

M-2 Zone vs. M-3 Zone Comparison

Mitigation of Impacts	M-2	M-3
Minimum Zone Size	Not required	300 contiguous acres
Minimum Parcel	60,000 or in M-2 Industrial Parks, the required minimum lot area within a parcel shall be 20,000 square feet	50 acres
Frontage	On a public street	Adequate to meet requirements on a public street or a private drive over a parcel with frontage on a public street
Parcel Width	200; In M-2 District, Industrial parks required minimum lot width shall be 100 feet.	Adequate to meet requirements
Parcel Coverage of all structures	50%; The remaining 50% of the lot for required parking, landscaping, and storm water drainage control (retention/detention ponds).	60%; The remaining 40% of the lot for required parking, landscaping, and storm water drainage control (retention/detention ponds).
Parking	.33 per 100 s.f. of Usable Floor Area (UFA)	1 per employee (maximum employee shift)
Public Amenities	Sidewalk	Leisure Trail
Screening	<p>When adjacent to agricultural or residential uses, a buffer at least 50 feet wide containing one tree for each 20-linear feet of buffer zone length or fraction thereof.</p> <p>When adjacent to office or commercial uses, a buffer at least 30 feet wide containing one tree for each 30-linear feet of buffer zone length or fraction thereof.</p> <p>When adjacent to manufacturing/industrial uses, a buffer at least 10 feet wide containing one tree for each 30-linear feet of buffer zone length or fraction thereof.</p>	<p>This zone will require a berm which shall consist of a mixture of deciduous trees, evergreens, bushes, and natural grasses to provide an opacity of eighty percent (80%) and reach a height of fifteen (15) feet above the berm on the date that is four (4) years after planting, creating a natural buffer. In addition, a four (4) rail fence shall be installed by the owner along the right-of-way of a street that abuts the subject property for the entire length of the frontage on the street, subject to required breaks for vehicular and pedestrian access. Any security fencing would be behind these elements. This zone also includes access point screening 94-153(l)(4).</p>
Berming	All: At least one-half of the total number of trees required within the buffer zone shall be canopy trees. The buffer zone shall contain a minimum six-foot high screen comprised of plant material, berms, screen walls or fences, or any combination of these elements.	Required along the entire district boundary eight (8) to ten (10) feet high with a minimum of 15 feet plantings above the berm
Lighting	No more than one foot candle of light shall cross a lot line five feet above the ground on a residentially used lot. Lighting is directed downward as much as possible and is appropriate for the application.	In addition to lighting requirements for M2, M3 lighting standard includes more stringent requirements implementing "dark sky" elements such as limiting the height of lights and light level, requiring lights over 1000 lumens to be fully shielded to support downward lighting, limiting correlated color temperature to 3000 kelvin, and requiring motion lights to shut off after 5 minutes.

Mitigation of Impacts	M-2	M-3
Noise	<p>Adjacent to a residential or other non-commercial, non-industrial district.</p> <ul style="list-style-type: none"> 7:00 a.m. to 10:00 p.m.: 55 dBA 10:00 p.m. to 7:00 a.m.: 50 dBA <p>Adjacent lot in a commercial district.</p> <ul style="list-style-type: none"> 7:00 a.m. to 10:00 p.m.: 65 dBA 10:00 p.m. to 7:00 a.m.: 60 dBA <p>Adjacent lot in an industrial district.</p> <ul style="list-style-type: none"> 7:00 a.m. to 10:00 p.m.: 70 dBA 10:00 p.m. to 7:00 a.m.: 65 dBA 	<p>This ordinance would require that noise levels do not exceed sixty-five (65) decibels (dBA) on any adjacent private property outside of this district during normal operations. Noise levels up to eighty (80) decibels (dBA) at the boundary of any adjacent private property outside of this district are allowed during periodic testing or exercising of equipment. Such testing or exercising shall not occur more often than once monthly for up to a total of fifteen (15) minutes, with the exception that such testing shall be allowed for a duration of up to a total of sixty (60) minutes twice per year. If approved in advance by the city manager for each occurrence, the sixty (60) minute events may be allowed up to two (2) additional times per year. Any testing or exercising shall be allowed only to occur between the hours of 8:00 a.m. and 4:00 p.m. on a weekday.</p>
Minimum Front Set Back	60 may be reduced by a maximum of 50% upon finding that the reduced setback is in keeping with predominant development patterns in the immediate area and such reduction would encourage a more uniform, unified and orderly development pattern.	<p>150 feet for buildings from the public street or to a residential zone (not including AG)</p> <p>100 feet for parking</p>
Minimum Side Yard Set Back	20	50 (nonresidential), 150 if residential
Minimum Rear Yard Set Back	20	50 (nonresidential) 150 if residential
Maximum Height	45; May be increased if front, side, and rear yard setbacks are increased an equal amount. <i>Note it would result in an 85 ft front yard setback and 45 ft side/rear for a 70 ft building</i>	70