

THAN TWO HUNDRED FEET (200') FROM FREEWAYS OR EXPRESSWAYS, NOT LESS THAN ONE HUNDRED FEET (100') FROM LIMITED ACCESS MAJOR HIGHWAYS, AND NOT LESS THAN FIFTY FEET (50') FROM ALL OTHER PUBLIC RIGHT OF WAY LINES.

Section 13-315.8—Minimum Lot Frontage at Building Line

Each lot in every ~~M1~~ W1—Industrial Park District shall measure not less than two hundred feet (200') at the building line.

Section 13-315.9—Setbacks

~~Each structure in an M1—Industrial Park District shall be set back not less than two hundred feet (200') from freeways or expressways, and not less than one hundred feet (100') from limited access major highways.~~

Section 13-315.10 13-315.9—Building, Fence and Wall Height Limits

(a) There shall be no height limitation as to principal structures in ~~M1~~ W1—Industrial Park Districts, except that principal structures exceeding six (6) stories or ninety feet (90') in height shall be permitted only if all yard dimensions set forth in this article are increased by one foot (1') for every two feet (2') of height exceeding ninety feet (90').

(b) There shall be no height limitation for accessory structures in ~~M1~~ W1—Industrial Park Districts, except that accessory structures exceeding twenty-five feet (25') in height shall be permitted only if all yard dimensions set forth in this article are increased by one foot (1') for every two feet (2') of height exceeding twenty-five feet (25').

(c) Fences and walls shall not exceed eight feet (8') in height in ~~M1~~ W1—Industrial Park Districts.

Section 13-315.11 13-315.10—Maximum Lot Coverage

Not more than seventy-five percent (75%) of any lot in an ~~M1~~ W1—Industrial Park District may be covered (including principal and accessory structures, and parking).

Performance Standards for ~~M1~~ W1—Industrial Park Districts

Section 13-315.12—In General

(a) ~~The performance standards set forth in Subsections 12 through 28, inclusive, of this Section, shall apply to all M1—Industrial Park Districts.~~

(b) ~~For purposes of said performance standards, the following definitions shall apply:~~

(1) ~~Air Pollution—shall mean the presence in the outdoor atmosphere of substances in quantities, having characteristics and being of a duration which, from any single source or in combination with other sources, are, or may be predicted with reasonable certainty to be injurious to human, plant or animal life or to property, or which unreasonably interfere with the proper enjoyment of the property of others by reason of the emission of odors, solids, vapors, liquids, or gases, throughout the State and in such areas of the State as are affected thereby.~~

(2) ~~Emissions—shall mean any substance, other than water in an uncombined form, discharged directly or indirectly into the atmosphere including but not limited to odors, particulate matters, vapors, or gases or any combination thereof.~~