

Section 5.800 Industrial Zones

Two types of zones are included under this industrial grouping; Light Industrial, symbolized by 'IL', the purpose of which is to provide for industrial uses with limited objectionable external effects in areas that are suitable for industrial development by reason of location, topography, soil conditions and the availability of adequate utilities and transportation systems. The intent is to permit most manufacturing, wholesaling and warehousing activities that can be operated in a clean and quiet manner, subject only to those regulations necessary to prohibit congestion and for the protection of adjacent residential and business activities. The second industrial zone is the General and Extractive Industrial, Symbolized by 'IG', the purpose of which is to provide for industrial and other uses that by virtue of their external effects, noise, glare, fumes, smoke, dust, odors, truck and/or rail traffic should be isolated from residential uses. These perform essential functions for the community, are best suited for industrial development by reason of location topography, soil considerations and the availability of adequate utilities and transportation systems.

Section 5.801 Light Industrial, 'IL'

a- The following are examples of principal permitted uses in this 'IL' Zone:

1. Assembly plants except automobile assembly plants or plants of a similar nature.
2. Automobile repair, but no commercial wrecking, dismantling or salvage yard.
3. Auto service station.
4. Automobile, truck, boat sales.
5. Bottling works.
6. Builders' supply store.
7. Building and trades, including contractor's yard and utilities storage yard.
8. Carpet Cleaning, dry cleaning and dyeing, laundry.
9. Cold storage plant.
10. Commercial greenhouses.
11. Dairy products manufacture.

12. Fabrication, processing, packaging and/or manufacture of food products and condiments excluding fish products, slaughterhouses and rendering and refining of fats, oils, fish, vinegar, yeast and sauerkraut.
13. Fabrication, processing, packaging and/or manufacture of cosmetics, drugs, perfumes, pharmaceuticals and toiletries.
14. Fabrication, processing, packaging and/or manufacture of articles or merchandise from the following previously prepared materials: bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, horn, leather, paint, paper, plastics, precious or semi-precious metals or stones, textiles, tobacco, wax, wood and yarn.
15. Fabrication, processing, packaging and/or manufacture of musical instruments, toys, novelties, rubber or metal stamps.
16. Fabrication, processing, and packaging and/or manufacture of ice, cold storage plant, bottling plant.
17. Farm implements and contractor equipment sales and service.
18. Foundry casting light weight nonferrous metals, or electric foundry, not causing noxious fumes or odors.
19. Fuel or Coal Company.
20. Furniture reupholstering and repair.
21. Industrial research laboratories.
22. Inflammable liquids, underground storage only.
23. Lumber Yards including incidental millworks: coal, brick, stone.
24. Monument sales including incidental mechanical operations.
25. Motor freight depot or trucking terminal: provided the truck entrances and exits are onto streets whose pavements width is at least thirty (30) feet between curbs.
26. Painting, varnishing shops.
27. Plumbing supply and contracting shops including storage yards.
28. Cattle, sheep, swine, and poultry killing and dressing.

29. Public garages, motor vehicle and bicycle repair shops, auto paint and body shops.
30. Publishing and printing.
31. Railroad freight stations, but not including switches, storage freight yards, siding or maintenance or fueling facilities.
32. Repair, rental and servicing for appliance and equipment.
33. Sign Contractor.
34. Stone grinding, dressing and cutting.
35. Storage yard for building supplies and equipment, food, fabrics, hardware and similar goods when located entirely within a building, provided such buildings shall not be used for wrecking or dismantling of motor vehicles.
36. Television and radio broadcasting towers.
37. Theatre (drive-in).
38. Tin and sheet metal shop.
39. Tool and die shop, wrought iron shop, blacksmith or machine shop, excluding punch presses over twenty tons rated capacity, drop hammers and screw machines.
40. Trailer rental and sales.
41. Truck terminal.
42. Used car lot.
43. Veterinary clinics or kennels, animal hospital, provided that all animals are housed in buildings or enclosures which are at least one hundred (100) feet from any residential zone.
44. Warehouses.
45. Wholesale distributors.

