

Chapter 18.310
M-2 GENERAL INDUSTRIAL DISTRICT and
MP-2 PLANNED GENERAL INDUSTRIAL DISTRICT

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18.310.010 Statement of intent

The zoning of property as M-2, General Industrial District, or MP-2, Planned General Industrial District, is intended to provide for a broad range of light industrial and commercial uses. These districts are the least restrictive districts allowed within the City.

(History: Ord. ZRR-1725; ZRR-1635)

18.310.020 Permitted uses

No building, structure, land or premises shall be used, and no building or structure shall hereafter be erected, constructed, reconstructed, moved or altered, except for one or more of the following uses, subject to the development and performance standards set forth in Section 18.310.050:

- A. Any use permitted in District M-1 subject to the applicable development and performance standards.
- B. Any use permitted in District C-3 subject to the applicable development and performance standards.
- C. Bottling works.
- D. Bus barns or lots.
- E. Carpentry, cabinet or pattern shops.
- F. Carpet cleaning establishments where the cleaning occurs on the premises.
- G. Chemical laboratories.
- H. Cleaning, pressing and dyeing plants.
- I. Cold storage plants.
- J. Animal pounds and kennels within an enclosed building.

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- K. Electro-plating works.
- L. Freight terminals (rail or truck).
- M. Lumber yards and concrete mixing plants.
- N. Machine shops.
- O. Moving, transfer or storage plants.
- P. Plumbing and sheet metal shops.
- Q. Railroad yards.
- R. Sales rooms, yards and service for farm machinery, contractors' equipment and oil well supplies.
- S. Sign painting or fabrication facilities.
- T. Taxi and limousine storage and maintenance facilities.
- U. Accessory uses as provided in Chapter 18.390.
(History: Ord. ZRR-1725; ZRR-1637; ZRR-889 §18.32; ZRR-772)

18.310.030 Height and area regulations

The maximum height of buildings and structures and the minimum dimensions of lots and yards shall be as follows, except as otherwise provided in Chapter 18.420:

- A. Maximum height:
 - 1. Buildings -- 35 feet.
 - 2. Structures other than buildings -- 100 feet, provided such structure is set back from all property lines a distance equal to or greater than its height.
- B. Minimum front yard -- 30 feet.
- C. Minimum side yards:
 - 1. The total of the side yards shall be not less than 40 feet, except that no side yard shall be less than 10 feet.
 - 2. Side yards abutting a street or residentially zoned property shall be not less than 20 feet.

- D. Minimum rear yard -- 20 feet.
(History: Ord. ZRR-1725; ZRR-1637; ZRR-889 §18.32)

18.310.040 Parking regulations

- A. Each establishment shall provide sufficient off-street parking spaces for all employees, customers, visitors and others who may spend time at the establishment during working hours. The number of such parking spaces shall be determined at the time of site plan or preliminary development plan approval, but in no event shall there be less than 3 spaces for each 1,000 square feet of total floor area shown on the plan. A portion of such parking may, in the discretion of the Planning Commission or Governing Body, be deferred at the time of site plan or preliminary development plan approval.
- B. Each parking area shall be permanently surfaced and shall be located on the premises or within 300 feet thereof on land zoned for commercial or industrial uses or having a special use permit for such purpose.
- C. Each establishment shall provide adequate loading space within a building or in a side or rear yard in such a way that all storage, standing and maneuvering of trucks shall be off the public right-of-way.
- D. No portion of a parking or loading space, including maneuvering areas, except the necessary drives, shall be located closer than 15 feet from a public street right-of-way.
- E. See Chapter 18.430 for additional parking requirements.
(History: Ord. ZRR-1725; ZRR-1637; ZRR-889 §18.32)

18.310.050 Development and performance standards

- A. No use shall be permitted or so operated as to produce or emit from a vent, stack, chimney or combustion process any smoke darker than Ringlemann No. 2, except that smoke darker than Ringlemann No. 3 is permissible for a duration of not more than 4 minutes during any 8-hour period if the source of emission is not located within 500 feet of residentially zoned property.
- B. No use may generate any ground-transmitted vibration in excess of .20 inches per second at the property line or in excess of .02 inches per second measured at any residential property line. These values may be multiplied by two for impact vibrations; i.e., discrete vibration pulsations not exceeding one second in duration and having a pause of at least one second between pulses.
- C. Any lighting used to illuminate an off-street parking area, sign or other structure shall be arranged as to deflect light away from any adjoining residentially zoned property or from public streets. Direct or sky-reflected glare, from floodlights or from high-temperature processes such as combustion or welding, shall not be directed into any adjoining property. The source of lights shall be hooded or controlled. Bare incandescent light bulbs shall not be permitted in view of adjacent property or public right-of-way. Any

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light or combination of lights that cast light on a public street shall not exceed one foot-candle (meter reading) as measured from the center line of the street. Any light or combination of lights that cast light on adjacent residentially zoned property shall not exceed 0.5 foot-candles (meter reading) as measured from said property line.

- D. No heat from furnace processing equipment or other device shall be sensed at the lot line or property line to the extent of raising the temperature of air or materials more than 5 degrees Fahrenheit.
- E. No emission of air contaminants from any source within the boundaries of any lot or tract shall exceed emission rates established by the Kansas Secretary of Health and Environment pursuant to K.S.A. 65-3001 et seq., or amendments thereto, and any administrative regulations adopted thereunder.
- F. No odor shall be permitted at any lot line or property line exceeding the lowest amount set forth in Table III (Odor Thresholds) of Chapter 5, "Physiological Effects," of the Air Pollution Abatement Manual of the Manufacturing Chemists Association, according to the latest edition of such table for the compounds described therein. For compounds not described in Table III, odor thresholds may be established by methods indicated in Chapter 5 of the manual, and no odor shall be permitted at any lot line or property line exceeding the amount determined by the application of such methods.
- G. No activity shall be permitted that creates any electrical disturbance that adversely affects any operations or equipment other than those of the creator of such disturbance, or which otherwise causes, creates, or contributes to the interference with electronic signals (including television and radio broadcasting transmissions) to the extent that the operation of any equipment not owned by the creator of such disturbance is adversely affected.
- H. Prior to issuance of any building permit, site plan approval shall be obtained as provided for in Chapter 18.140.

(History: Ord. ZRR-2285 §15, 2001; ZRR-1725; ZRR-1637; ZRR-889 §18.32)

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