

ARTICLE XIV. I-1, INDUSTRIAL GENERAL DISTRICT

Section 14.1 Intent of District.

This district is composed of lands and structures used primarily to provide space for those industries which require locations accessible to major transportation facilities. The regulations are intended to permit and encourage a full development of essential industrial uses; at the same time, however, protecting nearby residential properties from adverse effects of industrial activity.

Section 14.2 Permitted Uses.

1. Bakery products manufacturing.
2. Battery manufacturing and storage.
3. Boat manufacturing.
4. Soft drink bottling.
5. Building products manufacturing.
6. Bulk storage of petroleum
7. Ceramics manufacturing.
8. Chemical products manufacturing and processing.
9. Cold storage and frozen food lockers.
10. Dairy products manufacturing
11. Data processing services.
12. Electrical machinery and equipment manufacturing.
13. Food processing and packaging.
14. Furniture, decorating materials and upholstery manufacturing.
15. Garment manufacturing
16. Glass and glass products manufacturing.
18. Helicopter landing facilities
19. Laundry and dry cleaning.
20. Living quarters for guards, custodians and caretakers when such facilities are accessory uses to the primary occupancy of the premises.
21. Machine shops.
22. Manufacturing of metal, plastic or card-board containers.
23. Motor vehicle assembly.
24. Paint or varnish manufacturing.
25. Pharmaceutical products manufacturing.
26. Photographic equipment and supplies manufacturing and processing.
27. Post Office.
28. Printing, bookbinding, lithography and publishing plants.
29. Professional offices when accessory to principal industrial uses.
30. Radio and television studios and offices.
31. Recreation facilities provided by an employer of the district for the exclusive use of employees, their families and guest.
32. Shoe and leather goods manufacturing.
33. Technical and trade schools for persons eighteen (18) years old or older.
34. Testing of materials, equipment and products.
35. Textile manufacturing.
36. Tire manufacturing.
37. Truck terminals.
40. Warehousing.

41. Wholesale landscaping materials supply business.
42. Church.
43. Boat service and repair, including paint and body work.
44. Wholesale commercial greenhouse
45. Automobile repair, service, and paint and body shop, as long as all activities of this type of business are conducted and totally confined within an enclosed structure.
46. Drug correctional institution, which facility provides drug treatment as an alternative to jail sentencing for drug offenders. This is a lock-up facility and will be surrounded by fencing, including barbed wire.
49. Mini-storage facilities.
50. Trade uses.
51. Vehicle storage facilities.
52. Sales and rental of the following items:
 - a) Large vehicles with a gross vehicle weight of $\geq 7,500$ pounds that are typically not intended for sale to the general consumer market. This includes flatbed and workbed trucks, buses, tractor trailers, dump trucks, yard trucks, and similar vehicles.
 - b) Moving vans, trucks and trailers.
 - c) Construction, land clearing, hauling, earth moving, drilling, aerial lift and heavy equipment.
 - d) Forklifts, bobcats, trenchers, boom lifts, man lifts, and similar items.
 - e) Air compressors, generators, mobile pumps, and similar items.
 - f) Farming, agricultural and arborist equipment.
 - g) Recreational vehicles, including motor homes, motor coaches, travel trailers, fifth wheels, fold down trailers, camper trailers, and similar items.

Section 14.3 Special Exceptions.

Other uses which are similar or compatible to the uses permitted herein, which would promote the intent and purposes of this District.

Section 14.4 Uses Prohibited

The following uses shall be prohibited in any I-1 industrial general district:

1. Any use or activity which is not in full compliance with all the requirements and standards set forth in this article.
2. Animal slaughtering or the confinement of animals for feeding, finishing, and preparation for slaughter, including stockyards and feeding pens.
3. Asphalt manufacturing or refining or any similar petroleum or petrochemical refining or manufacturing process.
4. Asphalt or concrete paving, mixing or batching plant.
5. Blast furnaces or similar heat- or glare-generating operations.
6. Bone distillation or the reduction, rendering, incineration or storage of garbage, offal, animals or animal waste, fats, fish or similar materials or products.
7. Cement, lime, gypsum or plaster of Paris manufacture or the open storage of raw materials or finished products related to such manufacture.

