

C. IM-3 Medium Intensity Industrial and Manufacturing.

1. Purpose and Uses:

District Purpose	Main Permitted Uses	Special Exception	Prohibited Uses
<p>This district is intended to provide sites for manufacturing and industrial uses which may be objectionable to or incompatible with residential areas.</p>	<p>Commercial;</p> <p>Consignment Shop;</p> <p>Manufacturing and Industrial;</p> <p>Hotels and motels;</p> <p>Pawn Shop;</p> <p>Places of worship;</p> <p>Offices;</p> <p>Self-Storage Facility;</p> <p>Thrift Shop;</p> <p>Warehouse.</p>	<p>Hazardous Industries;</p> <p>Service Station</p>	<p>Residential, except that provisions may be made for living quarters for owners and agents within structures used exclusively for businesses;</p> <p>Institutional; Heavy manufacturing and industrial;</p> <p>Paint or varnish manufacture.</p> <p>Uses which produce effects upon contiguous property in the form of noise, odor, vibration, smoke, particulate matter, glare, heat, fire or explosive hazard;</p> <p>All uses which are incompatible with the approved land use designation of the property pursuant to the Comprehensive Plan Future Land Use Map.</p>

2. Development regulations:

Setbacks	Maximum Height	Maximum Lot Coverage
<p>Front or street side - Pursuant to the performance standards of the industrial street landscape buffers (§ 4.4.E).</p> <p>Side interior and Rear - 0 feet.</p> <p>Whenever the IM-3 District abuts a residential district, 20 ft setback +1 additional ft per 1 ft increase over 15 ft of height. A 5 ft. wide approved landscaped buffer must be included and maintained pursuant to the industrial landscape buffers (§ 4.4.E).</p>	<p>100 feet, except for radio antenna towers which may extend to a height of 200 feet.</p>	<p>90%</p>

Setbacks are measured from the Base Building Line pursuant to [Article 3](#).