

#### 4.03.20 Industrial Uses with Nuisance Features

Industrial **uses** associated with nuisance features, such as odor, noise, vibration, or the **use** or storage of hazardous materials are permissible subject to the standards of the **district** and the standards set forth in this section.

Industrial **uses** associated with nuisance features shall comply with the following standards:

**Table 4.03.20(B). Standards for Industrial Uses with Nuisance Features.**

<b>Development Feature</b>	<b>Standard</b>
Minimum land area	1 acre
Minimum setback on all sides for <b>Buildings</b> or <b>Structures</b>	100 feet
<b>Buffer</b> , M-2	2.0 times the <b>buffer</b> otherwise required in Section 4.07.06
<b>Buffer</b> , M-3	2.0 times the <b>buffer</b> otherwise required in Section 4.07.06. Additional <b>buffers</b> may be provided, including open space <b>buffers</b> on parcels adjoining the industrial <b>use</b> .
Vibration	Shall not be discernable on adjacent properties, measured at the <b>property line</b>
Electromagnetic interference	Shall not be discernable on adjacent properties, measured at the <b>property line</b>
Noise	A wall or fence shall be provided and shall include noise abatement design techniques. The wall or fence shall be designed by a licensed engineer specializing in noise abatement techniques
Compliance with State and Federal regulations	Testing results for stormwater runoff and groundwater shall be provided to the County NFPA placard placed on all <b>buildings</b> Demonstrated compliance with regulations regarding hazard materials handling, storage, <b>use</b> , transport, or disposal
Outdoor storage	Screened from view from adjacent properties and from the public <b>right-of-way</b>
Refuse and solid waste containers	Fully enclosed, except for an access gate. Screened from view from adjacent properties and the public <b>right-of-way</b>
Loading docks	Located on the side or rear of the property. Fully screened from view from adjacent properties and the public <b>right-of-way</b>