

ARTICLE 12

I INDUSTRIAL DISTRICT

Sec. 12.01 DESCRIPTION AND PURPOSE

The purpose of this district classification is to establish a Zone where designated industrial activities may locate which have minimal negative impacts on adjoining premises, which are more uniform in character, and which provide for a higher quality industrial land use.

Sec. 12.02 PERMITTED USES

For land and/or buildings, the uses and height and area requirements of the I District are as follows:

- 1) Wholesale and Warehousing. The sale of wholesale or warehousing of automotive equipment, dry goods and apparel, groceries and related products, raw farm products except livestock, electrical goods, hardware, plumbing, heating equipment and supplies, machinery and equipment, tobacco and tobacco products, paper and paper products, furniture and home furnishings, and any commodity the manufacture of which is permitted in this District, and truck terminals.
- 2) Industrial Establishments.
 - a) The assembly, fabrication, manufacture, packaging, or treatment of such products as food products (excluding butchering, animal slaughtering, etc.), candy, drugs, cosmetics and toiletries, musical instruments, optical goods, toys, novelties, electrical instruments and appliances, radios and phonographs, pottery and figurines or other ceramic products using only previously pulverized clay.
 - b) The assembly, fabrication, manufacture or treatment of such products from the following previously prepared materials: bone, canvas, cellophane, cloth, cork, felt, fiber, glass, leather, paper, plastics, precious or semi-precious metals or stones, sheet metal (excluding large stampings such as automobile fenders or bodies), shells, textiles, wax, wire, wood (excluding saw and planning mills), yards, aluminum, fur, hair, horn, paint, paper, plastics, rubber, tin, iron, steel, and tobacco.

- c) Tool and die shops, metal working machine shops involving the use of grinding or cutting tools; manufacturing of tools, dies, jigs, and fixtures; publishing, printing or forming of box, carton, and cardboard products.
 - d) Laboratories - research or testing.
 - e) Central dry cleaning plants and laundries.
- 3) Public Utility Uses. Electric transformer stations and substations, electric transmission towers, municipal buildings and uses, gas regulators and municipal utility pumping stations.
 - 4) Accessory buildings and uses customarily incidental to the above Principal Permitted Uses.
 - 5) Off-street parking in accordance with Article 19.
 - 6) Petroleum storage located at least one thousand (1,000) feet from any residentially zoned property.
 - 7) Auto repair shops.
 - 8) Auto wash, subject to Article 18.
 - 9) Bottling plants and dairies.
 - 10) Contractor yards.
 - 11) Crating and packing service.
 - 12) Public or private sanitary landfills or junk yards subject to conformation with P.A. 641 and Article 18.
 - 13) Any other similar industrial use which is determined by the Planning Commission to be of the same general character as the above permitted uses.
 - 14) Machine shops for fabrication and/or repair of agricultural and other small industrial machinery.

- 15) Any other industrial uses when authorized by the Planning Commission. In considering such authorization, the Planning Commission shall make written findings certifying that satisfactory provision and arrangement has been made concerning the following where applicable
- a) Ingress and egress to the lot and the proposed buildings and structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe;
 - b) Off-street parking and loading areas where required with particular attention to the items in subparagraph (1) above and the economic, noise, glare, or odor effects of the use on adjoining properties and the surrounding neighborhood;
 - c) Refuse and service areas with particular reference to the items in subparagraphs (1) and (2) above;
 - d) Utilities with reference to locations, availability, and compatibility;
 - e) Screening and buffering with reference to type, dimensions, and character;
 - f) Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with adjoining and surrounding neighborhood properties;
 - g) Required yards and other open spaces; and
 - h) General compatibility with adjacent properties and the surrounding neighborhood.

The above uses shall be conducted within a completely enclosed building or within an area enclosed on all sides by a solid non-combustible fence or wall at least six (6) feet in height; provided further that no goods, materials, or objects shall be stacked higher than the fence or wall; and provided further that no business will be conducted in such a manner that noise, smoke, dust, vibration, or any other like nuisance shall exist to affect adjoining residential properties adversely.

Sec. 12.03 USES ALLOWED BY SPECIAL USE PERMIT

The following uses may be permitted subject to the approval of the Planning Commission in accordance with standards set forth in Article 18 Part II.

- 1) Eating and drinking establishments when food or beverage is consumed within a completely enclosed building. Establishments with a character of drive-in or open-front store are prohibited.
- 2) Barber and beauty shops.
- 3) Truck, tractor and trailer sales, rental and repair.
- 4) New automobile rental and leasing agency.
- 5) Motels.
- 6) Automobile service stations.
- 7) Dog kennels.
- 8) Indoor tennis, paddleball, or racquetball courts.
- 9) Drive-in theaters.
- 10) Commercial television, radio, and micro-wave transmission, receiving, and relay towers for lease, use of customers, or other commercial purposes, subject to Article 18.
- 11) Slaughter houses, butchering plants, meat processing operations.
- 12) Wind energy conversion systems

Sec. 12.04 COMPLIANCE WITH COUNTY AND STATE REGULATIONS

Any use permitted in the I District must also comply with all applicable County and State health and pollution laws and regulations.

Sec. 12.05 SITE PLAN REVIEW repealed 7/14/08 Ord. 287**Sec. 12.06 HEIGHT REGULATIONS**

Three (3) stories forty (40) feet, whichever is lesser.

Sec. 12.07 AREA REGULATIONS

No building or structure nor the enlargement of any building or structure shall be hereafter erected unless the following requirements are provided and maintained in connection with such building, structure, or enlargement:

- a) Front Yard. There shall be a front setback of not less than fifty (50) feet.
- b) Side Yards.
 - 1) Where the side yard of a lot abuts the side of a lot in the Industrial Zone, there shall be a side yard of not less than ten (10) feet.
 - 2) In all other cases, there shall be a side yard of not less than fifty (50) feet.
- c) Rear Yard. There shall be a rear yard of not less than fifty (50) feet.