

CHAPTER 14 I-INDUSTRIAL DISTRICT

Section 14.01. Description and Purpose. This zoning district permits the compounding, assembling, or treatment of articles or materials, but does not permit heavy manufacturing or the processing of raw materials. The district also provides for certain other services and uses that are compatible with light industrial uses.

Section 14.02. Permitted Uses. Land, buildings and structures in this zoning district may be used for the following purposes only:

- (a) The manufacture, compounding, processing, packing or treatment of such products as candy, cosmetics, drugs, perfumes, pharmaceuticals, toiletries, and food products, except the rendering or refining of fats and oils.
- (b) The compounding, assembly or treatment of articles from the following previously-prepared materials: canvas, cloth, cork, felt, fibers, glass, leather, paper, plastics, rubber, tin, wood, yarn and metals (excluding mercury).
- (c) Auto repair shops.
- (d) Contractor yards.
- (e) Crating and packing service.
- (f) Printing shops.
- (g) Sign painting and servicing shops.
- (h) Public utility service or storage yard.
- (i) Warehouses and storage.
- (j) Wholesale sales.
- (k) Off-site parking lots not associated with another principal use.
 - (1) Other similar light industrial uses that involve the compounding, assembly or treatment of goods, articles or materials, but which do not involve heavy manufacturing or the processing of raw materials.

Section 14.03. Special Land Uses. The following uses may be permitted as a special land use subject to the requirements of Chapter 15.

- (a) Petroleum or natural gas storage located at least 500 feet from any residentially-zoned lands.
- (b) Dismantling or disassembling of used motor vehicles or parts thereof.
- (c) Bottling plants and dairies.

- (d) Machine shop.
- (e) Biomass gasification plants
- (f) Wind energy systems

Section 14.04. Other Uses. The following other uses are permitted as provided in this Ordinance:

- (a) Accessory buildings and other accessory uses as regulated under Section 4.16.
- (b) Signs as regulated under Chapter 18.
- (c) Off-street parking and loading as regulated by Chapter 19.

Section 14.05. District Regulations. Buildings and structures shall not be erected or enlarged unless the following requirements are satisfied:

- (a) Minimum Lot Area. Two acres.
- (b) Minimum Lot Width. Two hundred fifty feet.
- (c) Minimum Required Building Setbacks.
 - (1) Front Yard. There shall be a front setback of not less than 50 feet.
 - (2) Side Yards. There shall be total side yards of not less than 50 feet; provided, however, that no side yard shall be less than 25 feet. Where an industrial zone abuts an R-1 Single Family Residential District, or an R-2 Two-Family and Multiple Family Residential District, a side yard setback of at least 50 feet shall be maintained.
 - (3) Rear Yard. There shall be a rear yard of not less than 25 feet. Where an industrial zone abuts an R-1 Single Family Residential District, or an R-2 Two-Family and Multiple Family Residential District, a rear yard setback of at least 100 feet shall be maintained.
- (d) Maximum Building Height. Forty five feet, as measured from the natural grade at the front of the building or structure to the highest point of the building or structure.
- (e) Site plan review and approval under Chapter 17.

Section 14.06. Minimum Floor Area. No minimum building floor area shall be required.

Section 14.07. Site Development Requirements. The following site development requirements shall be complied with:

- (a) Any side yard or rear yard adjoining any lot or parcel of land in the R-1 or R-2 District shall be screened by a compact hedge of deciduous or evergreen trees, having such minimum height as determined by the Planning Commission in its review and approval of the site plan under the terms of Chapter 17.

- (b) Ingress to and egress from any lot or parcel of land shall be designed and used so as to maximize pedestrian safety, ease of traffic flow and control and ready access by emergency vehicles and personnel.
- (c) Off-street parking and loading areas shall be designed and used so as to avoid significant adverse impact on adjacent and nearby lands.
- (d) Refuse and service areas shall be designed and used so as to maximize motor vehicle and pedestrian safety and convenience, promote ease of traffic flow and to minimize the effects, if any, of smoke, noise, dust, vibration or odor on adjacent or nearby lands.