking Space for each two hundred (200) square feet of office Gross Leasable Space.
- C. Principal parking requirements for retail uses in the M-3 Warehouse and Wholesale District will be four (4) spaces per one thousand (1,000) square feet of Gross Leasable Space for all Buildings or commercial centers of less than twenty-five thousand (25,000) square feet.
- D. For Buildings/Developments of over twenty-five thousand (25,000) square feet of Gross Leasable Space in the M-3 Warehouse and Wholesale District, the requirements will be five (5) spaces per one thousand (1,000) square feet of Gross Leasable Space.
- E. One (1) off-Street loading space per ten thousand (10,000) square feet of floor space or fraction thereof used for industrial or commercial purposes, such space to be approved by the Chief Building Official.
- F. No parking or drives shall be permitted within ten (10) feet of a Residential District.
- G. Truck doors or loading docks fronting on a Street shall be not less than seventy-five (75) feet from said Street.

1903

General Provisions

- A. No materials, supplies, or equipment excepting trucks and passenger autos shall be stored in any area on the Lot, except inside a closed Building.
- B. Exterior spot lighting or other illumination of Structures shall be directed away from adjoining Residential Districts.
- C. The industrial use shall be screened on all Side or Rear Lot Lines adjoining a Residential District by one of the methods given below, as selected by the owner, or required by the City Council:
 - 1. A greenbelt planting strip, not less than fifteen (15) feet in width. Such greenbelt shall be composed of at least:
 - a. One (1) row of deciduous and evergreen trees, spaced not more than fifteen (15) feet apart, at least eight (8) feet tall, and with a minimum trunk diameter of one and one-half (1 ½) inches at planting, and
 - b. One (1) row of shrubs, with a ratio of two (2) deciduous to one (1) evergreen shrub, spaced an average of five (5) feet apart. Such shrubs shall be a minimum of thirty (30) inches in height at planting and expected to grow to a height of eight (8) feet in four (4) full growing seasons.

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2. Natural vegetation can be retained if it meets the intent of this section, or supplemented to meet the intent of this section.
3. A sight obscuring screen (either solid or veil block, or some form of fence that is at least fifty percent (50%) opaque and at least six (6) feet high).

1904

Permitted on Review

The following uses shall be allowed only after being reviewed and approved by the City Council, as provided for in ARTICLE IV, Section 105, of this Ordinance:

- A. Off-Premise Signs and Billboards.
- B. Adult-Oriented Establishments (Formerly 1905.2; Ord. #882, 7/22/10)