

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.

Development Feature	Standard
Minimum land area	1 acre
Minimum setback on all sides for Buildings or Structures	100 feet
Buffer , M-2	2.0 times the buffer otherwise required in Section 4.07.06
Buffer , M-3	2.0 times the buffer otherwise required in Section 4.07.06. Additional buffers may be provided, including open space buffers on parcels adjoining the industrial use .
Vibration	Shall not be discernable on adjacent properties, measured at the property line
Electromagnetic interference	Shall not be discernable on adjacent properties, measured at the property line
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 buildings Demonstrated compliance with regulations regarding hazard materials handling, storage, use , transport, or disposal
Outdoor storage	Screened from view from adjacent properties and from the public right-of-way
Refuse and solid waste containers	Fully enclosed, except for an access gate. Screened from view from adjacent properties and the public right-of-way
Loading docks	Located on the side or rear of the property. Fully screened from view from adjacent properties and the public right-of-way