8. Corrosive acid manufacture, including, but not limited to hydrochloric, nitric, sulfuric or similar acids.
9. Drive-in restaurants.
10. Drive-in theaters, bowling alleys, skating rinks golf driving ranges, miniature golf courses, and similar carnival-type or commercial-type amusements, except recreational centers or facilities provided by an employer of the district for the exclusive use of employees, their families and guests.
11. Dwellings except living quarters for custodians, guards and caretakers when such facilities are necessary to the primary occupancy of the premises.
12. Elementary, junior high or high schools.
13. Fertilizer manufacturing and processing.
14. Glue, size or gelatin manufacture where the processes involve the refining or recovery of such products from fish, animal or refuse materials.
15. Junk, salvage or wrecking yard or structure wherein motor vehicles, appliances or similar used equipment or material ar stored, dismantled or sorted for display, sale or packing.
16. Mortuaries, cemeteries and crematories.
17. Tallow, grease, lard or vegetable oil refining.

Section 14.5 Site Plan Approval Required.

Each application for a land use and building permit shall be accompanied with a site plan incorporating the regulations established herein and a current certified survey. The site plan shall be drawn to scale indicating property lines, rights-of-way, and the location of buildings, parking areas, curb cuts, driveways and landscaping. Said site plan shall be submitted to and approved by the Town Commission prior to the granting of a land use and building permit and may be amended only by authority and directive of the Town Commission.

Section 14.6 Building and Site Area Requirements.

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| 1 | Minimum Lot Size | 1 Acres |
| 2 | Minimum depth | None |
| 3 | Minimum lot width | 100 feet |
| 4 | Minimum front yard setback | 100 feet abutting a major street, 35 feet otherwise. |
| 5 | Minimum rear yard setback | 100 feet abutting a major street, 35 feet otherwise. |
| 6 | Minimum side yard setback | 100 feet abutting a major street, 35 feet otherwise. |
| 7 | Maximum building height shall be 35 feet. Buildings in excess of 35 feet can only be permitted as a special exception. Buildings in excess of one (1) story in height within 100 feet of any side or rear lot line of any single family residential district can only be permitted as a special exception. | |
| 8 | Floor Area Ratio | 35% on SR 50/ 25% on CR 438 |
| 9 | Impervious Surface Ratio | 75% |

Section 14.7 Parking Regulations.

For the off-site parking requirements, see ARTICLE XVIII.

Section 14.8 Buffering Requirements.

Where a lot within a Residential Industrial District abuts a residential district, the open storage of equipment, materials or commodities shall be screened from view said residential lot. Such screen may be in the form of walls, fences or landscaping and shall be at least six (6) feet in height with at least fifty percent (50%) opacity as viewed from any point along said residential lot. When landscaping is used for screening, the height and opacity requirements shall be attained within eighteen (18) months after planting.

Section 14.9 Other Requirements.

Driveways, streets and facilities for serving traffic shall be designed in such a manner that entrances and exits to public streets shall not be hazardous and that traffic congestion is minimized. Furthermore, no non-residential uses shall have entrances or exits that direct traffic into adjacent residential districts.

ARTICLE XV I-2, Industrial Restricted District

Section 15.1 Intent of District.

This district is composed of lands and structures used primarily to provide space for lower-intensity and smaller-scale industries which may be suitable for locations near residential structures. These regulations are intended to permit and encourage the full development of said businesses at the same time, however, protecting nearby residential properties from adverse effects of industrial activity.

Section 15.2 Permitted Uses.

No use of land within the I-2 district shall be considered a permitted use. Instead, all uses must follow the special exception process as provided for in Section 5.6 of this Code. This is intended to acknowledge the sensitivity of industrial lands being developed in predominately residential areas, and allow the Town the benefit of reviewing all applications for compatibility and impact on surrounding land uses.

Section 15.3 Special Exceptions

All uses provided for as permitted uses under the I-1 district, excluding those prohibited in Section 15.4, shall be considered for special exception approval under the I-2 district.

Section 15.4 Uses Prohibited.

All uses prohibited by the I-1 district shall also be prohibited under the I-2 district. Additionally, the following uses shall not be allowed:

1. Truck terminals
2. Helicopter landing facilities
3. Bulk Storage of petroleum.
4. Chemical products manufacturing.
5. Tire and textile manufacturing.
6. New and used automobile sales lots.

Section 15.5 Site Plan Approval Required.

Each application for a land use and building permit shall be accompanied by a site plan incorporating the regulations established herein and a current certified survey. The site plan shall be drawn to scale, indicating property lines, rights-of-way, and the location of buildings, parking areas, curb cuts, driveways, and landscaping. Said site plan shall