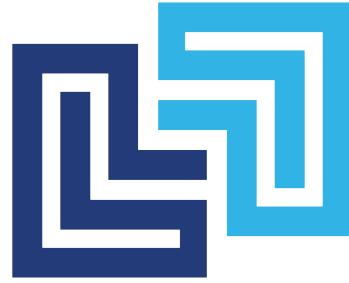


AGENDA ITEM 3B

Zoning Map Amendment – ETJ Extension

MEMO



TO: Planning Commission

FROM: Christopher Solberg, AICP, Deputy Community Development Director

DATE: 10/26/2023

RE: Amendment to the City of La Vista Zoning Map

After the expansion of the City's Extraterritorial Jurisdiction (ETJ) and the amendment to the official Future Land Use Map, the official Zoning Map is required to be amended to include those areas incorporated into the ETJ through expansion.

Based on direction from the Planning Commission, staff has changed its recommendation for the zoning of the parcel to be brought into the City's Extraterritorial Jurisdiction (Pt Tax Lot 19 Lying South of RR ROW in the S1/2 14-14-11) from I-2 Heavy Industrial to I-1 Light Industrial.

The zoning of this property as I-1 would be considered a "downzoning" from Sarpy County's current zoning designation of IGM General Manufacturing District. The list of allowed uses within the I-1 District, as a whole, is more restrictive than the current IGM District. This reduces the potential impact on neighboring properties.

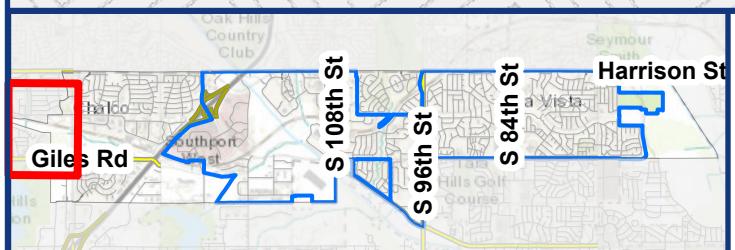
Copies of Sections 5.13 (I-1 Light Industrial) and 5.14 (I-2 Heavy Industrial) of the La Vista Zoning Ordinance, along with the IGM General Manufacturing District, have been included in your packet for review.

STAFF RECOMMENDATION:

Staff recommends the adoption of the amendment to the City of La Vista Zoning Map.



Vicinity Map: Existing Zoning

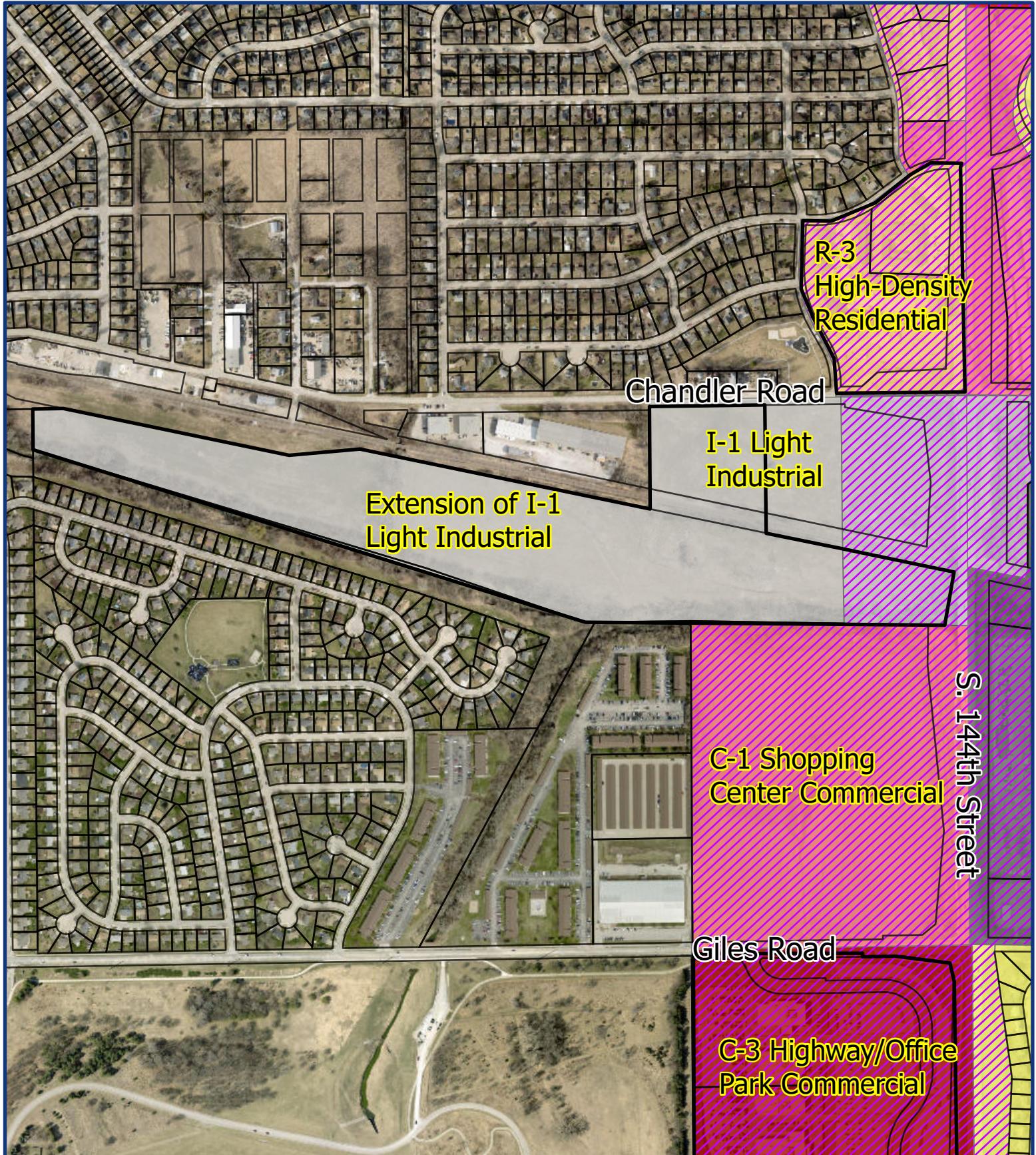


Legend

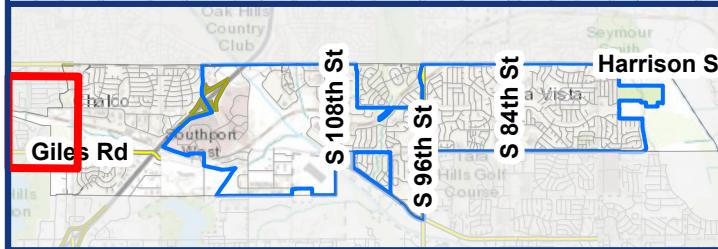
- Jurisdiction line between Sarpy County and La Vista
- Gateway Corridor Overlay District (GWC)



LA VISTA



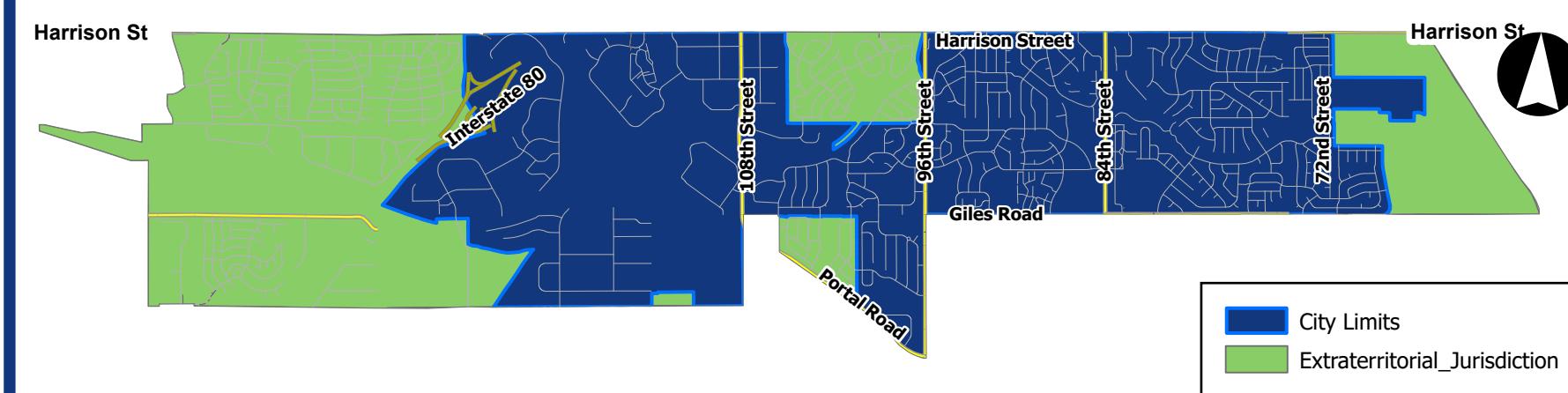
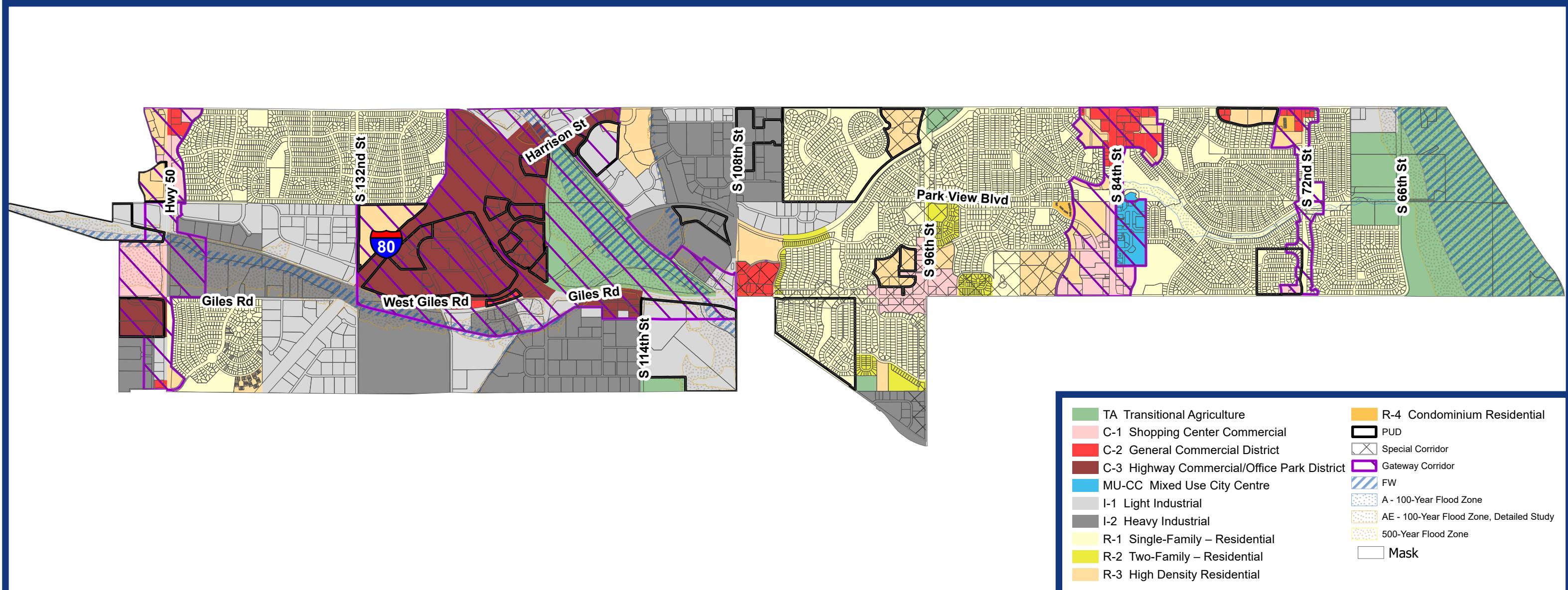
Vicinity Map: Proposed Zoning Related to ETJ Extension



Legend

- Gateway_Corridor (pink diagonal hatching)
- PUD (white rectangle)





10/26/2023
Drawn By: CB



**City of La Vista
Official Zoning Map
Adopted December 18, 2018
Updated November 21, 2023
Ordinance Number _____**

Section 5.13 I-1 Light Industrial.

5.13.01 Intent: *It is the intent of the Light Industrial District Regulations to provide for limited industrial uses and services, including some retail businesses, wholesaling, and storage activities; to preserve land for the expansion of basic economic activities; to avoid incompatible land uses, to serve these areas with adequate transportation facilities, and to prevent or mitigate hazards to adjacent properties. (Ordinance No. 1053, 1-15-08)*

5.13.02 Permitted Uses: (Revisions by Ordinance No. 1053, 1-15-08, unless otherwise noted)

- 5.13.02.01 Light Manufacturing
- 5.13.02.02 Automotive services, except repair, towing and wrecking
- 5.13.02.03 Business services
- 5.13.02.04 Facilities for building construction contractors
- 5.13.02.05 Landscape and horticultural services
- 5.13.02.06 Medical and dental laboratories
- 5.13.02.07 Assembly of electrical and electronic appliances
- 5.13.02.08 Miscellaneous repair services, not including automotive
- 5.13.02.09 Printing, publishing, and allied industries
- 5.13.02.10 Electric, gas and sanitary services, not including collection and disposal of solid waste or hazardous waste
- 5.13.02.11 General warehousing
- 5.13.02.12 Testing laboratories
- 5.13.02.13 Publicly owned and operated facilities (*Ordinance No. 950, 3-1-05*)
- 5.13.02.14 Special and vocational training facilities (*Ordinance No. 950, 3-1-05*)
- 5.13.02.15 Wholesale trade of goods
- 5.13.02.16 Microbreweries and microdistilleries without on-site sales (*Ordinance No. 1292, 9-6-16*)
- 5.13.02.17 Artist Studio Space(*Ordinance No. 1433, 12-7-21*)

5.13.03 Permitted Conditional Uses: (Revisions by Ordinance No. 1053, 1-15-08, unless otherwise noted)

- 5.13.03.01 Animal specialty services with or without overnight boarding of animals and outdoor exercise areas
- 5.13.03.02 Heavy equipment rental
- 5.13.03.03 Household furniture, furnishings, and equipment store
- 5.13.03.04 Hardware, lawn and garden supply store
- 5.13.03.05 Lumber and other building materials dealer
- 5.13.03.06 Outdoor display of merchandise
- 5.13.03.07 Radio, television and communication towers and transmitters, as per Section 7.11
- 5.13.03.08 Utility substations, terminal facilities, and reservoirs
- 5.13.03.09 Farm-implement sales and service
- 5.13.03.10 Cabinetry millwork
- 5.13.03.11 Gasoline service stations
- 5.13.03.12 Automotive repair services
- 5.13.03.13 Sale of recreational vehicles, including boats and jet skis
- 5.13.03.14 Indoor recreational facility (*Ordinance No. 918, 10-6-03*)
- 5.13.03.15 Veterinary Services, not including livestock
- 5.13.03.16 Self-service storage facility (*Ordinance No. 1069, 8-19-08*)
- 5.13.03.17 Industrial Condominiums (*Ordinance No. 1246, 4-21-15*)
- 5.13.03.18 Microbreweries and microdistilleries with on-site sales (*Ordinance No. 1292, 9-6-16*)
- 5.13.03.19 Ground-Mounted Solar Energy Conversion Systems outside of the rear yard, as provided for in Section 7.15. (*Ordinance No. 1389, 3-3-2020*)

5.13.04 Permitted Accessory Uses

- 5.13.04.01 Buildings and uses customarily incidental to the permitted uses
- 5.13.04.02 Parking as permitted in Section 7.05 through 7.09
- 5.13.04.03 Signs allowed in Section 7.01 through 7.04
- 5.13.04.04 Temporary buildings and uses incidental to construction work that will be removed upon completion or abandonment of the construction work
- 5.13.04.05 Landscaping as required by Section 7.17
- 5.13.04.06 Solar Energy Conversion Systems as provided for in Section 7.15. (*Ordinance No. 1389, 3-3-2020*)

5.13.05 Height and Lot Requirements:

5.13.05.01 The height and minimum lot requirements shall be as follows:

Use	Lot Area (SF) ²	Lot Width ²	Front Yard	Side Yard	Rear Yard	Max. Height	Max. Lot Coverage
Permitted Uses	10,000	100	35 ¹	30'	25'	45'	65%
Permitted Conditional Uses	10,000	100	35 ¹	30'	25'	45'	65%
Accessory Buildings	-	-	70'	10'	10'	25'	20%

¹ 35' front yard setback required only when no parking is present in the front yard. If parking is located in the front yard then front yard setback is a minimum of sixty (60) feet.

² *Lots created before January 1, 2008 may have a minimum Lot Area of 10,000 square feet and may have less than the minimum 100 feet lot width. (Ordinance No. 1053, 1-15-08)*

5.13.06 Use Limitations:

5.13.06.01 When adjacent to residentially zoned land, no parking, drives or signs shall be allowed in any required yard within *thirty (30)* feet of such district. Furthermore, permanent screening shall be provided in this area in order to minimize impacts on residentially zoned property, as per Section 7.17.04. (*Ordinance No. 1053, 1-15-08*)

5.13.06.02 No outdoor storage, except the display of merchandise for sale to the public, shall be permitted.

5.13.06.03 Exterior lighting fixtures shall be shaded so that no direct light is cast upon any residential property and so that no glare is visible to any traffic on any public street.

5.13.06.04 *No use shall produce a nuisance or hazard from fire, explosion, toxic or corrosive fumes, gas, smoke, odors, obnoxious dust or vapor, harmful radioactivity, offensive noise or vibration, flashes, objectionable effluent, or electrical interference which may affect or impair the normal use and peaceful enjoyment of any surrounding property, structure, or dwelling. (Ordinance No. 1053, 1-15-08)*

5.13.07 Performance Standards:

See Section 7.16 of the Supplemental Regulations.

Section 5.14 I-2 Heavy Industrial

5.14.01 Intent: *It is the intent of the Heavy Industrial District Regulations to provide for industrial uses and services, including some manufacturing, wholesaling and storage activities; to preserve land for the expansion of the basic economic activities; to avoid incompatible land uses; to serve these areas with adequate transportation facilities; and to prevent or mitigate hazards to adjacent properties. (Ordinance No. 1053, 1-15-08)*

Adult Entertainment Facilities are included in this Zoning District. The intent of the La Vista Zoning Ordinance is not to prohibit these uses but to regulate the secondary effects of these uses within the community.

5.14.02 Permitted Uses: (Revisions by Ordinance No. 1053, 1-15-08, unless otherwise noted)

- 5.14.02.01 Assembly, fabrication, packaging, and processing of products inside an enclosed building, except hazardous or toxic materials
- 5.14.02.02 Automotive services, except repair, towing and wrecking
- 5.14.02.03 Business services
- 5.14.02.04 Data Center (**Ordinance No. 1433, 12-7-21**)
- 5.14.02.05 Facilities for building construction contractors
- 5.14.02.06 Landscape and horticultural services
- 5.14.02.07 Medical and dental laboratories
- 5.14.02.08 Miscellaneous repair services, not including automotive
- 5.14.02.09 Printing, publishing, and allied industries
- 5.14.02.10 Electric, gas and sanitary services, not including collection and disposal of solid waste or hazardous waste
- 5.14.02.11 General warehousing
- 5.14.02.12 Testing laboratories
- 5.14.02.13 Facilities for heavy construction contractors
- 5.14.02.14 Manufacturing of apparel, textile mill products, furniture and fixtures, transportation equipment, and assembly of electrical and electronic equipment and components
- 5.14.02.15 Manufacture of light sheet metal products including heating and ventilation equipment.
- 5.14.02.16 Manufacturing of food and kindred products, limited to bakery items, dairy products, sugar and confectionary products, and beverages
- 5.14.02.17 Manufacturing stone, clay, glass and concrete products
- 5.14.02.18 Millwork; veneer, plywood and structural wood products manufacturing-
- 5.14.02.19 Publicly owned and operated facilities. (**Ordinance No. 950, 3-1-05**)
- 5.14.02.20 Special and vocational educational and training facilities. (**Ordinance No. 950, 3-1-05**)
- 5.14.02.21 Transportation services
- 5.14.02.22 Trucking and courier services, except air
- 5.14.02.23 Veterinary Services, including livestock
- 5.14.02.24 Wholesale trade of goods
- 5.14.02.25 Microbreweries and microdistilleries without on-site sales (**Ordinance No. 1292, 9-6-16**)

5.14.03 Permitted Conditional Uses: (Revisions by Ordinance No. 1053, 1-15-08, unless otherwise noted)

- 5.14.03.01 Automotive rental / leasing and other heavy equipment rental
- 5.14.03.02 Manufacturing of food and kindred products, except bakery items, dairy products, sugar and confectionary products, and beverages
- 5.14.03.03 Lumber and other building materials dealer
- 5.14.03.04 Outdoor storage or display of merchandise
- 5.14.03.05 Radio, television and communication towers and transmitters, as per Section 7.11
- 5.14.03.06 Utility substations, terminal facilities, and reservoirs
- 5.14.03.07 Farm-implement sales and service
- 5.14.03.08 Temporary Batch plant for concrete, asphalt, or paving material, not to exceed 24 months of operations
- 5.14.03.09 Cabinetry millwork
- 5.14.03.10 Recycling center for computers, televisions and household items
- 5.14.03.11 Storage of bulk petroleum products
- 5.14.03.12 The manufacturing, compounding, processing, extruding, painting, coating and assembly of steel, metal, vinyl, plastic, paper and similar products and related outdoor and indoor storage activities. (**Ordinance No. 855, 3-5-02**)

5.14.03.13	Gasoline service stations
5.14.03.14	Automotive repair services
5.14.03.15	Sale of recreational vehicles, including boats and jet skis
5.14.03.16	Indoor recreational facility (<i>Ordinance No. 918, 10-6-03</i>)
5.14.03.17	Self-service storage facility (<i>Ordinance No. 1069, 8-19-08</i>)
5.14.03.18	Adult Entertainment establishments
	<ol style="list-style-type: none"> 1. No Adult business shall be closer than 500 feet to any similar use and no closer than 500feet to a residential district / use, religious uses, educational uses and recreational uses. Measurements shall be made in a straight line, without regard to intervening structures or objects, from the main entrance of such adult business to the point on the property line of such other adult business, residential district / use, religious use, educational uses and recreational use. In addition, no Adult establishment shall be located within the Gateway Corridor Overlay or within 500 feet of said Overlay Corridor. 2. Said businesses shall be screened along adjoining property lines as to prevent any direct visual contact of the adult business at the perimeter. 3. Doors, curtains and any other means of obstruction to the opening of all booths and other preview areas, including but not limited to Adult Novelty Businesses, Adult Motion Picture Arcades, Adult Mini-Motion Picture Theaters, and Adult Motion Picture Theaters shall be removed and kept off at all times during the execution of this Permit. Failure to comply with this condition shall result in revocation of the Conditional Use Permit. 4. No adult business shall be open for business between the hours of one am and six a.m. 5. The proposed location, design, construction and operation of the particular use adequately safeguards the health, safety, and general welfare of persons residing or working in adjoining or surrounding property. 6. Such use shall not impair an adequate supply of light and air to surrounding property. 7. Such use shall not unduly increase congestion in the streets or public danger of fire and safety. 8. Any explicit signs shall not be seen from any point off-premises. 9. Such use shall not diminish or impair established property values in adjoining or surrounding property. 10. Such use shall be in accord with the intent, purpose and spirit of this Ordinance and the Comprehensive Development Plan of La Vista, Nebraska. 11. Applications for adult businesses under the terms of this Section shall be accompanied by evidence concerning the feasibility of the proposed request and its effect on surrounding property and shall include a site plan defining the areas to be developed for buildings and structure, the areas to be developed for parking, driveways and points of ingress and egress, the location and height of walls, the location and type of landscaping, and the location, size and number of signs. 12. An adult business shall post a sign at the entrance of the premises which shall state the nature of the business and shall state that no one under the age of eighteen (18) years of age is allowed on the premises. This Section shall not be construed to prohibit the owner from establishing an older age limitation for coming on the premises. 13. Prohibited Activities of Adult Businesses <ul style="list-style-type: none"> A. No adult business shall employ any person less than eighteen (18) years of age. B. No adult business shall furnish any merchandise or services to any person who is under eighteen (18) years of age. C. No adult business shall be conducted in any manner that permits the observation of any model or any material depicting, describing or relating to specified sexual activities or specified anatomical areas by display, decoration, sign, show window or other opening from any public way or from any property not licensed as an adult use. No operator of an adult business or any officer, associate, member, representative, agent, owner, or employee of such business shall engage in any activity or conduct in or about the premises which is prohibited by this Ordinance or any other laws of the State. D. No part of the interior of the adult business shall be visible from the pedestrian sidewalk, walkway, street, or other public or semi-public area.
5.14.03.19	Industrial Condominiums (<i>Ordinance No. 1247, 4-21-15</i>)

5.14.03.20 Microbreweries and microdistilleries with on-site sales (**Ordinance No. 1292, 9-6-16**)
 5.14.03.21 Concrete Batch Plants (**Ordinance No. 1329, 9-19-18**)
 5.14.03.22 Ground-Mounted Solar Energy Conversion Systems outside of the rear yard, as provided for in Section 7.15. (**Ordinance No. 1389, 3-3-2020**)

5.14.04 Permitted Accessory Uses:

5.14.04.01 Buildings and uses customarily incidental to the permitted uses
 5.14.04.02 Parking as permitted in Section 7.05 through 7.09
 5.14.04.03 Signs allowed in Section 7.01 through 7.04
 5.14.04.04 Temporary buildings and uses incidental to construction work which will be removed upon completion or abandonment of the construction work
 5.14.04.05 Live-in quarters used by live-in watchman or custodians during periods of construction
 5.14.04.06 Landscaping as required by Section 7.17
5.14.04.07 Solar Energy Conversion Systems as provided for in Section 7.15. (Ordinance No. 1389, 3-3-2020**)**

5.14.05 Height and Lot Requirements:

5.14.05.01 The height and minimum lot requirements shall be as follows:

Use	Lot Area (SF) ²	Lot Width ²	Front Yard	Side Yard	Rear Yard	Max. Height	Max. Lot Coverage
Permitted Uses	10,000	100	35 ¹	30'	25'	45'	75%
Permitted Conditional Uses	10,000	100	35 ¹	30'	25'	45'	75%
Accessory Buildings	-	-	70'	10'	10'	25'	20%

¹ 35' front yard setback required only when no parking is present in the front yard. If parking is located in the front yard then front yard setback is a minimum of sixty (60) feet.

² *Lots created before January 1, 2008 may have a minimum Lot Area of 10,000 square feet and may have less than the minimum 100 feet lot width. (Ordinance No. 1053, 1-15-08)*

5.14.06 Use Limitations:

5.14.06.01 When adjacent to residentially zoned land, no parking, drives or signs shall be allowed in any required yard within thirty (30) feet of such district. Furthermore, permanent screening shall be provided in this area in order to minimize impacts on residentially zoned property, as per Section 7.17.04. (**Ordinance No. 1053, 1-15-08**)

5.14.06.02 Exterior lighting fixtures shall be shaded so that no direct light is cast upon any residential property and so that no glare is visible to any traffic on any public street.

5.14.06.03 *No use shall produce a nuisance or hazard from fire, explosion, toxic or corrosive fumes, gas, smoke, odors, obnoxious dust or vapor, harmful radioactivity, offensive noise or vibration, flashes, objectionable effluent, or electrical interference which may affect or impair the normal use and peaceful enjoyment of any surrounding property, structure, or dwelling. (Ordinance No. 1053, 1-15-08)*

5.14.07 Performance Standards:

See Section 7.16 of the Supplemental Regulations.



SARPY COUNTY ZONING REGULATIONS

**AS AMENDED AND APPROVED BY THE
SARPY COUNTY BOARD OF COMMISSIONERS
BY RESOLUTION #2020-157 ON JUNE 2, 2020**

SECTION 23 – IGM GENERAL MANUFACTURING DISTRICT

This zoning district provides for the widest range of industrial operations for those industries which conform to reasonable environmental specifications for pollution and nuisance-free performance, and meet the minimum requirements specified by the Environmental Protection Agency, Nebraska Department of Environmental Quality and other State Agencies concerned with health and environment.

23.1 PERMITTED SPECIAL USES

The following special uses are permitted in the General Manufacturing District IGM, except those which by reason of the emission of odor, dust, fumes, smoke, noise, and other obnoxious characteristics would be injurious to the public health, safety, and general welfare. The permitted uses shall include uses such as:

- 23.1.1 Abattoirs.
- 23.1.2 Acetylene gas manufacturing or storage.
- 23.1.3 Alfalfa dehydrating plants.
- 23.1.4 Ammonia, bleaching powder or chlorine manufacture.
- 23.1.5 Asphalt manufacture or refining.
- 23.1.6 Assembly of metal products.
- 23.1.7 Bakery products manufacture.
- 23.1.8 Boiler works.
- 23.1.9 Building materials yards.
- 23.1.10 Burlap manufacture.
- 23.1.11 Cement, lime, gypsum, or plaster-of-paris manufacture.
- 23.1.12 Coal and coke yards.
- 23.1.13 Coal tar products manufacture.
- 23.1.14 Coke ovens.
- 23.1.15 Concrete products manufacture.
- 23.1.16 Construction and demolition waste disposal sites.
- 23.1.17 Contractor's offices and yards.
- 23.1.18 Creosote treatment or manufacture.
- 23.1.19 Dairy products manufacture.
- 23.1.20 Dyeing and cleaning establishments.
- 23.1.21 Fabrication, manufacture and treatment of lumber or wood products.
- 23.1.22 Farm and industrial equipment manufacture.
- 23.1.23 Fat rendering.

- 23.1.24 Feed and forage plants.
- 23.1.25 Fertilizer storage or processing.
- 23.1.26 Fireworks or explosives manufacture.
- 23.1.27 Fuel storage and distribution.
- 23.1.28 Glue, size, or gelatin manufacture.
- 23.1.29 Grain mill products manufacture.
- 23.1.30 Gunpowder manufacture or storage.
- 23.1.31 Incineration or reduction of garbage, dead animals, offal, or refuse.
- 23.1.32 Iron, steel, brass, or copper foundries.
- 23.1.33 Laboratories.
- 23.1.34 Manufacture, fabrication, or treatment of sheet or shaped metal products including such industries as farm machinery, farm equipment, construction materials and machinery, heating, ventilating, and plumbing equipment, and household appliances.
- 23.1.35 Manufacturing, compounding, processing, packaging, or treatment of articles or merchandise from previously prepared materials, such as bone, cloth, aluminum, cork, fiber, leather, glass, plastic, stones, tin, rubber, and paint.
- 23.1.36 Manufacture of light sheet metal products including heating and ventilation equipment.
- 23.1.37 Machine shops or other metal working.
- 23.1.38 Meat products manufacture.
- 23.1.39 Oiled, rubber, or leather goods manufacture.
- 23.1.40 Public local distribution and main transmission utilities.
- 23.1.41 Radio, television, and communication towers and transmitters.
- 23.1.42 Sanitary Landfills.
- 23.1.43 Sexually Oriented Businesses (please refer to Section 45)
- 23.1.44 Sludge disposal and storage sites.
- 23.1.45 Smelter.
- 23.1.46 Solid Waste Composite Site.
- 23.1.47 Solid Waste Disposal Area.
- 23.1.48 Solid Waste Management Facility.
- 23.1.49 Solid Waste Processing Facilities.
- 23.1.50 Solid Waste Transfer Station.
- 23.1.51 Stone, rock, gravel, and sand stationary plants.

- 23.1.52 Storage of farm and agricultural products.
- 23.1.53 Sulphuric, nitric, or hydrochloric acid manufacture.
- 23.1.54 Tanning, curing, or storage of rawhides or skins.
- 23.1.55 Transmission lines, including substations, distribution centers, regulator stations, pumping stations, treatment facilities, storage equipment buildings, garages, towers, or similar public service uses.
- 23.1.56 Vinegar manufacture.
- 23.1.57 Yeast plants.
- 23.1.58 Warehouses and Wholesale businesses
- 23.1.59 Watchmen's residences in conjunction with the principal use.
- 23.1.60 Renewable Energy Facilities.

23.2 PERFORMANCE STANDARDS

- 23.2.1 Appearance: Junk, salvage, auto wrecking, and similar operations shall be shielded from view from streets and from adjacent properties in another zoning classification by means of a sturdy, sight-obscuring fence in good repair.
- 23.2.2 Fire Hazard: All flammable substances involved in any activity established in this zone shall be handled in conformance with the standards of the National Board of Fire Underwriters and any additional regulations of Sarpy County.
- 23.2.3 Noise: No operation shall be carried on which involves noise in excess of the normal traffic noise of the adjacent street at the time of the daily peak hour traffic volume or in excess of eighty (80) decibels, whichever is greater. Generation of noise from power generators in excess of eighty (80) decibels shall be permitted on a temporary basis during emergency circumstances such as power outages and shall be permitted for the purposes of testing and maintenance of said power generators. Noise shall be measured at the property line and when the level of such noise cannot be determined by observation with the natural senses, a suitable instrument may be used and measurement may include breakdowns into a reasonable number of frequency ranges.
- 23.2.4 Sewage and Liquid Wastes: No operation shall be carried on which involves the discharge into a sewer, water course, or the ground, of liquid waste of any radioactive or poisonous nature or chemical waste which is detrimental to normal sewage plant operation or corrosive and damaging to sewer pipes and installations. The final approval and permit issued by the Nebraska Department of Environmental Control indicating that the proposed use meets the Nebraska Environmental Standards will be required before a building permit is issued.
- 23.2.5 Air Contaminants: The final approval and permit issued by the Nebraska Department of Environmental Control indicating that the proposed use meets the Nebraska Environmental Standards will be required before a building permit is issued.
 - (A) Air contaminants and smoke shall be less dark than designated Number 2 on the Ringleman Chart as published by the United States Bureau of Mines, except that smoke of a density designated as Number 2 shall be permitted for one 4 minute period in each one-half hour. Light-colored contaminants of such opacity as to obscure an observer's view to a degree equal to or greater than the aforesaid shall not be permitted.

- (B) Particulate matter or dust as measured at the point of emission by any generally accepted method shall not be emitted in excess of two tenths grains per cubic foot as corrected to a temperature of 500 degrees Fahrenheit.
- (C) Due to the fact that the possibilities of air contamination cannot be comprehensively covered in this section, there shall be applied the general rule that there shall not be discharged from any source whatsoever such quantities of air contaminants or other material in such quantity as to cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public in general; or to endanger the comfort, repose, health, or safety of any such considerable number of persons or the general public; or to cause or have natural tendency to cause injury or damage to business, vegetation, or property.

- 23.2.6 Odor: Odor-causing operations shall be controlled so as to reduce escape of odors to the minimum practical within the limits of technology and economics.
- 23.2.7 Gases: All noxious gases shall be controlled to the extent that they will not be injurious to life and property. The gases sulphur dioxide and hydrogen sulphide shall not exceed 5 parts per million, carbon monoxide shall not exceed 25 parts per million, and nitrous fumes shall not exceed 5 parts per million. All measurements shall be made at the zoning lot line.
- 23.2.8 Vibration: All machines including punch presses and stamping machines shall be mounted so as to minimize vibration. Vibration shall not be so excessive that it interferes with industrial operations on nearby zoning lots.

23.3 HEIGHT AND LOT REQUIREMENTS

- 23.3.1 The height and minimum lot requirements shall be as follows, except as provided in Section 34:

	Lot Area	Front	Side Yard	Street Side Yard	Rear	Maximum Height
Permitted Uses	10,000 sq ft	25'	10'	25'	15'	45'
		25'	10'	25'	15'	70'