

5. Reception/Banquet Hall

6.1.5 Industrial

A. I-L Light Industrial

The Light Industrial District represents industrial uses that engage in light manufacturing and processing activities that generally are not considered dangerous to nearby residential or commercial areas. No residential uses, aside from plant caretakers/watchman's quarters, are allowed in this District.

A. Allowed Uses

1. Automobile, truck and machinery repair shops
2. Railroad stations and service yards
3. Car sales
4. Gasoline filling stations
5. Dry Cleaning and laundry self-service and/or pick up stations
6. Manufacturing of articles to be sold exclusively on the premises
7. Off street parking facilities
8. Publishing, printing plants
9. Warehouse
10. Manufacturing of clothing, candy, ice cream, bedding material
11. Product distribution centers not related to on-site heavy industrial manufacturing
12. Lumber yards
13. Carpentry Shop
14. Animal Hospital
15. Pipe yard
16. Storage yards
17. Salvage yard (auto, scrap metal)
18. Canning and preservation of foods
19. Bottling plant
20. Transportation and truck terminals
21. Sheet metal, welding, machine shop
22. Vegetable packing plant
23. Manufacture and storage of concrete and brick products, furniture, and wood products, light metal frames, and electronic parts
24. Blacksmith shop
25. Storage (only) of petroleum and similar products
26. Junk yard and auto wrecking provided that all of these uses when located outside the confines on an enclosed and secure building shall be screened from public view by wall and/or fences or other screening of not less than 6 feet in height in a manner that will shield said item from public view.
27. Other light manufacturing and processing approved by the Planning and Zoning Commission
28. Caretaker's Quarters
29. All vehicle, sales, services, and rentals
30. Reception/Banquet Hall

A. Accessory Uses

1. Accessory structures shall be clearly incidental and subordinate to a permitted principal structure.
2. Accessory structures shall be located on the same lot as the principal structure, or on a contiguous lot

in the same ownership.

3. No accessory structure may extend forward of the front building facade of the primary structure.
4. Accessory structures shall be separated from all principal structures by a minimum of 10 feet.

B. I-H Heavy Industrial

The Heavy Industrial represents industrial uses that engage in manufacturing or processing activities that are generally considered nuisance generating and/or potentially dangerous to residential or commercial areas. Therefore, residential and most commercial uses are prohibited in this District.

A. Allowed Uses

1. Automobile, truck and machinery repair shops
2. Railroad stations and service yards
3. Car sales
4. Gasoline filling stations
5. Dry Cleaning and laundry self-service and/or pick up stations
6. Manufacturing of articles to be sold exclusively on the premises
7. Off street parking facilities
8. Publishing, printing plants
9. Warehouse
10. Manufacturing of clothing, candy, ice cream, bedding material
11. Product distribution centers not related to on-site heavy industrial manufacturing
12. Lumber yards
13. Carpentry Shop
14. Animal Hospital
15. Pipe yard
16. Storage yards
17. Salvage yard (auto, scrap metal)
18. Canning and preservation of foods
19. Bottling plant
20. Transportation and truck terminals
21. Sheet metal, welding, machine shop
22. Vegetable packing plant
23. Manufacture and storage of concrete and brick products, furniture, and wood products, light metal frames, and electronic parts
24. Blacksmith shop
25. Storage of petroleum and similar products
26. Junk yard and auto wrecking provided that all of these uses when located outside the confines on an enclosed and secure building shall be screened from public view by wall and/or fences or other screening of not less than 6 feet in height in a manner that will shield said item from public view.
27. Other light manufacturing and processing approved by the Planning and Zoning Commission
28. Caretaker's Quarters
29. Truck sales, service, and rentals
30. Manufacturing of chemical products
31. Smelters
32. Processing of metal (steel, aluminum) products and by-products, along with other processing systems that may involve the continued use and storage of chemicals, cleaners, and by-products.
33. Petroleum processing and animal slaughterhouses
34. Other heavy industrial uses as approved by the Planning and Zoning Commission
35. Paper and products mill

B. Accessory Uses

1. Accessory structures shall be clearly incidental and subordinate to a permitted principal structure.

2. Accessory structures shall be located on the same lot as the principal structure, or on a contiguous lot in the same ownership.
3. No accessory structure may extend forward of the front building facade of the primary structure.
4. Accessory structures shall be separated from all principal structures by a minimum of 10 feet.

6.1.6 Planned Development (PD)

A planned development district (PD) is established by rezoning of property from other zoning to PD. PD zoning is intended to allow flexible planning and design of land uses, circulation, and open spaces in larger tracts of land. The governing body may approve a planned development subject to the following standards and per the Planning Commission's requirements. No planned development may exceed a gross density of 15 dwelling units per acre. Required street cross-sections shall be established as part of the approved concept plan.