

Article 12

Industrial (General), M-2

Statement of Intent

The purpose of this District is to permit industrial uses and other uses which typically possess low to moderate environmental impact; as well as uses which might otherwise have a detrimental impact on Greene County's quality of residential neighborhoods and commercial districts. (Revised 3/25/08) All uses shall be in a park or park-like setting, in a location near adequate transportation access, and near an adequate labor source. The impact of this District on residential areas should be minimal. (Revised 12/10/13)

12-1 USE REGULATIONS

In Industrial District M-2 structures to be erected or land to be used shall be for the following uses.

12-1-1 Uses Permitted by Right

- .1 Fabrication assembly plants for small equipment.
- .2 Manufacture, processing, fabrication, assembly, distribution of products such as, but not limited to: apparel, agricultural produce, bakery goods, food products, musical instruments, toys, baskets, pottery, figurines, or other similar ceramic products, electrical and electronic equipment and components including radio, telephone, computer, communication equipment, TV receiving sets, phonograph, and compact discs.
- .3 Bottling works.
- .4 Welding and blacksmith shops.
- .5 Moving and storage facilities.
- .6 Contractor's equipment storage yards.
- .7 Wholesale businesses.
- .8 Warehousing.
- .9 Research and development facilities.
- .10 Heavy equipment sales and service.
- .11 Stone or monument works.
- .12 Manufacture or finishing of modular units made from wood or other materials, and designed for uses as components in building construction of all types.
- .13 Coal and wood yards.
- .14 Wood preserving operations.
- .15 Meat, poultry, and fish processing.
- .16 Office buildings.
- .17 Accessory buildings.
- .18 Public Utilities: poles, lines, transformers, pipes, meters, and related or similar facilities; water and sewer distribution lines, public water and sewer transmission lines, treatment facilities and pumping stations; electrical power transmission lines and substations; oil and gas transmission lines and substations; micro-wave and radio-wave transmission and relay towers and substations; unmanned telephone exchange centers. (Revised 1/11/05)
- .19 Recording studios, broadcasting studios and related facilities.
- .20 Public offices and other public building as defined under Article 22. (Revised 5/12/09)
- .21 Fireworks, temporary only. (Revised 1/11/05)
- .22 Public facilities. (Revised 1/11/05)
- .23 Mulch production facility. (Revised 1/11/05)
- .24 All industrial uses allowed by right in the M-1 district (Revised 3/10/09)
- .25 Temporary Events Zoning Permit as defined by 16-19 (Revised 6/26/12)
- .26 Indoor Recreational Facilities (Revised 12/10/13)

12-1-2 Uses Permitted by Special Use Permit

- .1 Abattoirs.
- .2 Fertilizer manufacture.
- .3 Petroleum storage.

- .4 Natural resource extraction and processing.
- .5 Truck terminals.
- .6 Concrete batching plants.
- .7 Asphalt plants.
- .8 Sand and gravel operations.
- .9 Crushed stone operations and quarrying.
- .10 Manufacture of brick and cinder block.
- .11 Heliports.
- .12 Auto junkyards.
- .13 Laboratories (pharmaceutical or medical).
- .14 Public utilities subject to Section 15.1-456 of the Code of Virginia.
- .15 Disposal of nuclear waste and dangerous chemicals.
- .16 Ground disturbing exploratory activities.
- .17 One single family residential unit per parcel, detached or located within the same structure as the main use. Such residential unit is intended for use by the owner or the tenant for use by the owner or the tenant for security purposes.
- .18 Manufacture, processing, fabrication, assembly, distribution of products such as, but not limited to: artists supplies and equipment; business office machines and equipment; cosmetics including perfumes, perfumed toiletries and perfumed toilet soap; drafting supplies and equipment; electrical lighting and wiring equipment; glass products made of purchased glass; industrial controls, jewelry, silverware; light machinery and machine parts including electrical household appliances but not including such things as clothes washers, dryers and refrigerators; paper products such as die-cut paperboard and cardboard, sanitary paper products, bags and containers; photographic equipment and supplies including processing and developing plant; rubber, metal stamps; small electrical parts such as coils, condensers, transformers, crystal holders; surgical, medical, and dental instruments and supplies; sporting and athletic equipment, except firearms, ammunition or fireworks; watches, clocks and similar timing devices; and wood cabinets and furniture, upholstery.
- .19 Home heating oil and petroleum products retail storage and distribution.
- .20 Any uses permitted under Section 10-1-1 or 10-1-2 not included under Section 11-1-1 or 11-2-1.
- .21 Adult Entertainment (Revised 3/25/08)
- .22 Adult Bookstore or Adult Video Store (Revised 3/25/08)
- .23 All industrial uses allowed by special use permit in the M-1 district. (Revised 3/10/09)

