

**CHAPTER 1320**  
**(M-2) HEAVY INDUSTRIAL DISTRICT**

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**1320.01 PERMITTED USES**

No building or premise shall be used, in whole or in part, for any purpose except those listed below:

Public utility installations.

Wholesale businesses, warehouses, trucking terminals, and building material storage and sale but excluding storage of coal, coke, fuel oil, or junk.

Building, plumbing, and electrical contractors.

Cold storage plants, beverage distributors, baking and other food processing plants.

Major and minor automobile repair including collision, transmission, body shops, and motor vehicle service stations.

Exterminating and fumigating establishments.

Auto washes.

Restaurants and fast food restaurants.

Dry cleaning.

Automobile, truck, and trailer rentals.

Research design and development laboratories.

Radio or television station studios.

Printing establishments.

*(Manufacturing)* Light-manufacturing, processing, and assembly activities.

Satellite earth stations subject to the requirements of Section 1326.10 of this Zoning Ordinance.

Signs subject to the requirements of the Niagara Falls Sign Ordinance.

Accessory buildings and accessory uses.

All adult entertainment uses.

**1320.02 PERMITTED USES SUBJECT TO SPECIAL PERMIT**

The following uses are permitted subject to the obtaining of a special permit in accordance with the requirements of Chapters 1325 and 1326 of this Zoning Ordinance:

Any industrial or manufacturing use that will not create a danger of fire or explosion, toxic or noxious matter of radiation, and will not otherwise be offensive or cause unacceptable levels of noise, vibration, smoke, dust, other particulate matter, odorous matter, heat, glare, or any other environmentally objectionable influences.

Storage whether indoors or in the open but not including junkyard subject to the requirements of Chapter 1331 of this Zoning Ordinance.

**1320.03 PROHIBITED USES**

The following uses are prohibited in this Zoning Ordinance:

Any structure designed for permanent or transient occupancy.

Junkyards.

**1320.04 MINIMUM SIZE OF LOT**

Minimum Required Lot Area: None

Minimum Required Lot Width: None

**1320.05 MINIMUM YARD DIMENSIONS**

Front: None. Side: None. Rear: None.

**1320.06 MAXIMUM HEIGHT OF BUILDING**

Maximum Height: None

**1320.07 MAXIMUM COVERAGE OF LOT BY ALL BUILDINGS**

Maximum Lot Coverage 75%

**1320.08 OFF-STREET PARKING AND LOADING REQUIREMENTS**

Off-street parking and loading spaces shall be provided in accordance with the requirements of Chapter 1330 of this Zoning Ordinance.

**1320.09 LANDSCAPING AND SCREENING REQUIREMENTS**

Landscaping and screening shall be provided subject to the requirements of Chapter 1331 of this Zoning Ordinance.

**1320.10 SITE PLAN AND REVIEW REQUIREMENTS**

Site plan and review shall be provided subject to the requirements of Chapter 1324 of this Zoning Ordinance.