

- (b) *Conditional uses.* All structures and improvements for principal permitted uses. See sections 20-1010, 20-1226, 20-1291, 20-1336, 20-1338, 20-1339, and 20-1340. (Code 1975, § 7.038; Ord. No. 2011-61, 11-8-11)

Sec. 20-757. - Height requirements.

The maximum height of any building in the M-2 general industrial district is forty-five (45) feet. (Code 1975, § 7.038)

Sec. 20-758. - Yard setback requirements.

The minimum yard setback requirements for the M-2 general industrial district are as follows:

(1)	Shore	75 feet
(2)	Street	50 feet
(3)	Rear	25 feet
(4)	Side	20 feet

(Code 1975, § 7.038)

Secs. 20-759—20-775. - Reserved.

DIVISION 29. - M-3 HEAVY INDUSTRIAL DISTRICT

Sec. 20-776. - Uses.

- (a) *Permitted uses.* The following uses are permitted in the M-3 heavy industrial district subject to approval by the planning and development committee as to location and operation:
- (1) All M-1 and M-2 uses.
 - (2) **Manufacture and processing of** abrasives, acetylene, acid, alkalies, ammonia, asbestos, asphalt, batteries, bedding, bleach, bone, cabbage, candle, carpeting, celluloid, **cement**, cereals, charcoal, chemicals, chlorine, coal tar, coffee, coke, cordage, creosote, dextrine, disinfectant, dye, excelsior, felt, fish, fuel, gelatin, glucose, gypsum, hair products, ice, ink, insecticide, lampblack, lime, lime products, linoleum, matches, meat, oil, cloth, paint, peas, perfume, pickle, plaster of paris, plastics, poison, polish, potash, pulp, pyroxylin, radium, rope, rubber, sausage, shoddy, size, starch, stove polish, textiles and varnish.
 - (3) Manufacturing, processing, and storage of building materials, explosives, dry ice, fat, fertilizer, flammables, gasoline, glue, grains, grease, lard, plastics, radioactive materials, shellac, soap, turpentine, vinegar and yeast.

- (4) Manufacture and bottling of alcoholic beverages; bag cleaning; canneries; cold storage warehouses; electric and steam generating plants; electroplating; enameling; forges; foundries; garbage incinerators; lacquering; lithographing; offal, rubbish, or animal reduction; oil, coal, and bone distillation; refineries; road test facilities; slaughterhouses; smelting; stockyards; tanneries; and weaving provided such uses shall be at least six hundred (600) feet from residential and public and semipublic districts.
- (5) Outside storage and manufacturing areas.
- (6) Wrecking, junk, demolition, and scrap yards shall be surrounded by a solid fence or evergreen planting screen completely preventing a view from any other property or public right-of-way and shall be at least six hundred (600) feet from residential, public and semipublic districts.
- (7) Freight yards.
- (8) Freight terminals and trans-shipment depots.
- (9) Inside storage warehouses.
- (10) Breweries.
- (11) Crematories.

(b) *Conditional uses.* All structures and improvements for principal permitted uses. See sections 20-1010, 20-1226, 20-1291, 20-1336, 20-1338, 20-1339, and 20-1340. (Code 1975, § 7.038; Ord. No. 2011-61, 11-8-11)

Sec. 20-777. - Height requirements.

The maximum height of any building in the M-3 heavy industrial district is sixty (60) feet. (Code 1975, § 7.038)

Sec. 20-778. - Yard setback requirements.

The minimum yard setback requirements in the M-3 heavy industrial district are as follows:

(1)	Shore	75 feet
(2)	Street	50 feet
(3)	Rear	25 feet
(4)	Side	20 feet

(Code 1975, § 7.038)

Secs. 20-779—20-795. - Reserved.

DIVISION 30. - M-4 QUARRYING DISTRICT

Sec. 20-796. - Uses.

The following uses are permitted in the M-4 quarrying district:

- (1) *Principal uses.* Mineral extraction operations and concrete and concrete products manufacturing that are presently in existence. The manufacture of concrete and concrete products, including concrete and asphalt batch plants, may occur on a parcel only during the duration of the on-site mineral extraction activity.
- (2) *Conditional uses.* Extension of legally existing mineral extraction operations and manufacture of concrete and concrete products or the creation of new such extraction or manufacturing operations; utilities. The manufacture of concrete and concrete products, including concrete and asphalt batch plants, may occur on a parcel only during the duration of the on-site mineral extraction activity. See sections 20-1010, 20-1228, 20-1291, 20-1336, and 20-1338.

(Code 1975, § 7.038; Ord. No. 2000-251S, 8-28-01; Ord. No. 2011-61, 11-8-11)

Sec. 20-797. - Yard setback requirements.

- (a) All excavations shall occur within the M-4 quarrying district and shall be at least two hundred (200) feet from any right-of-way or property line. All accessory uses such as offices, parking areas, and stockpiles shall be located within the M-4 district and shall be at least one hundred (100) feet from any right-of-way or property line.
- (b) When a mineral extraction operation abuts another such operation, the two hundred (200) foot setback for each operation from their common lot line may be reduced to a zero lot line setback through planning and development committee approval of restoration plan(s) in order to establish a more reasonable restoration of such operations.

(Ord. No. 88-160, § 7.038, 1-10-89; Ord. No. 2000-251S, 8-28-01)

Sec. 20-798. - Height requirement.

The maximum height of any structure in the M-4 quarrying district shall be forty-five (45) feet.
(Code 1975, § 7.038)

Secs. 20-799—20-815. - Reserved.

DIVISION 31. - RESERVED⁷¹

Footnotes:

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Editor's note— Ord. No. 2011-131S, adopted April 10, 2012, repealed Div. 31, §§ 20-816—20-819, which pertained to the FW urban floodway district and derived from § 7.039 of the 1975