

exception be renewed at the end of five (5) years. If sewer and water are within four hundred (400) feet of the structure, it shall be connected to City utilities.

l. Certain uses not commonly found in the aforesaid district, but requiring buildings or structures, which would commonly be found in such zones, to permit use of such structures for recreational, instructional, athletic and artistic endeavors to include such things as gymnastics, indoor track, exercise, boxing and martial arts, indoor swimming and diving, sculpture, painting and design, recording and videotaping of performances and productions, dance activities, fencing and rehearsal and of stage productions, but without presentation to the public.

m. Such other temporary or permanent use of land, buildings or structures as may be in keeping with the general tenure and character of uses permitted either by right or by special exception, and which are found not to be harmful, detrimental or contrary to the general character and purpose of uses within the district.

#### 4. Minimum Development Standards

a. Building height - Subject to approval of Planning Commission if over 50 feet, the foregoing requirement shall not apply to silos, bins or other such structures which are specifically approved as part of the granting of a special exception.

b. Lot area - Minimum lot area for each use shall be 25,000 square feet

c. Minimum width and depth - No lot shall be less than 100 feet wide nor less than 175 feet in depth

d. Set back - Seventy-five (75) feet from front lot line, not less than 30 feet from any other lot line, and 40 feet from any line which abuts a residential zone

e. Off-street parking - Off-street parking facilities shall be provided as specified in Section VI of this ordinance.

f. Landscaping - All areas not devoted to building and parking facilities shall be landscaped and maintained in a suitable manner. At least five percent (5%) of the total land area shall be landscaped.

g. Minimum lot area for each use permitted by special exception under subsection V(L), 3(d) and (e) of this ordinance shall be 35,000 square feet; and the Board of Zoning Appeals may require as a condition of approval that the applicant install a twenty-foot greenbelt or a six-foot decorative wall to shield the stored vehicles, bodies, or materials from adjoining properties or the public street or streets bounding the applicant's property.

#### 5. Special Performance Standards

a. In Light Industrial Districts which abut residential districts, no plant, business, or operation shall create or generate any noise between the hours of midnight and 6:00 a.m. which shall exceed fifty (50) decibels at the dividing line between the industrial and residential districts; nor shall any such plant, business, or operation generate or create any repetitive mechanical noises during said period as will seriously impair the sleep of those residents of the residential district whose homes immediately abut the industrial district.

### **M. M-2 Industrial Park Districts**

#### 1. Uses Permitted

a. Manufacturing, fabrication, assembly, processing, storage (which said storage shall include mini-storage and warehousing), wholesaling or distribution of manufactured goods, research, office and related facilities, provided the individual uses shall not constitute a detriment to the Comprehensive Development Plan of the industrial park, or constitute a nuisance to the surrounding area.

## 2. Uses Permitted By Special Exception

### a. Telecommunication towers and attendant equipment subject to the following standards:

- 1) The tower shall be set back from all property lines no less than one-third ( $\frac{1}{3}$ ) of the height of the tower;
- 2) The tower and all attendant equipment shall be surrounded by a chain-linked fence, or other such fence as may be required or approved by the Board of Zoning Appeals with a minimum height of 6 feet;
- 3) A minimum of one off-street parking space shall be provided;
- 4) Any such tower less than 150 feet in height shall be designed and constructed so as to accommodate a minimum of two telecommunication antenna systems, and all towers 150 feet or more in height shall be designed and constructed so as to accommodate a minimum of three telecommunication antenna systems;
- 5) Any such telecommunication tower which is not used or occupied for the purpose for which it was intended, or a period of six continuous months shall, without further action, be determined to have forfeited its special exception, and shall, at the owner's expense, be dismantled and removed from the premises unless, within a six month period thereafter the owner of said tower shall apply for and be granted a new special exception for the maintenance of the same;
- 6) Any such telecommunication tower erected, maintained and operated hereunder, shall meet or exceed all standards with regard to emissions and safety as imposed by all applicable State and Federal laws and regulations, and as imposed by the BOCA(Intl.) Building Code as amended; and
- 7) That any telecommunication tower constructed, maintained and operated pursuant to the special exceptions set out herein shall be constructed, maintained and operated as a mono-tower unless the Board of Zoning Appeals shall specifically set forth some other type of telecommunication tower when granting the special request and evidence taken and the finding that the use requested meets the requirements for a special exception and cannot be met by use of a mono-tower without creating undue hardship on the applicant.

