

DIVISION 22. - M-3 GENERAL INDUSTRIAL DISTRICT

Sec. 28-771. - Purpose.

The M-3 general industrial district is intended to provide for all types of industrial uses, with area, height and yard requirements designed to accommodate major industries and other uses whose operating characteristics require large sites.

(Ord. No. 1986-49, § 1(4.2201), 9-16-86)

Sec. 28-772. - Permitted uses.

Permitted uses in the M-3 district are:

- (1) Offices.
- (2) Television and radio stations, broadcasting.
- (3) Wholesale sales and distribution.
- (4) Research laboratories, including the testing of products.
- (5) Package delivery and parcel express services.
- (6) Motor freight terminals and truck services.
- (7) Wireless communication system antennas on alternate independent support structures.
- (8) Any production, processing, cleaning, servicing, repair or storage of materials, goods or products, except for those uses listed in section 28-773 which may be allowed only by special permit.
- (9) Fire stations, police stations, artesian wells, pumping stations, lakes, boat docks, boathouses, water supply reservoirs, filter beds, water tanks, towers or standpipes and marinas.
- (10) Railroad rights-of-way, railroad tracks, bridges and signals.
- (11) Public utilities; poles, wires and transmission and/or distribution lines and other transmission and distributing appurtenances, electrical energy production facilities, transformers or relay substations.
- (12) Accessory off-street parking and loading facilities subject to the provisions of article VII of this chapter.
- (13) Accessory signs subject to the provisions of article VIII of this chapter.
- (14) Other accessory uses subject to the provisions of section 28-926.
- (15) Cleaning, dyeing, and laundry plants, commercial.
- (16) Office buildings.
- (17) Public uses such as parks, buildings and municipal zoos, but not including libraries.
- (18) Rental of heavy equipment and machinery.
- (19) Assembly plants.
- (20) Carpet cleaning.
- (21) Cellophane products manufacturing.
- (22) Ceramic products.
- (23) Cold storage or refrigerating plants.

- (24) Electric parts manufacturing and assembly.
- (25) Feed processing and grain elevators.
- (26) Fiber products manufacturing.
- (27) Food products manufacturing/cannery.
- (28) Foundry casting, lightweight nonferrous metals.
- (29) Furniture manufacturing.
- (30) Garment manufacturing.
- (31) Gas (bottled) sales and service.
- (32) Glass products manufacturing.
- (33) Iron works, ornamental.
- (34) Jewelry manufacturing.
- (35) Junkyards, salvage and scrap operations and automobile wrecking yards; provided, that such use is surrounded by a solid sightproof barrier at least six feet high located within required building setback lines.
- (36) Leather products manufacturing.
- (37) Lumberyards.
- (38) Manufacturing of medical, dental, drafting and optical equipment.
- (39) Manufacturing of musical instruments, watches and toys.
- (40) Manufacturing of products from fabricated parts.
- (41) Millwork and cabinetmaking.
- (42) Warehouse storage.
- (43) Screened or unscreened open storage.
- (44) Paint mixing and treatment.
- (45) Paper products manufacturing.
- (46) Plastic products manufacturing.
- (47) Public utilities; shops, yards, generation, storage and substation.
- (48) Sheet metals products (light).
- (49) Sign-painting shops.
- (50) Stone monuments manufacturing and engraving.
- (51) Textile products manufacturing.
- (52) Tire retreading, recapping or rebuilding.
- (53) Tool and machinery manufacturing.
- (54) Water distillation.
- (55) Welding shops.
- (56) Well drilling shops.
- (57) Wood products manufacturing.
- (58) Home occupations in nonconforming residential uses subject to the provisions of section 28-928 and all other applicable provisions of this chapter.

