

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 classifications:

A. 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.

B. 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.

7.02 Permitted Uses:

The permitted uses that are listed for the various districts shall be according to the common meaning of the term or according to the definitions given in Chapter 13, Uses not specifically listed, implied or defined to be included in the categories under this subchapter shall not be permitted.

A. I-1 Light Industrial District:

- Accessory Uses
- Essential Services
- Greenhouses and Nurseries
- Light Manufacturing
- Offices
- Parking Lots
- Public Utility Buildings
- Research and Testing Labs
- Warehouses (including Mini-Warehouses or Self-Storage)
- Wholesale Businesses

B. 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:

Agriculture
Contractor's Office
Grain Elevators
Heavy Manufacturing
Recycling Center & Transfer Station
Supply Yards
Truck & Railroad Terminals

7.03 Special Exceptions:

The Special Exceptions for the I-1 and I-2 zoning districts 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, Board of Zoning Appeals, when considering any application for a Special Exception.

A. I-1 Light Industrial District Special Exceptions:

Contractors Office
Fire Stations
Motels and Hotels
Municipal Buildings
Restaurants
Water and Sewage Treatment Plant

B. I-2 Heavy Industrial District Special Exception:

The I-2 Heavy Industrial District Special Exceptions: include all those permitted in the I-1 Light Industrial District, Section 7.03.A; and:

Bulk Fuel Storage
Stockyards
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 General Provisions in Chapter 2. 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 20,000 square feet.

2. **Lot Width:** The minimum lot width shall be 100 feet and when the depth is less than the width, the lot depth shall be 100 feet.
3. **Lot Frontage:** A lots within the Industrial Districts shall maintain a minimum of 100 feet of frontage on a publicly maintained street. The minimum frontage requirement shall run continually to the building line.
4. **Yard and Setback Requirements:**
 - a. Front Yard: Not less than 50 feet from the property line or the end of the Right-of-way, whichever is greater.
 - b. Side Yards: Not less than 25 feet. When the side yard abuts a residential or agricultural district, the side yard shall not be less than 50 feet.
5. **Height Requirement:** Except as otherwise provided, the following height requirements shall apply to all buildings, structures and uses in this district.
 - a. All Primary Structures shall not exceed a height of 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 50% of the entire lot.

B. Other Regulations:

1. **Off-Street Parking:** Off-street parking and loading requirements as set forth in Chapter 10.
2. **Sign Requirement:** Sign Requirements as set forth in Chapter 11.
3. **Operations in an Enclosed Building:** All operations shall be conducted within a fully enclosed building. The Board of Zoning Appeals may allow for outdoor storage in conjunction with a permitted use as a Special Exception as set forth in Chapter 12, Board of Zoning Appeals.