

Chapter 7

# **INDUSTRIAL DISTRICTS**

**7.01 Purpose:** The Industrial District is designated to provide suitable space for existing industries as well as land for future industrial expansion. The District is divided into two (2) classifications:

**7.02 I-1 Light Industrial:** This zone provides areas for manufacturing, fabricating, processing, distributing, and storage of materials or products which are not injurious, noxious or offensive to the health and safety of humans, animals, or vegetation due to the emission of smoke, dust, gas, fumes, odors, or vibrations beyond the limits of the premises on which that industry is located.

**A. Permitted Uses:** The permitted uses that are listed for the Light Industrial district shall be according to the common meaning of the term or according to the definitions given in this ordinance. Uses not specifically listed, implied or defined to be included in the categories under this subchapter shall not be permitted.

1. Residential Uses - None

2. Agricultural Uses - (excluding Confined Feeding Lots and Mineral Extraction)

Chemical, Feed, Fertilizer and Grain Dealers  
Farm Products (raw materials)  
Food Products (not including rendering or slaughterhouse)  
Grain Elevators Greenhouses and Nurseries  
Oil and Gas Production (not to include refining)  
Research Plots

3. Light Manufacturing - generally including:

Assembly Plants  
Canning  
Engineering, Research and Development Laboratories (not involving Explosives or other Hazardous or Radioactive Materials)  
Machinery Products  
Metal Fabrication  
Millwork, Veneer, Plywood and Prefabricated Structural Wood Products. (Not including Sawmills or Paper Products)  
Plastics Processor's or Injection Moldings  
Textile Mills and other Apparel  
Tool or Die  
Welding Shops

4. Miscellaneous Uses - generally including:

Accessory Uses in conjunction with a permitted Light Industrial Use.  
Offices uses associated with an Industrial use.  
Essential Services (including Radio, Television and Communications Towers)

Fire, Police, and Ambulance Stations  
Municipal Buildings  
Parking Lots and Buildings  
Public Utility Buildings  
Shooting Ranges (indoor)

5. Warehouses and Storage - generally including:

Freight Distributors and Terminals, truck or railroad.  
Lumber and Building Supplies  
Mini-Warehouses or Self-Storage  
Moving Companies

6. Wholesale Businesses - generally including:

Farm Products (raw material)  
Furniture  
Hardware Supplies (plumbing, heating, etc.)  
Lumber and Paper Supplies  
Motor Vehicles (not to include impound lot or salvage yard)  
Pharmaceuticals (including manufacturing of products)

**B. Special Exceptions:** The Special Exceptions for the I-1 Light Industrial District that may be permitted by the Board of Zoning Appeals are shown below. The Board of Zoning Appeals shall follow the provisions of Chapter 12 when considering any application for a Special Exception.

Airports and Landing Fields  
Bulk Fuel Storage  
Contractor's Office (including Builders, Excavators, House Movers, Plumbers, Roofers and Well Drillers)  
Golf Course  
Mineral Extraction  
Motor Vehicle Services  
Motels and Hotels  
Penal or Correctional Institutions  
Recycling Center and Transfer Station  
Restaurants (including reception halls)  
Shooting Ranges (outdoor)  
Supply Yards  
Water and Sewage Treatment Plant

**7.03 I-2 Heavy Industrial:** This zone provides areas for manufacturing, processing, heavy repair, dismantling, storage or disposing of raw materials, manufactured products, or wastes which are not injurious to the health or safety of humans or animals, or injurious to vegetation, and which are not considered a nuisance.

**A. I-2 Heavy Industrial District:** The Heavy Industrial District permitted uses includes all those permitted in the I-1 Light Industrial District Listed in 7.02.A, and:

- Airports and Landing Fields
- Asphalt or Ready Mix Plants
- Bulk Fuel Storage
- Contractor's Office and Storage Facilities
- Heavy Manufacturing - generally including:
  - Chemical and Allied Products
  - Paper Products and Sawmills
  - Metal Foundries
  - Rubber Products
  - Stone or Glass Products
  - Mineral Extraction
  - Motor Vehicle Services
- Recycling Center & Transfer Station
- Slaughterhouse and Rendering Plant
- Supply Yards
- Water and Sewage Treatment Plant

**B. Special Exceptions:** The Special Exceptions for the I-2 Heavy Industrial District that may be permitted by the Board of Zoning Appeals are shown below. The Board of Zoning Appeals shall follow the provisions of Chapter 12 when considering any application for a Special Exception.

- Incineration for Reduction of Refuse
- Golf Course
- Manufacturing or Processing of Explosive or Ordinance Materials
- Motel and Hotel
- Oil & Gas Refining
- Penal or Correctional Institutions
- Restaurants
- Salvage Yard
- Sanitary Landfill (the residential & agricultural character precludes Hazardous Waste Landfills from locating within Churubusco's Jurisdictional Area)
- Scrap Metal Processing Facility
- Shooting Ranges (outdoor)
- Stockyards and Slaughterhouse
- Storage of Explosives or other Radioactive Material
- Vehicle Impound Lot

#### **7.04 Industrial Performance Standards:**

All uses within the I-1 Light Industrial District and the I-2 Heavy Industrial District shall comply with the requirements of this Section:

**A. Performance Standards:** The following regulations shall apply in the Industrial Districts in addition to the performance standards in Section 505 Industrial Accessory Uses are subject to the same provisions as the principal use unless otherwise noted in this Ordinance.

1. **Lot Area:** The lot shall contain not less than forty thousand (40,000) square feet.
2. **Lot Width:** The minimum lot width shall be one hundred (100) feet and when the depth is less than the width, the lot depth shall be at least one hundred (100) feet.
3. **Lot Frontage:** All lots within the Industrial Districts shall maintain a minimum of one hundred (100) feet Of frontage on a publicly or privately maintained street. The minimum frontage requirement shall run continually to the building line.
4. **Yard and Setback Requirements:**
  - a. **Front Yard:** Not less than fifty (50) feet from the property line or the end of the Right-of-way, whichever is greater.
  - b. **Side Yards:** Not less than twenty-five (25) feet. When the side yard abuts a residential or agricultural district, the side yard shall not be less than fifty (50) feet.
  - c. **Rear Yard:** Not less than twenty-five (25) feet. When the rear yard abuts a residential or agricultural district, the rear yard shall not be less than fifty (50) feet.
5. **Height Requirement:** Except as otherwise provided in Section 2.04, General Provisions, Lot & Yard Requirements, the following height requirements shall apply to all buildings, structures and uses in this district.
  - a. All Primary and Accessory Structures shall not exceed a height of fifty (50) feet.
6. **Ground Floor Area:** The minimum ground floor area is not applicable to industrial districts.
7. **Lot Coverage:** The maximum lot coverage in an Industrial District is fifty (50) percent of the entire lot.

#### **B. Other Regulations:**

1. **Off-Street Parking & Sign Requirements:** Off-street parking and loading requirements (Chapter 10) and sign requirements (Chapter 11) as set forth for in the Churubusco Zoning Ordinance.
  
2. **Operations in an Enclosed Building:** All operations in an I-1 Light-Industrial District shall be conducted within a fully enclosed building (as opposed to a structure). This provision does not include the loading and unloading of supplies, vehicles currently licensed & in use, or the parking lots for the permitted use. Outdoor storage in conjunction with a permitted use may be provided if such storage does not violate the setback standards for the district and is screened from surrounding residential and/or agricultural properties. Such screening shall be of any solid fence, masonry wall, or landscaped earthen berm and be constructed with a minimum height of six (6) feet and not more than eight (8) feet.