b. Only a double-wide mobile structure for office use exclusively. A special exception shall require that the mobile structure be placed on a permanent foundation with skirting to hide the chassis and understructure, a building permit be obtained, and a special exception be renewed at the end of five (5) years. If sewer and water are within four hundred (400) feet of the structure, it shall be connected to City utilities.

c. Certain uses not commonly found in the aforesaid districts, but requiring buildings or structures which would commonly be found in such zones, to permit use of such structures for recreational, instructional, athletic and artistic endeavors to include such things as gymnastics, indoor track, exercise, boxing and martial arts, indoor swimming and diving, sculpture, painting and design, recording and videotaping of performances and productions, dance activities, fencing and rehearsal of stage productions, but without presentation to the public.

d. Such other temporary or permanent use of land, buildings or structures as may be in keeping with the general tenure and character of uses permitted either by right or by special exception, and which are found not to be harmful, detrimental or contrary to the general character and purpose of uses within the district.

## 3. Minimum Development Standards

a. A comprehensive development plan shall be submitted to the Planning Commission for any proposed industrial park. After approval by the Planning Commission, the plan

must also be submitted to and approved by the City Council. The plan shall contain whatever use restrictions are deemed necessary to protect the health, safety, and general welfare of surrounding residents and property owners, provided that such restrictions shall not be so severe as to prevent the sound development of an industrial park.

b. Lot area - A minimum of 15 acres, with each individual use located on a lot containing not less than 25,000 square feet.

c. Setback/Buffer Areas

1) That a setback of 100 feet shall be maintained between the nearest portion of any building erected in an industrial park district to the nearest lot or parcel of land currently zoned residential on which there is an existing dwelling;

2) That the required buffer be reduced to 75 feet from the nearest point of a building erected within such park to the nearest point of any dwelling erected on a residential property not improved at the time the park's Comprehensive Development Plan is approved, and further that in such instance the park property not be required to set back from its property boundary more than 25 feet thereby reducing the buffer if necessary to comply;

3) That the setback requirements between an industrial park and any industrial or commercial property and the park remain unchanged;

4) That in computing distance between an industrial park or any building therein and the adjoining district boundary, the width of any road, lane, or street shall be considered totally within the buffer zone district, whether the actual district line runs in the center of the street or on either side thereof.

d. Off-street parking - Off-street parking shall be as approved in the comprehensive plan.

e. Special requirements

1) No outdoor material or supply storage areas shall be permitted within the front yard setback line on each site nor shall signs or outdoor advertising structures be permitted within the front yard.

2) Signs shall contain only the name of the business or the principal business conducted on the premises, or both. Signs shall not project above the principal roof of a building, except that a sign may be attached flat against or painted on a parapet wall not exceeding 100 square feet. Illumination of such signs shall be non-pulsating and uncolored or diffused and confined to the face of the sign.

3) All areas of the parcels or area not improved for use by vehicles or covered by a structure, structures, building or buildings shall be landscaped.

## **N. M-3 Heavy Industrial District**

### **1. Uses Permitted**

a. Any use permitted in an M-1 District

b. Any other industrial use confined entirely within a building or structure which complies with the performance standards set forth in subsection 4(g) hereof.

c. Billboards and other advertising signs

d. Coal or wood yard

e. Construction and farm equipment sales and storage yard

f. Lumber and building supply yard

g. Municipal incinerator

h. Bulk storage of flammable liquid

i. Planing or saw mill

j. Shipyard