- (59) Licensed group homes.
- (60) Schools including private or public schools, elementary and secondary schools, preschools, kindergartens, nursery schools and special schools, provided the use meets all setback, lot size and other development requirements applicable.
- (61) Commercial and vocational schools.
- (62) Child care facilities.
- (63) Monopole, lattice, guy wire, and stealth antenna structure not to exceed 199 feet in height for wireless communication system.
- (64) Adult day care facilities.
- (65) Enclosed outside storage subject to the provisions of section 28-926.
- (66) Outside display subject to the provisions of section 28-926.
- (67) Mortuary services.
- (68) Excavation, mining and/or removal of material limited to sand, soil or gravel, as an accessory use for the purpose of construction on the property or development of the property for a permitted use by right or by special permit; provided the excavation, mining and/or removal of material meet the following:
 - a. The amount of material being removed from the site is not more than 125,000 cubic yards;
 - b. A site grading permit is issued meeting all requirements of article III, division 3 of this chapter for a period of time that is specified in the site grading permit which period of time shall be reasonable for the amount of work that is being done as part of the construction on the property or development of the property for a permitted use, as determined by the building official; and
 - c. If excavation, mining and/or removal of material is intended to create a water body or lake as an accessory use, the area of the water body or lake cannot exceed ten percent of the total area of the tract or lot where it is being constructed. This applies to the parent tract or lot and further division of the parent tract or lot will not permit additional water bodies or lake to exceed ten percent of the total area of the parent tract or lot.
- (69) Community gardens provided that a community garden permit has been issued in accordance with chapter 13 of this Code (unless such permit is not required under chapter 13 of this Code).
- (70) Temporary commercial parking facility.

(Ord. No. 1986-49, § 1(4.2202), 9-16-86; Ord. No. 1987-24, §§ 13, 18, 20, 12-21-87; Ord. No. 1988-45, § 12, 10-18-88; Ord. No. 1990-61, §§ 7, 10, 14, 15, 17, 12-18-90; Ord. No. 1997-25A, § 1, 6-17-97; Ord. No. 1997-30, § 1(r), (s), 7-1-97; Ord. No. 2001-48, § 1, 4-3-01; Ord. No. 2003-0405, § 1, 7-15-03; Ord. No. 2005-437, § 2, 8-2-05; Ord. No. 2007-290, § 3, 5-1-07; Ord. No. 2010-692, § 1, 12-7-10; Ord. No. 2013-483, § 1, 8-20-13; [Ord. No. 2014-432, § 1, 8-5-14](#).)

Sec. 28-773. - Special uses.

Uses which may be allowed in the M-3 district by special permit in accordance with the provisions of section 28-121 et seq. are:

- (1) Airport or heliport, subject to approval of the Federal Aviation Administration.
- (2) Excavation, mining and/or removal of any material, including, but not limited to, sand, soil and gravel, as an accessory use for the purpose of construction on the property or development of the property for a permitted use by right or by special permit, if (1) the amount of material being removed from the site is more than 125,000 cubic yards, or (2) the excavation and/or mining

involving the removal of material is intended to construct a water body or lake as an accessory use and the area of the water body or lake exceeds ten percent of the total area of the lot or tract where it is being constructed; provided the excavation, mining and/or removal is conducted in accordance with all terms and conditions of the special use permit, the surface mining and excavation guidelines and all other applicable ordinances and codes of the city and meets the following conditions:

