

(4) Parking areas shall not be located within the required setbacks.

(5) Such facilities may exceed the height limitation set forth in Section 13-306.7 of this Subtitle, provided that the front, side and rear yard dimensions shall be increased by one foot (1') for every foot of additional height.

(6) Such facilities shall not create a nuisance to surrounding residential properties.

Section 13-352.21. Ore Storage.

Ore storage shall be permitted in W3 Industrial Districts, provided:

(1) Such facilities shall not be located within three hundred feet (300') of any major highway, expressway, freeway or residential area and shall be screened by two (2) rows of dense evergreen planting. Said rows shall be twenty feet (20') apart; and the evergreens shall be staggered so as to be at eight foot (8') intervals as to the same row, and four foot (4') intervals as to the opposite row. Such planting shall be not less than four feet (4') in height at the time of planting, shall be expected to be not less than six feet (6') in height within three (3) years, shall be backed by a wall measuring not less than eight feet (8') in height, and shall completely screen such activity within three (3) years of planting.

(2) No structures, interior streets, driveways or parking areas may be located within buffer screening areas (except for necessary ingress and egress driveways).

Section 13-352.22. Public Utilities.

(a) (1) The application for a special exception for a public utilities use shall be accompanied by a map generally showing the utility system of which the proposed facility is a part, together with information as to the functional relation of the facility to the entire system.

(2) Public utility uses permitted by special exception in residential or commercial open space and deferred development districts shall not include any of the following: power generating plants, incinerators, non-local area telephone and telegraph dial or repeater stations, garages, yards, shops, construction or building materials yards, or service truck dispatching or storage.

(3) The architectural scale, design and landscaping treatment of such use shall blend harmoniously with other development in the area.

(4) All such uses shall conform to the performance standards of W1 Industrial Districts as set forth in Sections 13-315.11 through 13-315.17, inclusive.

(5) The hearing authority may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the sur-