

## **Section 4-14 INDUSTRIAL DISTRICTS - I**

### **4-14.1 INTENT**

The I Industrial District is intended to provide areas where light industry, research facilities, warehouses and wholesale businesses may locate without detriment to the remainder of the community. These areas readily provide the factors needed by the businesses classified as industrial and will enable these businesses to provide their required services without disrupting the surrounding uses.

### **4-14.2 PERMITTED USES**

**AUTOMOTIVE REPAIR - MAJOR - Body Shops**

**COMMERCIAL ESTABLISHMENTS:** This category shall include but is not limited to those businesses which produce noise, odors, or create a visual image that would be disruptive to the community if located in another district. These businesses shall not be detrimental to the public health, safety or general welfare and shall provide adequate safeguards to protect the general public.

**MANUFACTURING**

**WAREHOUSING** or wholesaling of goods except explosives, flammable gases and/or liquids, and live animals

**4-14.3 PLANNED USES** The following uses shall be authorized within this District only pursuant to an approved Planned Development Overlay District pursuant to Article 8 of this Code specifically authorizing such use:

**HEAVY INDUSTRIAL USES -** Any establishment that involves significant use of hazardous materials or would otherwise be considered a heavy industrial use, including but not limited to, any operation that creates any extensive amount of noise or pollutants (airborne, ground-water contamination, vapor, particulate, solids or otherwise), or potential thereto, or involves the processing of substantial amounts of hazardous material or substantial outdoor storage of raw materials of any kind. In addition to all other applicable standards, heavy industrial uses shall not be approved if the use is more inclined to deter economic development of neighboring or remaining property or cause other harms to the community or public interest.

**HEALTH/ CARE SERVICE ESTABLISHMENTS**

**WAREHOUSING** or wholesaling of explosives, flammable gases or liquids or live animals.

**ANY CHANGE OF USE** new construction, or excavation of property containing or reasonably believed to contain any hazardous or toxic material in excess of any local, state or federal environmental standard. This provision shall not apply to activity solely relating to remediation of such harms that has been approved by the applicable local, state or federal agency having authority.

**MIXED USES -** Any use authorized by one or more other zoning district classifications approved alone or in conjunction with uses otherwise authorized in this district. (Am. Ord. 09-01, passed 04/06/09)

#### **4-14.4 RESTRICTIONS**

Those uses listed above and those special uses that have received a permit will be allowed to locate in the I district provided that a buffer strip is established where required. Any industrial use that abuts any other district must install a twenty foot wide view and noise control buffer strip. Such buffer strip shall consist of densely planted shrubbery that is at least eight feet high when planted and that can be expected to reach a height of ten feet when full-grown.

#### **4-14.5 LOT & STRUCTURE REQUIREMENTS**

Every principal building erected in the I district shall conform to the following requirements:

A) Minimum Lot Area	20,000 Sq. Ft.
B) Minimum Lot Width	
1) At the established building line	125 Feet
C) Minimum Lot Depth	None
D) Minimum Set Backs	
1) From front lot line	25 Feet
2) From any side lot line	25 Feet
3) From rear lot line	25 Feet
4) From principal structure on adjacent lot	50 Feet
5) From corner lot line on both street frontages	25 Feet
6) Accessory Buildings	
a) From principal building	10 Feet
b) From rear lot line	8 Feet
c) From side lot line	5 Feet
d) Maximum structure height	25 Feet
E) Maximum Structure Height	50 Feet
F) Maximum Floor Area Ratio	2.0
G) Maximum Percentage of Lot Coverage	75%

#### **4-14.6 OFF-STREET PARKING & LOADING SPACE REQUIREMENTS**

##### **4-14.6(A) Location:** (Ord. 97-14)

A) Parking lots accessory to any commercial uses located in any Industrial district shall be located within five-hundred feet of the use serviced; provided that no portion of any such parking lot shall extend into any residential district.

B) In any Industrial district, off-street parking facilities for different buildings or uses may be provided collectively. The total number of spaces located together must equal or exceed the total sum of the spaces required for each individual use. All regulations governing the location of parking spaces in relation to the uses served must be observed.

C) Any access way (driveway) to any off-street parking lot or loading berth shall be located at least ten feet from any side lot line.

##### **4-14.6(B) Minimum Required Number of Spaces:**

All uses located within this district shall provide the minimum number of parking spaces and loading space as required in Article 6.