

**165.19 "M-3" INDUSTRIAL (PARK) DISTRICT** The regulations set forth in this Section or set forth elsewhere in this Chapter, when referred to in this Section, are the regulations in the "M-3" Industrial (Park) District.

1. Use regulations. In the "M-3" Industrial (Park) District, all buildings and premises may be used for any purpose except the following:
  - A. No residential uses are allowed other than a dwelling or residential quarters for a resident watchman or caretaker employed upon the premises.
  - B. No adult entertainment establishment will be permitted unless in compliance with the requirements of Section 166.22(11).
  - C. The following special uses will be permitted in this zoning classification if the location has been approved by the Zoning Board of Adjustment, who shall take into consideration the special use regulations as set forth in Section 165.28.
    - (1) Acid manufacture.
    - (2) Animal pound.
    - (3) Animal, poultry and bird raising (commercial).
    - (4) Asbestos products.
    - (5) Cement, lime or gypsum manufacture.
    - (6) Concrete products or central mixing and proportioning plant.
    - (7) Distillation, manufacture or refining of bones, coal or tar asphalt.
    - (8) Explosives, manufacture or storage.
    - (9) Exterminating agents and poisons.
    - (10) Fat, grease, lard or tallow rendering or refining.
    - (11) Fertilizer (nonorganic).
    - (12) Fertilizer manufacture (from organic matter).
    - (13) Fire arms manufacture.

- (14) Flour, feed and grain milling or storage.
- (15) Forge plant, pneumatic, drop and forging hammering.
- (16) Glue or size manufacture.
- (17) Garbage, offal or dead animal reduction or dumping.
- (18) Hair and felt products washing, curling and dyeing.
- (19) Leather tanning and curing.
- (20) Meat packing.
- (21) Ore dumps and elevators.
- (22) Paint, lacquer, shellac and varnish (including colors and pigments, thinners and removers).
- (23) Paper manufacture from pulp.
- (24) Petroleum products terminal.
- (25) Petroleum or asphalt refining.
- (26) Planing and millwork.
- (27) Roofing materials, building paper and felt (including asphalt and composition).
- (28) Sawmill (including cooperage stock mill)
- (29) Shell grinding.
- (30) Smelting of tin, copper, zinc or iron ores.
- (31) Soap and soap products.
- (32) Storage of processing raw hides or fur.
- (33) Stock yards or slaughter of animals.
- (34) Tar products (except distillation).

- (35) Wall board manufacturing.
  - (36) Wood preserving treatment.
  - (37) Wool pulling or scouring.
  - (38) Other uses similar to the above when approved by the Zoning Board of Adjustment as provided in Section 165.27 and 165.28.
  - (39) Recycling processing facility.
2. Height and area requirements. The height and area requirements provided for and applicable to the "M-2" Industrial (Heavy) District shall apply to the height and area use in the "M-3" Industrial (Park) District, as set forth in Section 165.21 and 165.22 and shall be so observed.
  3. Parking and loading requirements. Off-street parking and loading spaces shall be provided in accordance with the requirements for specific uses as set forth in Sections 165.23 and 165.24, and where reference therein is made to the "M-2" Industrial (Heavy) District, the same shall apply to the "M-3" Industrial (Park) District.
  4. Signs. Signs are permitted according to the provisions of Section 165.26.

**165.21 HEIGHT AND AREA REQUIREMENTS**

ZONE	FRONT YARD	SIDE YARD	REAR YARD	MINIMUM LOT AREA	MINIMUM LOT WIDTH	MAXIMUM BLDG. HEIGHT	MAXIMUM NO. OF STORIES
A-1	30'	7'	25'	5 acres	70'	35'	2 1/2
R-1A	30'	7'	25'	2 acres (private septic system) 12,000 sq. ft. (public sanitary system)	70'	35'	2 1/2
R-1B	30'	5'	25'	2 acres (private septic system) 7,200 sq. ft. (public sanitary system)	60'	35'	2 1/2
R-1C	30'	5'	25'	2 acres (private septic system) 6,000 sq. ft. (public sanitary system)	50'	35'	2 1/2
R-2	25'	5'	25'	5,000 sq. ft. for 1 family 6,000 sq. ft. for 2 family	50'	45'	3
R-4	25'	5'	25' for interior lots 15' for corner lots	5,000 sq. ft. for 1 family 6,000 sq. ft. for 2 family 2,500 sq. ft. for multi family + 1,500 sq. ft. for each unit	50'	45'	3
R-5	25'	10'	25'	Same as R-4	50'	45'	3
C-1	20'	None 5' if abutting residential district 3' high solid visual barrier needed	15' 3' high solid visual barrier required if abutting residential district	None For residential, see R-4	None None	35'	2 1/2
C-2	20'	None 5' if abutting residential district 3' high solid visual barrier needed	15' 3' high solid visual barrier required if abutting residential district	For residential, see R-4	None	45'	3
C-2M	20'	None 5' if abutting residential district 3' high solid visual barrier needed	15' 3' high solid visual barrier required if abutting residential district	None Residential not allowed	None	45'	3
C-3	None	None 5' if abutting residential district 3' high solid visual barrier needed	None 15' if abutting residential district with 3' high solid visual barrier	None For residential, see R-4	None	100'	8
C-R	20'	None 5' if abutting residential district 3' high solid visual barrier needed	15' 3' high solid visual barrier required if abutting residential district	None For residential, see R-4	None	35'	2 1/2
C-4	20'	Same as C-2	Same as C-2	Same as C-2	None	45'	3
M-1	20'	None 10' if abutting residential district with 3' high solid visual barrier	None 20' if abutting residential district with 3' high solid visual barrier	None	None	45'	3
M-2	20'	None 10' if abutting residential district with 3' high solid visual barrier	None 20' if abutting residential district with 3' high solid visual barrier	None	None	100'	8
M-3	20'	Same as M-2	Same as M-2	None	None	100'	8