

		M-2		M-3	
		Independently	Inside Industrial District		
Minimum Zone Size	No Minimum		No Minimum		50 Contiguous Acres
Minimum Parcel	60,000 square ft.		20,000 square ft.		No Minimum
Parcel Width	200 ft.		100 ft. minimum		Adequate to meet requirements
Set Back	Front: 60 ft. / Side & Rear: 20 ft.		Not facing a Street or Residential:		
			Parking: 50 ft setback	Buildings: 50 ft setback	
			Facing a Public Street:		
			Parking: 100 ft setback	Buildings: 150 ft setback	
Parcel Coverage	Required Parking, Landscaping, & Storm Water Drainage Control (Retention/Detention Ponds)		Facing Residential/Residentially Zoning:		
			Parking: 100 ft setback	Buildings: 200 ft setback	
Noise	Measured @ Property Boundary	By Residential/Noncommercial/Non-Industrial:		Measured @ Property Boundary; Average Over a 24-hr	By Residential/Residential Zoning:
		7:00 a.m. to 10:00 p.m.: 55 dBA 10:00 p.m. to 7:00 a.m.: 50 dBA			55 dBA average
		By Commercial:			By Street or Non-M3 district Property:
		7:00 a.m. to 10:00 p.m.: 65 dBA 10:00 p.m. to 7:00 a.m.: 60 dBA			65 dBA average
		By Industrial:			Generator use requirements:
		7:00 a.m. to 10:00 p.m.: 70 dBA 10:00 p.m. to 7:00 a.m.: 65 dBA			80 dBA by any Non-M3 property Only for testing or during emergency disruption in electricity Testing: 15 minutes/1x month; 60 min 2x/yr
		Generator Testing/Use- No restrictions			
Lighting	No more than 1 ft. candle of light shall cross the lot line 5 ft above the ground above the ground on a residentially used lot. Direct light downward as much as possible.		In addition to the M2 requirements, with "dark sky" elements: Limited light heights, light colors limited ; motion lights will turn off after 5 min		
Parking	.33 per 100 square ft. of Usable Floor Area		1 per employee (for maximum employee shift)		
Public Amenities	Sidewalk		Leisure Trail		
Screening, Berms, & Fencing	By Agricultural or Residential:		By Public Street or Residential Property/Zoning:		
	50 ft. minimum buffer w/1 tree for every 20-linear ft.		Berm: 10-12 ft. above street (trees, bushes & natural grasses) 80% opacity provided by berm Berm + Screen = 25-27 ft from street grade		
	By Office or Commercial:				
	30 ft. minimum buffer w/ 1 tree for every 30-linear ft.				
	By Manufacturing/Industrial:		By All Other Zoning:		
	10 ft minimum w/ 1 tree for every 30-linear ft.		No Berm required Planted screen is still required.		
	Required Trees in Buffer zone: ½ will be canopy trees; will contain a min. 6ft. screen		4 Rail Fence required along the right-of-way street		