

ARTICLE 18 M-3 HEAVY INDUSTRIAL

1800 PURPOSE

The purpose of the M-3 Heavy Industrial District is to provide areas for heavy industrial uses.

1801 PERMITTED USES

The following uses are permitted in the M-3 Heavy Industrial District:

Gas/fuel sales & service	Landscape business	Telecommunication tower
Automotive sales	Heavy manufacturing	Topsoil removal
Day Care Facility, accessory use only	Public Service Facility	Trucking Terminal
Distribution Center	Recreational Vehicle sales	Utility trailer/equipment sales
	Sexually oriented business	Warehouse, Wholesale

1802 CONDITIONAL USES

The following may be approved by the BZA pursuant to Article 25-Conditional Use:

Salvage yard	Oil well, Gas well	Recreational facility
Base Metal processing	Reclamation	Waste disposal

1803 DEVELOPMENT STANDARDS

All buildings or structures, lots and land uses within the *M-3* Heavy Industrial District must meet the requirements of Article 22-Supplemental Regulations, Section 2224-Setbacks for Major Roadways, and the following minimum lot and main building setback requirements and standards:

- Front: 50 feet
- Rear: 40 feet
- Side: 30 feet
- Width: 175 feet
- Lot area: One acre
- Maximum building height: 60 feet
- Maximum accessory height: 60 feet

Corner lots shall have the required front setback on both street frontages.

1804 TRIP GENERATION

All uses generating 100 or more peak hour trips, consistent with the Institute of Transportation Engineer (ITE) Generation Manual shall submit a Traffic Impact Study. See Article 28-Access Management.

1805 ABUTTING RESIDENTIAL

A. SETBACKS

For main buildings, accessory buildings, parking, or access drives within the *M-3* Zoning District and for those *M-3* Permitted Uses that are also Permitted Uses within the *M-1*, *M-2*, and *C-2* Zoning Districts, as listed in Sections 1401, 1601, and 1701 of this Resolution, the following minimum setbacks shall be provided for parcels abutting a residential use:

	M-3	M-1, M-2	C-2
	Permitted Use	Permitted Use	Permitted Use
Side:	200 feet	40 feet	30 feet
Rear:	250 feet	100 feet	30 feet

B. SCREENING

Both solid privacy fencing and landscape shall be installed along the abutting residential use to effectively shield the higher intense use.

1. Landscape shall be installed on both sides of the privacy fence. See Article 3002-Landscape.
2. Privacy fence shall be eight (8) feet in height or six (6) feet in height when incorporated with a minimum two (2) feet in height mound.

