

## **ARTICLE 11A I-INDUSTRIAL DISTRICT**

### **11A.01 INTENT AND PURPOSE**

Land, buildings or structures in this district may be use for the following uses only: compounding, assembling, or treatment of articles or materials, this district also allows as a special use heavy manufacturing, processing of raw materials, and other similar industrial uses.

### **11A.02 ALLOWED USES**

For land and/or building, the permitted uses and height and area requirements of the I Zone are as follows:

- 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 manufacture, compounding, assembly, or treatment of articles from the following previously prepared materials: aluminum, bone cellophane, canvas, cloth, cork, feathers, felt, fibers, fur, glass, hair, horn, leather, paint, paper, plastics, precious or semi-precious metals or stone, shell, rubber, tin, iron, steel, tobacco, wood, and yarn.
- C. Auto repair shops.
- D. Bottling plants and dairies.
- E. Contractor yards.
- F. Machine shop.
- G. Sign painting and servicing shops.
- H. Warehouses and storage.
- I. Radio and TV towers.
- J. Billboards.

## 11A.03 SPECIAL USE

### A. Wholesale sales

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 all business will be conducted in such a manner that no noise, smoke, dust, vibration, or any other like nuisance shall exist to affect adjoining residential properties adversely.

1. 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;
2. 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;
3. Refuse and service areas with particular reference to the items in subparagraphs (1) and (2) above;
4. Utilities with reference to locations, availability, and compatibility;
5. Screening and buffering with reference to type, dimensions, and character;
6. 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;
7. Required yards and other open spaces; and
8. General compatibility with adjacent properties and surrounding neighborhood.

- B. 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.

## 11A.04 HEIGHT REGULATIONS

Three (3) stories or forty-five (45) feet, whichever is lesser.

## 11A.05 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 (50) feet.
- C. *Rear yard*-There shall be a rear yard of not less than fifty (50) feet.
- D. *Lot area and width*-The minimum lot area shall be fifteen thousand (15,000) square feet and the minimum lot width shall be one hundred (100) feet.