

DIVISION 16. - INDUSTRIAL DISTRICT M-3

Sec. 25-361. - Purpose.

The intent of Industrial District M-3 is to establish areas for industrial uses which, because of their nature and operations, exhibit such noticeable characteristics as noise, glare, smoke, fumes and odors. These industrial uses should be monitored with respect to air and water quality. This district, and additions to existing districts, should be in proximity to other existing and/or planned commercial, industrial and institutional land use activities with utilities and superior road access.

(Res. of 1-1-02, § 2-1601)

Sec. 25-362. - Permitted uses.

The following uses are permitted by right, subject to compliance with all other requirements of this chapter, and all other applicable regulations.

- (1) Livestock and auction markets.
- (2) Acid manufacture.
- (3) Exploration and extraction of gas, oil and other minerals, including quarries.
- (4) Mineral processing operations, such as crushing plants; cement, lime and gypsum manufacturing; masonry block and brick manufacturing; and asphalt plants.
- (5) Fertilizer manufacture.
- (6) Petroleum manufacture, including by-products.
- (7) Petroleum storage.
- (8) Pulp and paper manufacture.
- (9) Slaughterhouse, including meat, poultry and fish processing.
- (10) Steel fabricating plants.
- (11) Public utility generating, booster and relay stations; transformer stations; transmission lines and towers; and other facilities for the provision and maintenance of public utilities, including railroads and facilities, and water and sewerage installations.
- (12) Animal hospital, veterinary service.
- (13) Crematorium.
- (14) Telecommunications tower, attached, subject to the standards of section 25-441.

(Res. of 1-1-02, § 2-1602)

Sec. 25-363. - Uses permissible by special exception.

The following uses may be permitted by the board of supervisors as special exception uses, subject to compliance with all other requirements of this chapter, and all other applicable regulations.

- (1) Automobile graveyards.
- (2) Junkyards.

- (3) Landfills, transfer station.
- (4) Telecommunication tower, freestanding, subject to standards of section 25-441.
- (5) Shooting range.
- (6) Concrete mixing, storage plant.
- (7) Sawmill, wood processing facility.
- (8) Stump processing plant.
- (9) Kennel, commercial.
- (10) Explosive storage facility.
- (11) Individual well and septic systems approved by the state health department.

(Res. of 1-1-02, § 2-1603; Res. No. 06-07-13, 7-25-06; Res. No. 11-10-10, 10-25-11)

Sec. 25-364. - District requirements.

Minimum district size: Twenty (20) acres.

(Res. of 1-1-02, § 2-1604)

Sec. 25-365. - Lot requirements.

- (a) *Minimum lot area:* One (1) acre.
- (b) Maximum floor area ratio: 0.50; impervious surfaces on any lot shall not exceed seventy (70) percent of the lot area.
- (c) *Minimum lot width:* One hundred (100) feet.

(Res. of 1-1-02, § 2-1605; Res. No. 11-10-10, 10-25-11)

Sec. 25-366. - Building requirements.

- (a) *Minimum yards.*
 - (1) Front: Forty (40) feet.
 - (2) Side: Forty (40) feet. (One hundred (100) feet adjoining residential).
 - (3) Rear: Fifty (50) feet. (One hundred (100) feet adjoining residential).
- (b) *Minimum building setback.* Forty (40) feet when parking is located behind principal building, when parking screened from public road view with berms and/or coniferous landscaping, or when parking lot landscaping is increased by at least fifty (50) percent over minimum requirements; otherwise building setback shall be eighty (80) feet plus distance of impervious surfaces.
- (c) *Building height.* Forty-five (45) feet. Parapet walls are permitted up to four (4) feet above the maximum height of the building. Buildings over forty five (45) feet in height may be permitted by the board of supervisors as a special exception where building setback is increased five (5) feet for each additional foot over forty-five (45) feet plus such other conditions as the board of supervisors imposes.

(Res. of 1-1-02, § 2-1606; Res. No. 11-10-10, 10-25-11)

Sec. 25-367. - Use limitations.

- (a) *Public water and sewer service.* All development within the M-3 District is required to be served by public or community water and sewer facilities which comply with current county and state health department standards, unless granted a special exception permit under subsection 25-363(11).
- (b) *Access.* Lot access for M-3 Districts or lots shall not be provided through contiguous residential districts, residential areas of planned districts, or residential subdivisions in the A-1 or RR districts.
- (c) *Indoor/outdoor operations.* All manufacturing operations must take place within a completely enclosed building, unless permission for outside operations is specifically granted by the board of supervisors as a special exception use.
- (d) *Noise.* Noise levels generated on-site shall comply with Article II Noise, of the Noise Ordinance of the Botetourt County Code.

(Res. of 1-1-02, § 2-1607; Res. No. 06-07-13, 7-25-2006)

Secs. 25-368—25-380. - Reserved.