

# **INDUSTRIAL DISTRICT**

## **SECTION 2.6- INDUSTRIAL**

Intent. A district designed for manufacturing, assembling and fabricating businesses, resource extraction, storage, and other commercial activities which may require larger sites and isolation from any other kinds of land uses; and to make provisions for commercial uses which are necessary to service the immediate needs of an industrial area.

The following uses and regulations shall apply in the Industrial District.

### **SECTION 2.6 A - PERMITTED USES**

Lumber yards; sand and gravel extraction and processing; and outside storage; concrete and asphalt plants, research, experimental or testing laboratories; gasoline sales, used and new car sales; and agricultural operations. Any of the following types of uses when carried out within an enclosed building; manufacturing, compounding, processing, packaging, assembling and fabrication operations, tool and die operations, warehousing, auto body and paint shops, auto service stations; and rendering and slaughtering houses; however, incidental outside storage is permitted.

### **SECTION 2.6 B - SPECIAL USES**

The following uses may be permitted as a special use permit upon specific approval by the Zoning Board, provided they are found to be in accordance with the provisions of the Zoning Ordinance.

1. Storage for all controlled toxic or hazardous materials including gasoline and petroleum storage, chemical storage and disposal, and similar uses;
2. Any other use, which emits or creates noise, smoke, odors, dust, dirt, gases, glare, heat or vibration beyond the boundary of the premises;
3. An Industrial Park (a complex or development of a multiple number "permitted" or designed "special uses") which may not comply with all conditions and limitations pertinent thereto, but still complies with the spirit of this Ordinance, as reviewed by the Zoning Commission;
4. Aircraft landing fields and associated uses;
5. Eating and drinking establishments and similar commercial uses which primarily serve the district;
6. Junk yards.
7. Sand, gravel extraction, and other mineral extraction and processing.
8. Rendering and slaughtering houses.

### **SECTION 2.6 C- DISTRICT REGULATIONS**

1. There shall be no minimum parcel size, however all structures shall be provided with or otherwise guaranteed, access to their rear yard, with a minimum of 30 feet clear and unobstructed access way or easement. The ratio of length to width may be increased by the Zoning Board of Appeals provided there is a finding that topographic characteristics, unique natural features, or other similar physical limitation exist on the parcel that will physically limit reasonable use of the site. Setbacks from any existing residential parcels shall be: 50 feet for all buildings; 25 feet for driveways, entrances or exits; and 10 feet for parking areas. All parcels shall have a minimum lot width of 100 feet with maximum ground coverage of 70% and a five to one length to width ratio. There shall be a 75 foot setback from any dedicated road right-of-way and a 25 foot rear setback for all structures. A 30 foot setback shall be required for all structures from the right-of-way line of any limited access

expressway.

2. Where outdoor storage is permitted, an enclosed barrier or fence of at least eight feet in height may be required, if the Zoning Board following site plan review, finds that the exposed material poses a hazard or threat to the public health, safety, general welfare or character of the zoning district. Enclosed materials shall not be stacked or stored so as to exceed a reasonable height as compared to other area district uses.
3. Residential uses shall not be permitted, except where they are consistent with the existing general character of adjoining land uses.
4. All activities in this district shall comply with the requirements for screening, lighting, plantings and drainage as reviewed by the Zoning Board.

## **SECTION 2.6 D - ZONING DISTRICT BOUNDARY SETBACKS (GREEN BELT)**

When parcels in the Commercial and Industrial Districts abut an A or B Residential District, the following setback requirements shall be met with regards to the Commercial or Industrial uses:

- A. No structure shall be erected or maintained within 50 feet of the affected property line.
- B. Parking areas shall be no closer to the lot line than the minimum yard depth (setback) requirements for said zoning districts.
- C. A non-penetrable plant screen of sufficient length, height and opacity to interfere with the view of the adjoining district boundary line, except where the view is interrupted by change in grade or other natural man-made features. Plant screen shall be located within the first five feet of the affected property line; however, screening shall not inhibit entrances or exits. Where, because of intense shade or soil conditions, the planting screens cannot be expected to thrive, a wooden fence, masonry wall or vegetatively controlled earthen berm may be substituted.
- D. Where the zoning districts are separated by a state trunk line of paved county primary road, the screening requirement shall not be required. When the zoning districts are separated by any other road, the Planning Commission shall determine what type of screening shall be used. In making this determination, the Planning Commission shall consider existing screening, compatibility of adjoining uses, the level of traffic and noise to be generated from the proposed use, and other similar characteristics.

## **SECTION 2.6 E- PARKING**

Off street parking shall be provided for motor vehicles as follows:

### Industrial Uses

1. General industrial activities .7 of a space per person regularly employed on the largest shift, plus five additional spaces.
2. Wholesale, Warehousing/Storage, Showroom Areas 1 space per person regularly employed on the largest shift, plus 5 additional spaces.