- a. The property on which the excavation, mining and/or removal operation is conducted is not located within 1,000 feet of 26 or more dwelling units, and
 - b. Trucks used to transport excavated material from an excavation or mining operation site shall not be driven on a local or collector street that provides vehicular access to a residential subdivision containing 26 or more dwelling units.
- (3) Residential quarters for caretakers and similar personnel.
 - (4) Acid manufacturing.
 - (5) Cement, lime, gypsum or plaster of Paris manufacturing.
 - (6) Distillation of bones.
 - (7) Explosives manufacturing or storage.
 - (8) Fat rendering.
 - (9) Fertilizer manufacturing.
 - (10) Gas manufacturing.
 - (11) Garbage, offal or dead animals, reduction or dumping.
 - (12) Glue manufacturing.
 - (13) Storage or refining of petroleum or its products.
 - (14) Smelting of tin, copper, zinc or iron ores.
 - (15) Stockyards or slaughter of animals.
 - (16) Automotive and motor vehicle repair, service and gas sales.
 - (17) Agriculture feed lots.
 - (18) Chemical storage.
 - (19) Vocational rehabilitation.
 - (20) Asphalt batching.
 - (21) Monopole, lattice, guy wire, and stealth antenna structures for wireless communication system if height exceeds 199 feet.
 - (22) Reserved.
 - (23) Excavation, mining and/or removal of any material, including, but not limited to, oil, sand and gravel, for any purpose other than construction on the property or development of the property; provided the excavation, mining and/or removal is conducted in accordance with all terms and conditions of the special use permit, the surface mining and excavation guidelines, all other applicable ordinances and codes of the city and the following distance requirements:
 - a. The property on which the excavation, mining and/or removal operation is conducted is not located within 1,000 feet of 26 or more dwelling units, and
 - b. Trucks used to transport excavated material from an excavation or mining operation site shall not be driven on a local or collector street that provides vehicular access to a residential subdivision containing 26 or more dwelling units.

(24) Crematory services.

(Ord. No. 1986-49, § 1(4.2203), 9-16-86; Ord. No. 1987-3, §§ 8, 18, 2-17-87; Ord. No. 1987-24, § 1, 12-21-87; Ord. No. 1987-64, § 1, 11-24-87; Ord. No. 1988-45, § 11, 10-18-88; Ord. No. 1990-61, § 13, 12-18-90; Ord. No. 1997-30, § 1(u), 7-1-97; Ord. No. 1998-53, § 1, 2-2-99; Ord. No. 2001-48, § 1, 4-3-01; Ord. No. 2003-0405, § 1, 7-15-03; Ord. No. 2007-496, § 3, 8-7-07; Ord. No. 2010-692, § 1, 12-7-10; Ord. No. 2013-483, § 1, 8-20-13)

Sec. 28-774. - Lot area.

Except as otherwise provided in section 28-901, every lot in the M-3 district upon which a structure or use is erected, altered or maintained shall have:

- (1) *All permitted uses.* An area of not less than 80,000 square feet; and a minimum width of 200 feet.
- (2) *Uses allowed by special permit.* Same as for permitted uses, subject to the provisions of section 28-130.

(Ord. No. 1986-49, § 1(4.2204), 9-16-86)

Sec. 28-775. - Height restrictions.

Subject to the provisions of section 28-903, there shall be no height limit in the M-3 district.

(Ord. No. 1986-49, § 1(4.2205), 9-16-86)

Sec. 28-776. - Yard requirements.

Except as provided in section 28-904, no structure or use in the M-3 district shall be erected, altered or maintained unless the following yards are provided:

- (1) *All permitted uses.* A front yard of not less than 25 feet, and no minimum side or rear yard is required, except that:
 - a. A side yard of not less than ten feet shall be required where the side yard is adjacent to a side street or as provided in section 28-904(f).
 - b. Any rear or side yard abutting an R-3 or O district shall not be less than 15 feet.
 - c. Any rear or side yard abutting an R-1 or R-2 district shall not be less than 25 feet.
 - d. All required yards shall be increased by one foot for every two feet, or fraction thereof, by which a principal structure exceeds 45 feet in height.
- (2) *Uses allowed by special permit.* Same as for permitted uses in subsection (1) of this section, subject to the provisions of section 28-130.

(Ord. No. 1986-49, § 1(4.2206), 9-16-86)

Sec. 28-777. - Additional regulations.

Uses in the M-3 district shall also comply with the following regulations:

- (1) Section 28-171 requiring review of development plans for all uses except single-family dwellings.

- (2) Chapter 9 regulating development in the escarpment zone.
- (3) Chapter 11 regulating development in floodplains.

(Ord. No. 1986-49, § 1(4.2207), 9-16-86)

Secs. 28-778—28-795. - Reserved.