46. Uses similar to the above uses and any other manufacturing or industrial enterprise, operation or process whether making, assembling, repairing, buffing, finishing, plating, polishing, tempering, packing, shipping or storing; provided, that any resulting cinders, dust flashing, fumes, gas noise, odor, refuse, matter, smoke, vapor or vibration is no greater or more detrimental to the neighborhood than the proposed use as determined by the Board of Adjustments as similar in character to one of the specified uses in the section.
- b- Accessory uses and buildings permitted shall include those customarily incidental to the above permitted uses.
- c- A minimum lot size of one (1) acre shall be required for any industrial use in this 'IL' zone. No lot shall be less than one hundred (100) feet in width at the building line.
- d- The following setback and yard requirements shall apply:
1. Front Yards: the front yard building setback line shall be a minimum of fifty (50) feet from any existing right-of-way line of any street or road.
 2. Side Yards: there shall be a minimum side yard on each side of any building or structure of twenty-five (25) feet measured from the side lot line to the nearest building. Where said use abuts any residential zone, there shall be a side yard setback on the side abutting the residential district of fifty (50) feet. Such space shall remain open and unoccupied by any building or accessory building or use, except that any portion of a side yard in excess of twenty-five (25) feet from a side property line must be included in the required parking space.
 3. Rear yards: there shall be a minimum rear yard as measured from the rear property line to the nearest building of twenty-five (25) feet, except where the property abuts a residential zone, and then such rear yard shall be not less than fifty (50) feet wide. Such space shall not be occupied by any building or accessory use.
- e- No building shall exceed three stories or forty (40) feet in height; provided an additional one foot of building height may be permitted for each foot the building is set back from all required yard lines.
- f- Special development standards: inasmuch as all industrial uses permitted in this industrial zone require a site plan review by the Planning Commission, or if they are applied for in another zone, they shall be subject to a review by the Board of Adjustments as a application for a conditional use permit, no zoning certificate shall be issued for a 'IL' use, until the applicant shall have Certified to the Administrative Official and the reviewing body that:

1. The industrial activity will be conducted wholly within a completely enclosed building, except for automobile service stations, drive in restaurants and theaters, equipment rentals services, including automobiles, truck and trailers; truck and motor freight terminals and hauling services.

2. No noise from any operation conducted on the premises, either continuous or intermittent, shall cause any nuisances to the immediately neighboring properties so that there shall be no emission of odors or odor causing substances, nor vibrations which can be detected without the use of instruments at or beyond the lot lines.

3. No emission of toxic or noxious matter, which is injurious to human health, comfort or enjoyment of life and property or to animal or plant life, shall be permitted. Where such emissions could be produced as a result of accident or equipment malfunction, adequate safeguards considered suitable for safe operation in the industry involved shall be taken.

4. Where the property lines separate an industrial zone from a residential zone, a visual and mechanical barrier, a minimum of six (6) feet in height, shall be provided along the common lot line, which may consist of any of the following:

- An evergreen hedge used with a chain link fence, not less than three (3) feet in height.
- A fence of a nondeteriorating material
- Masonry wall

*5. All activities involving the use and/or storage and/or disposal of flammable liquids or materials which produce flammable or explosive vapors or gases shall be provided with adequate safety and protective devices against hazards of fire and explosion, as well as with adequate fire fighting and suppression equipment and devices standard to the industry involved. All above ground storage shall be enclosed fireproof vaults. The storage utilization or manufacture of flammable radioactive and explosive materials and products which decompose by detonation is prohibited in the 'IL' Zone.

*6. The storage and utilization of flammable liquids or of materials that produce flammable or explosive vapors or gases shall be permitted on any lot in accordance with the following table:

*See appendices A & B

Total Permitted Quantities Of Flammable Materials in Gallons		Closed Cup Flashpoint in Degrees F
<u>Above Ground</u>	<u>Below Ground</u>	
Class I Not Permitted	20,000	Class I Below 100 Degrees F
Class II 1,000	40,000	Class II Above 100 Degrees F and Below 140 Degrees F
Class III 5,000	80,000	Class III Above 140 Degrees F

Section 5.802 General Industrial, 'IG'

a- Principal permitted uses in this 'IG' Zone include as examples, but not limited to the following:

1. Any use first permitted in IL Light Industrial Zone.
2. Acetylene, oxygen manufacture.
3. Acid manufacture including all corrosive acids and materials.
4. Alcohol manufacture.
5. Ammonia, chlorine or bleaching powder manufacture.
6. Animal black, lamp black or graphite manufacture.
7. Asphalt products, manufacture or refining.
8. Automotive wrecking, junk or salvage yard, if in a completely enclosed building, or the premises on which such use is conducted is entirely enclosed within a solid fence or masonry wall not less than six (6) feet in height.
9. Automotive, tractor, trailer, farm implement assembly or manufacture.
10. Battery, manufacture, tire recapping or retreading.
11. Bleaching, cleaning and dying plant.