12-2 AREA REGULATIONS

The gross acreage of the industrial area shall be a minimum of fifteen (15) acres. No minimum individual lot size is required, except that for uses not served by a public sewer system, the Health Department shall approve a minimum required area. Where the sewerage treatment demand exceeds forty thousand (40,000) gallons per day or where more than four hundred (400) persons are to be served, such areas shall be served by a central sewer facility, as approved by the Health Department and the State Water Control Board. Where water supplies are to serve twenty-five (25) or more persons or more than fifteen (15) connections, such areas shall be served by a central water facility.

12-3 SETBACK REGULATIONS

Structures except signs shall be located twenty-five (25) feet or more from the edge of the right-of-way of any road with three (3) lanes or more, or fifteen (15) feet or more from the edge of the right-of-way of any road with two (2) lanes or less. This shall be known as the setback line. (Revised 5/28/13)

12-3-1 Public telephone booths may be located within the required setback, but no closer to any street than the existing right-of-way or right-of-way reservation line, provided that:

- a. Such booths shall be equipped for emergency service to the public without prior payment;
- b. The location of every booth shall be determined by the Zoning Administrator to ensure that the same will not adversely affect the safety of the adjacent highway;
- c. Every such booth shall be subject to relocation at the expense of the owner, whenever such relocation shall be determined by the Zoning Administrator to be reasonably necessary to protect the public health, safety and welfare or whenever the same shall be necessary to accommodate the widening of the adjacent highway.

12-4 YARD REGULATIONS

12-4-1 The minimum side and rear yards adjoining or adjacent to a residential district shall be fifty (50) feet. The minimum side and rear yards adjoining or adjacent to agricultural and conservation districts shall be forty (40) feet.

12-4-2 Accessory uses, including parking areas, shall be located twenty (20) or more feet from side and rear lot lines adjoining or adjacent to a residential, agricultural or conservation district. All trees over four inches in diameter within forty (40) feet shall either be preserved during construction or be replaced with new saplings following construction.

12-5 HEIGHT REGULATIONS

12-5-1 Building may be erected up to a height of sixty (60) feet. Chimneys, flues, cooling towers, flagpoles, radio or communication towers or their accessory facilities not normally occupied by workmen are excluded from this limitation. Parapet walls are permitted up to four (4) feet above the limited height of the building on which the walls rest.

12-5-2 The Board of Supervisors may authorize, by special exception, issued in accordance with all applicable procedural requirements, to increase the building height regulations. (Revised 2/26/13)

12-6 COVERAGE REGULATIONS

Buildings or groups of buildings, together with their accessory buildings, storage areas, loading areas, parking lots, driveways and access road may cover up to eighty (80) percent of the area of the lot.

12-7 Reserved (Revised 5/28/13)

12-8 GENERAL REGULATIONS

12-8-1 Permitted uses shall be conducted wholly within a completely enclosed building or within an area enclosed by such fencing or screening as noted on the approved site development plan.

12-8-2 Landscaping may be required within any established or required front or side setback area by the Administrator.

12-8-3 Screening, including an evergreen hedge, a uniformly painted solid fence, a masonry wall, or a combination thereof, of permitted uses may be required by the Administrator.

12-8-4 Planting and/or preservation of trees and shrubs in the twenty (20) feet of the side and rear yards adjoining or adjacent to a residential district may be required by the Administrator in order to establish a buffer between uses.

12-9 SIGN REGULATIONS

Signs shall conform to Article 14 of this Ordinance.

12-10 SITE DEVELOPMENT PLAN REGULATIONS

New uses and changes in use in the M-2 District shall submit a site development plan prior to application for a building permit in accordance with Article 19 of this Ordinance.

12-11 OFF-STREET PARKING

Off-street parking shall be provided as required by Article 16 of this Ordinance.