

175.22 M-3 LIGHT INDUSTRIAL DISTRICT STANDARDS.

The following regulations and the “Supplementary Regulations” of Section [175.29](#) shall apply in the M-3 District.

1. Permitted Uses.

A. Cabinet making or carpenter shops; plumbing, heating, ventilating or air conditioning supply shops; electrical shop; printing, binding or publishing shop or firm; tinsmith, sheet metal or ornamental iron shop but not including heavy structural iron or steel fabricating shop; or similar commercial shop not primarily manufacturing in nature.

B. Bottling works, automobile body repairs, cleaning and dyeing plant, processing of dairy or egg products, frozen food lockers, laundry, or other similar commercial service not primarily manufacturing in nature.

C. Wholesale and storage uses conducted entirely within a building.

D. Lumber yard, builders supply yard, machinery storage yard, or similar products storage but not including junk yard, salvage, or waste material outdoor storage yard.

E. Transportation terminals, product transfer facilities.

F. Manufacture, compounding, processing, packaging or treatment of such products as, but not limited to, candy, cosmetics, pharmaceuticals, toiletries, food products except fish, sauerkraut, vinegar, yeast, refining of fats and oils or other similar high odor level activity.

G. Manufacture, compounding, assembling, or treatment of articles or merchandise from certain natural or previously prepared base materials such as, but not limited to, cloth, cellophane, cork, felt, fiber, glass, leather, paper, plastics, metals or stones, shell, wax, yarns and wood, but excluding heavy manufacturing, assembling or treatment using these materials such as a large metal stamping mill, large structural steel fabricator, saw or planing mill, or other similar high noise level activity.

H. Manufacture of pottery or other ceramic products using only previously prepared clay, and kilns fired only by electric or gas heat sources.

I. Manufacture, processing, or assembling of hardware and cutlery, novelties and gadgets, electrical appliances and products, electronic devices and products, professional and musical instruments, business machines.

J. Tool, die, gauge and other small product oriented machine shops.

K. Research laboratory; experimental, product development and testing, engineering development, or similar research oriented facility.

L. Foundry casting, lightweight non-ferrous metals or electric or gas fired foundry not causing noxious fumes or odors.

M. Livestock terminal or sales barn.

N. Wind Energy Conservation Systems (WCES), as a conditional use.

O. Off-street parking and loading areas.

P. Any accessory building customarily incidental and subordinate to one of the above main uses.

Q. No dwelling or dwelling unit is permitted except those for employees having duties in connection with any premises requiring them to live on said premises, including families of such employees when living with them.

2. Building Height Limit. For any permitted use, no height limit.

3. Minimum Lot Area. For any permitted use, no minimum.

4. Minimum Lot Width. For any permitted use, no minimum.

5. Minimum Front Yard Depth. For any permitted use, 25 feet.

6. Minimum Side Yard Width (Each Side). For any permitted use, no minimum, but if a side yard is provided, then must be at least 5 feet, plus 1 foot for each 2 feet in height above 30 feet.

7. Minimum Rear Yard Depth. For any permitted use, no minimum, but if a rear yard is provided, then must be at least 5 feet, plus 1 foot for each 2 feet in height above 30 feet.

8. Off-Street Parking. In accordance with Section [175.28](#), except that the Council may increase or decrease the parking requirements by not more than 25 percent where the amount of vehicular traffic and/or number of customers or employees to a particular site or use warrants an increase or decrease in the amount of off-street parking spaces from the normal requirement as set forth.

9. Other Standards. No use shall be permitted to be established or maintained which by reason of its nature or manner of operation is or may become hazardous, noxious or offensive owing to the emission of odor, dust, smoke, cinders, gas, fumes, vibrations, refuse matter or water-carried waste.

10. Site Plan Required. To assure that the layout and location of proposed commercial, office or light industrial uses in any M-3 Planned District will be in conformity with the purposes and standards set forth for M-3 District, a site plan shall be submitted showing the proposed use and development of the site for approval by the Council after review and recommendation by the Commission. The site plan shall have scale accuracy and shall show the following:

A. Location, use, and height of buildings.

B. Location and improvement of parking and loading areas.

C. Location, improvement and grade of all access driveways.

D. Location of all existing and proposed underground utility lines and appurtenant structures.

E. Layout, dimensions and markings for parking spaces.

F. Location and improvement of sidewalks, location and markings of all pedestrian ways within parking area.

G. Location and size of all outdoor signs.

To properly orient the site plan to adjacent properties and uses and to the physical features of the site, the accompanying information shall be submitted. The applicant may choose to show this information on the site plan or on a separate map: (a) area map showing all properties, streets, easements, streams etc. within 200 feet of boundaries of site; (b) topography or selected elevation points to show existing grades, and proposed final grades or elevations of buildings.

For additional information,

https://codelibrary.amlegal.com/codes/booneia/latest/boone_ia/0-0-0-16543#JD_175.22.