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M-2 Heavy Industrial District

This district is defined as certain lands so situated as to be suitable for industrial development, usually along railroad sidings or major thoroughfares, but where certain operations could adversely affect nearby properties. The purpose of this district is to permit the normal operations of almost all industries excepting those that would be detrimental to adjoining properties. Excluded from this district are those industries which are noxious by their emission of smoke, dust, fumes, glare, noise and vibrations and those industries which deal primarily in hazardous products such as explosives. Selected business uses are also appropriate in this district.

Examples: Riken/Hydro Conduit Co. 208 Randolph St. and Sun Logistics 115 Morrison Ave.

Section 2. - Typical permitted uses

(See Article V, Sec. 2 of Zoning Ordinance for complete list)

Retail Sales – General

Flower, plant sales
Furniture, retail sales
Hardware and building materials sales
Lock and gunsmiths

Services

Printing or binding shop
Custom fabrication
Tailor shops
Automobile repair shops
Automobile parking lots, commercial, may be for monetary gain
Coal, coke, wood lots
Compartmentalized storage for individual storage of residential and commercial goods
Drive-in theaters
Flea markets

Office

Agencies, including but not limited to travel, brokers, insurance, loan, employment
Banks, savings and loan and similar financial institutions
Medical, dental, paramedical, chiropractor offices
Photographic developing, processing and finishing

Agricultural

Agricultural uses, nurseries, truck farms, greenhouses, etc.

Amusements

Commercial, including but not limited to bowling alleys, roller skating rinks; n
Golf courses, golf driving range and miniature courses

Manufacturing

Laboratories, medical, research

Machine shop

Transportation terminals, freight, and passengers

Wholesale establishments

Warehouses, sales or service

Sawmills

Woodworking shops

Monument works, stone works

Metal shops

Assembling

Manufacturing, compounding, processing, packaging or treatment of such products as baking foods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, toiletries, and food products

Construction storage yards, lumberyards

Assembly

Athletic fields, recreational buildings, playgrounds

Auditoriums, indoor theaters, assembly halls

Clubs, lodges, community buildings, public or private nonprofit

Exhibition buildings, galleries or showrooms

Minimum lot requirements

Minimum lot size requirements not applicable in commercial and industrial districts for permitted uses.

Minimum setback requirements

Front: 35 feet

Rear: 20 feet

Side: 20 feet

Maximum height of the structure

50 feet

Maximum Lot coverage

No main building and permitted accessory buildings shall occupy more than 60 percent of the lot area.

Accessory Building Setbacks

Front: 35 feet

Rear: 20 feet

Side: 20 feet

This brochure is provided for informational purposes only and not intended to be approval of a specific development or the issuance of a permit. For additional information, thomasville-nc.gov/government/departments/planning-and-inspections and <https://Tinyurl.com/TvilleNC-Zoning-Ordinance>