

Section 13-316.2—Area Requirements

(a) Each lot shall have an area of not less than eight thousand (8,000) square feet.

(b) Not more than eighty percent (80%) of the net area of any lot may be covered by a structure (including accessory structures and uses, and off-street parking).

(c) Each lot shall have a depth of not less than one hundred feet (100').

Section 13-316.3—Yards

(a) Each lot shall have a front building line not less than twenty feet (20') from and parallel to the front lot line or a proposed front street line.

(b) Each lot shall have two (2) side yards, each being not less than fifteen feet (15') in width. Each corner lot shall have a side building line not less than fifteen feet (15') from and parallel to the side street line or proposed street line.

(c) Each lot shall have a rear yard measuring not less than thirty feet (30') in depth. Accessory buildings in rear yards shall be located not less than ten feet (10') from the rear lot line, and not less than ten feet (10') from the side lot line.

(d) If a side or rear lot line abuts a residential or commercial district, the abutting yard shall measure not less than twenty feet (20').

Section 13-316.4—Minimum Lot Frontage at Building Line

Each lot shall measure not less than seventy-five feet (75') in width at the building line.

Section 13-316.5—Setbacks

All uses shall have a setback of not less than one hundred feet (100') from freeways, expressways and major access highways.

Section 13-316.6—Building Height Limits

Each principal structure shall not exceed sixty feet (60') in height.

~~M3~~ W3—Heavy Industrial Districts**SECTION 13-317A—IN GENERAL**

~~M3~~ W3 HEAVY INDUSTRIAL DISTRICTS SHALL PROVIDE FOR THOSE INDUSTRIAL USES WHICH INVOLVE MORE OBJECTIONABLE INFLUENCES AND HAZARDS, AND CANNOT REASONABLY BE EXPECTED TO CONFORM TO THOSE STANDARDS WHICH ARE APPROPRIATE FOR OTHER TYPES OF INDUSTRIAL DEVELOPMENT. SAID DISTRICTS SHALL BE LOCATED SO AS TO BE COMPATIBLE WITH (OR CAUSED TO BE COMPATIBLE WITH) SURROUNDING LAND USES EITHER DUE TO EXISTING NATURAL FEATURES, OR THROUGH THE APPLICATION OF STANDARDS SET FORTH IN THIS HEADING.

Section 13-317—Uses Permitted

The following uses shall be permitted in ~~M3~~ W3 Heavy Industrial Districts: