

**CITY OF THREE WAY
ZONING ORDINANCE**

TABLE OF CONTENTS

| | | PAGE |
|---------|---|------|
| ARTICLE | I. TITLE, INTENT AND PURPOSE | |
| | Section 1. Title | 1 |
| | Section 2. Intent and Purpose | 1 |
| ARTICLE | II. SHORT TITLE | 2 |
| ARTICLE | III. DEFINITIONS | 3 |
| ARTICLE | IV. ESTABLISHING DISTRICTS AND PROVIDING FOR OFFICIAL ZONING MAP | |
| | Section 1. Establishment of Districts | 15 |
| | Section 2. Rules for Interpretation of District Boundaries | 15 |
| | Section 3. Application of District Regulations | 16 |
| | Section 4. Official Zoning Map | 17 |
| ARTICLE | V. SPECIFIC DISTRICT REGULATIONS | |
| | Section 1. A-O (Agriculture and Open Land) District | 18 |
| | Section 2. RL (Low Density Residential) District | 20 |
| | Section 3. RM (Medium Density Residential) District | 22 |
| | Section 4. RM-1 (Medium Density Residential) District | 25 |
| | Section 5. BN (Neighborhood Business) District | 27 |
| | Section 6. BH (Highway Business) District | 29 |
| | Section 7. BP (Planned Business) District | 35 |
| | Section 8. IL (Light Industrial) District | 39 |
| | Section 9. IH (Heavy Industrial) District | 42 |
| | Section 10. FH (Special Flood Hazard) District | 45 |
| | Section 11. O (Office) District | 65 |
| | Section 12. PRD (Planned Residential Development) District | 68 |
| ARTICLE | VI. REGULATIONS APPLYING TO A SPECIFIC, TO SEVERAL, OR TO ALL DISTRICTS | |
| | Section 1. Corner Lots In Residential Districts | 73 |
| | Section 2. Fences, Walls and Hedges | 74 |
| | Section 3. Projections into Required Yards | 74 |
| | Section 4. Number of Buildings on Each Lot | 74 |
| | Section 5. Location of Accessory Buildings | 75 |

SECTION 9

IH HEAVY INDUSTRIAL DISTRICT

A. GENERAL DESCRIPTION

The purpose of this district is to provide for industrial and other uses that by virtue of their external effects; noise, glare, fumes, smoke, dust, odors, truck and rail traffic, should be isolated from residential uses. These uses perform essential functions for the city and should be provided for in areas that are best suited for industrial development by reason of location, topography, soil conditions, and the availability of adequate utilities and transportation systems.

B. USES PERMITTED

The following uses shall be permitted in the IH Heavy Industrial District:

1. Any use permitted in an IL Light Industrial District.
2. Manufacturing of acetylene, or oxygen.
3. Acid manufacturing.
4. Automotive wrecking, junk or salvage yard, if in a completely enclosed building, or the premises on which such use is conducted is entirely enclosed within a solid masonry wall or fence not less than six (6) feet in height.
5. Boiler shops, machine shops, structural steel fabricating shops.
6. Cement products manufacturing.
7. Paint, linseed oil, shellac, turpentine, lacquer or varnish manufacturing.
8. Storage of petroleum, gasoline, or oil.
9. Railroad freight terminal and repair shops.
10. Sawmills.
11. Stockyards.
12. Signs as regulated in Article VI, Section 22.
13. Other uses that are similar in character to one of the specified uses listed above, and any other use of an industrial nature that is otherwise lawful as determined by the Board of Zoning Appeals.

C. USES PERMITTED AS SPECIAL EXCEPTIONS

1. Commercial Mobile Communications Services (CMCS), as regulated by Article VI, Section 21.
2. Adult entertainment and recreation establishments, as regulated in Article VI, Section 19.

D. PROHIBITED USES AND STRUCTURES

The following uses are prohibited in the IH General Industrial District:

1. All residential uses.
2. Churches and schools.

3. All uses not of a nature specifically permitted herein.

E. AREA REQUIREMENTS

The following requirements shall apply to all uses permitted in this district:

1. Front Yard

All buildings shall set back from all street right-of-way lines not less than fifty (50) feet.

2. Side Yard

No building shall be located closer than twenty-five (25) feet to a side lot line.

The width of a side yard which abuts a residential district shall be not less than fifty (50) feet, however, when the side property line abuts a railroad right-of-way no yard setback shall be required.

3. Rear Yard

No building shall be located closer than twenty-five (25) feet to the rear lot line.

The depth of any rear yard which abuts a residential district shall be not less than fifty (50) feet; however, when the rear property line abuts a railroad right-of-way no yard setback will be required.

4. Maximum Lot Coverage

The maximum lot coverage is limited only to the extent that the area, off-street loading and parking requirements of this section have been complied with.

F. HEIGHT REGULATIONS

No building or structure shall exceed four (4) stories, except as provided in Article VI, Section 6.

G. OFF STREET PARKING

As regulated in Article VI, Section 12.