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(a)

<u>SECTION</u>

Sec. 4-78. - Industrial, warehouse: IW.

"Light industrial" shall mean a use that involves the manufacturing, production, processing, fabrication, assembly, treatment, repair or packaging of finished products, predominantly from previously prepared or refined materials (or from raw materials that do not need refining). "Light industrial" shall mean uses such as the manufacture of electronic instruments, preparation of food products, pharmaceutical manufacturing, research and scientific laboratories, or the like. "Light industrial" shall not include uses such as mining and extracting industries, petrochemical industries, rubber refining, primary metal, concrete production, or related industries.

Regulations. Regulations for the IW district are as follows:
(1)

- Permitted uses and structures. Permitted uses and structures are as follows:
- Wholesaling, warehousing, storage or distribution establishments and similar uses.

•		b.
•	Light manufacturing, processing (including food processing, slaughterhouses or concrete plants), packaging or fabricating	
•		C.
•	Printing, lithographing, publishing or similar establishments.	
•	Como atorio a	d.
•	Cemeteries.	
•	Vacational tachnical trade or industrial cabacle and similar	е.
•	Vocational, technical, trade or industrial schools and similar u	
•	Medical clinics in connection with industrial activities.	f.
	Medical clinics in connection with industrial activities.	
•	Bus, truck or other transportation terminals; commercial park and garages; express offices and terminal facilities; telephon exchanges, repair or installation facilities; and similar uses.	•
•		h.
•	Radio or television broadcasting offices, studios and transmir	tters.
•	Business and professional offices.	i.
•	And an all the conditional and a second and a second	j.
•	Automobile and truck sales used and new.	
•	Adult entertainment and services activities.	k.
-		4-1
•		(2)

Permitted accessory uses. Permitted accessory structures and uses are as follows: a. See section 4-101. (3)Permitted uses by special exception. Special exceptions may be granted for the following uses according to the procedures and conditions as outlined in chapter 3 of this code: Any industrial or commercial use which is not otherwise permitted and is not listed as a use by special exception in the heavy industrial district. b. Establishments for the retail or wholesale sale of all types of merchandise, including new or used vehicles of all kinds; mobile homes; automotive parts and accessories; heavy machinery and equipment; boats; farm equipment; machinery and supplies; lumber and building supplies; and similar uses. C. Establishments or facilities for the retail sale of beer or wine for either onsite or offsite consumption, or both. d. Any use which is potentially dangerous, noxious or offensive to neighboring uses or to the public in general by reason of smoke, odor, noise, glare, fumes, gas, vibration, threat of fire or explosion, emission of particulate matter or radiation.

e.

 Bulk storage of petroleum products and other flammable liquids and acids.

• f.

 Residential facility, including not more than one (1) mobile home, located on the same premises as an industrial use, for the use of

of watchmen or caretakers whose employment requires reside the premises.	nce on			
C].			
Funeral homes.	, -			
r	۱.			
Building trades contractors with outside storage yards and heat construction equipment.	ıvy			
	i.			
Outdoor storage yards and lots, including automobile wrecking storage yards and junkyards (but not scrap processing yards). Junkyards shall be completely screened by a fence or other survisual barrier at least six (6) feet in height and shall be located closer than one hundred fifty (150) feet from a public right-of-wards.	uitable no			
j. Service establishments catering to commerce and industry, including linen supply, laundry, dry cleaning plants, freight movers, communications services, business machine services, restaurants (including drive-in restaurants), hiring and union halls, employment agencies, sign companies, automobile service stations and truck stops and similar uses.				
(4	-)			
Minimum lot requirements. Minimum lot requirements are as				
follows: None. (5	5)			
Minimum yard requirements. Minimum yard requirements are				
	1 .			
Front vard: Fifty (50) feet.				

Side yard: Twenty (20) feet.

b.

•		C.
•	Rear yard: Twenty-five (25) feet.	
•		(6)
•	Building restrictions. Building restrictions are as follows:	
		a.
•	Maximum building height: None, providing that, for structure exceeding thirty-five (35) feet or three (3) stories in height, the minimum side yard shall be increased by one (1) foot for every (2) feet of building height exceeding thirty-five (35) feet.	ne
•		b.
•	Maximum lot coverage:	
•		1.
•	Maximum lot coverage is fifty (50) percent.	

 A minimum of ten (10) percent of the total lot area shall be landscaped.

(Ord. No. 96-15, § 3, 9-10-96; Ord. No. 07-20, 5-8-07; Ord. No. 08-21, § 6, 11-18-08; Ord. No. 13-08, §§ 1, 2, 1-8-13; Ord. No. 15-03, § 2, 3-10-15)

2.

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