

Section 8
I-1 Industrial District

a. Permitted uses and Structures:

1. The following uses provided the principal use is conducted within a completely enclosed building and conforms to the performance standards and general requirements of Article 4, Section 22 of this ordinance:

Light manufacturing, including processing, refining, fabricating, assembling, cleaning, testing or repairing of goods, materials, or products.

Engineering or research laboratories, vocational or industrial training facilities, data processing or analysis.

Wholesaling, warehousing, packaging, storage or distribution facilities.

General offices associated with an industrial use, including service facilities for employees or guests.

Printing, lithographing, publishing, or photography establishments.

2. Agriculture, as permitted and regulated in the A - Agriculture District.

3. Electric and telephone substations and distribution centers; filtration, plant, pumping station and water reservoir public or package treatment plants; fire stations; telephone exchange; radio and television transmitting or relay stations; antenna towers; and other similar governmental and public utility service uses.
4. Planned Developments, manufacturing, on tracts of land of 20 acres or more in area in accordance with Article 4, Section 20.
5. Uses, buildings, and structures customarily accessory and clearly incidental to the above permitted uses when located on the same lot as the principal use, including recreational areas for employees, and lodging facilities for owners, guards, or caretakers.

b. Uses Permitted as Special Exceptions by Board of Zoning Appeals:

1. Storage and use of explosive materials.
2. Trucking terminals.
3. Uses, buildings, and structures customarily accessory and clearly incidental to the above Uses.

c. Minimum Lot Size: Lot Area - 20,000 square feet. Lot Width - 100 feet.

d. Minimum Yard Sizes: Front Yard- 50 feet. Rear Yard - Except where abutting a railroad right-of-way, 30 feet. Side Yards- 15 feet (each side), when adjoining an interior lot line; 25 feet when adjoining a street and 50 feet where a side lot line coincides with a side or rear lot line in an adjacent Residential or Business district.

e. Maximum height of Structures: 45 feet.

f. Minimum Off-Street Parking & Loading Requirements:

1. Off-Street Parking:

Same as in B-2 General Business District.

Manufacturing, fabricating, processing, assembly, disassembly, cleaning, servicing, testing or repairing of materials, goods, or products – 1 parking space for each 3 employees based upon the working period when the maximum number of persons are employed on the premises.

2. Off-Street Loading & Unloading.

Same as in B-2 General Business District, except for the following: For any manufacturing, fabricating, processing, cleaning, servicing, testing, repair, or storage of materials, goods, or products, having a **Gross Floor Area of 5,000 to 40,000 sq. ft.** - one

loading berth is required; **Gross Floor Area** of 40,000 to 100,000 sq. ft. – two berths are required; For each additional 100,000 sq. ft. of **Gross Floor Area** or fraction thereof – an additional berth is required.

For Planned developments, Industrial uses, the number of loading berth required will be the total of the required berths for each individual use.

g. Limitations on Signs: For each use no sign, intended to be read, from off the premises shall be permitted except in accordance with the following provisions:

I. Business signs and advertising signs as permitted and regulated In the B-2 General Business District.

2. For Industrial Parks, 1 additional sign on each street frontage, other than those regulated in No. 1 (above) - shall be permitted, subject to the following:

Such sign shall advertise only the name and location of such park and the name and type of business of each occupant of the park.

The gross area in square feet of the additional sign shall not exceed 3 times the lineal feet of frontage of the lot.

Such a sign shall be set back at least 15 feet from the front lot line of such park.

No sign shall project higher than 30 feet above curb level.

SECTION 9 **I-2 INDUSTRIAL DISTRICT**

a. Permitted Uses and Structures:

The uses permitted in the I-1 Industrial District and the following uses provided they conform to the performance standards and general requirements of Article 4, Section 22 of this ordinance:

1. Bakery, secondary food processing, milk processing, manufacture and bottling of dairy products and beverages
2. Manufacture and assembly of glass, plastic, paper, cloth, jewelry, and leather products.
3. Manufacture of colors, dye, paint, and other coating (excluding tar products).
4. Machine, welding, tool and die shops: electroplating operations.

5. Manufacture of pharmaceutical, biological, medical, cosmetic, and candy products.
6. Manufacture and assembly of optical goods, musical and recording instruments, office machinery, electrical and mechanical goods, and farm machinery.
7. Manufacture and assembly of marine, office, and household furniture and appliances; communication and automobile equipment; air conditioning, heating and refrigeration equipment.
8. Can and container manufacture and processing and milling of forest products.
9. Canning, bottling, processing and packaging of food and beverages, grain elevators, grain processing and starch manufacture.
10. Dyeing and cleaning works; and services such as freight movers, communication and canteen operations.
11. Upholstering and feather goods manufacture.
12. Trucking terminals.
13. Vehicle and implement repair and painting shops.
14. Lumber yards, building materials, millwork, storage and sale; contractor's storage yard.

b. Uses Permitted as Special Exceptions by Board of Zoning Appeals, provided they conform to the performance standards and general requirements of Article 4, Section 22:

1. Storage, use, or manufacture of explosive materials
2. Creosote manufacturing and treatment.
3. Bulk storage of petroleum products. ✓
4. Foundries, smelting operations, metal forging, rolling and stamping plants.
5. Manufacture of detergents and soaps.
6. Monument works and stone cutting.
7. Concrete mixing, production of concrete blocks, cinder blocks and similar building materials.
8. Cement, lime, and gypsum manufacturing, oil processing, refining and manufacturing.

9. Fat rendering and fertilizer manufacturing; stock yards, slaughtering, and allied food processing; leather curing and tanning.
10. Tar, tar-paper and tar products manufacturing and processing; manufacture of matches and fire works.
11. Production of emulsified asphalt and asphaltic concrete paving material.
- ✓12. Manufacture of chemicals and gases, poisons and insecticides.
13. Storage or processing of salvage, scrap, or junk.
14. Uses, buildings, and structures customarily accessory and clearly incidental to the above uses.

c. Minimum Lot Size: Lot Area - 1 acre; Lot Width - 150 feet

d. Minimum Yard Sizes: Front Yard - 40 feet; Rear Yard – Same as I-1 Industrial District.
Side Yards - each side; Same as I-1 Industrial District.

e. Maximum Height of Structures: Same as I-1 Industrial District.

f. Minimum Off-Street Parking and Loading Requirements: Same as I-1 Industrial District.

g. Limitations on Signs: Business and advertising signs as permitted and regulated in the I-1 Industrial District.