

STATEMENT OF INTENT

The primary purpose of this district is to establish an area where the principal use of land is for intensive industrial operations, which may create some nuisance, and which are not properly associated with, nor particularly compatible with, residential, institutional, and commercial service establishments. The specific intent of this district is to: encourage the construction of and the continued use of land for intensive industrial purposes; prohibit residential and commercial use of the land and to prohibit any other use which would substantially interfere with the development, continuation, or expansion of industrial uses in the district; encourage the discontinuance of existing uses that would not be permitted as new uses under the provisions of this Ordinance.

Sec. 12-1. - Use regulations.

Structures to be erected or land to be used shall be for the following uses:

- 12-1-1 The manufacture, compounding, processing, packing, or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals and high-purity chemicals, perfumed toilet soap, toiletries, and food products, except refining of fats and oils.
- 12-1-2 The manufacture, compounding, assembling, or treatment of articles or merchandise from the following materials which have been prepared beforehand: bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semiprecious metals or stones, shell, textiles, tobacco, wood, yarns, and paint not employing a boiling process.
- 12-1-3 The manufacture of pottery and figurines or other similarly ceramic products using only previously pulverized clay and kilns fired only by electricity or gas.
- 12-1-4 The manufacture and maintenance of electric and neon signs, billboards, commercial advertising structures, light sheet metal products, including heating and ventilating ducts and equipment, cornices, eaves, and the like.
- 12-1-5 The manufacture of musical instruments, toys, novelties, and rubber and metal stamps.
- 12-1-6 Assembly of electrical appliances, electronic instruments, and devices, radios, television sets, and phonographs; electroplating and the manufacture of small parts and components such as coils, condensers, transformers, crystal holders, and the like.
- 12-1-7

Automobile assembling, painting, upholstering, rebuilding, reconditioning, body and fender work, truck repairing or overhauling, tire re-treading or re-capping, battery manufacture, transportation equipment maintenance, repair and assembly facilities, and the like.

(4/13/93, Case TA-93-04, Ord. No. 019-93)

12-1-8 Bulk storage.

12-1-9 Carpenter or cabinet shop.

12-1-10 Compounding, processing, and other operations involved in the manufacture, packaging, and distribution of asbestos friction materials, other friction materials and miscellaneous friction products.

12-1-11 Concrete manufacturing.

12-1-12 Contractors' equipment storage yards or plants, or rental equipment commonly used by contractors.

12-1-13 Distribution plants, parcel delivery, ice and cold storage plant, and food commissary or catering establishment, and brewery.

(6/12/07, Case TA-07-01, Ord. No. 2007-19)

12-1-14 Feed and fuel yard.

12-1-15 Repealed.

(5/28/19, Case TA-19-194, Ord. No. 2019-18)

12-1-16 Foundry casting lightweight, non-ferrous metal not causing noxious fumes, noise, or odors.

12-1-17 Laboratories: pharmaceutical, medical, experimental, photo, or motion picture film, or testing.

12-1-18 Laundry, cleaning, and dyeing works and carpet and rug cleaning.

12-1-19 Machinery sales and service.

12-1-20 Machine shop, metal fabrication shop, or welding shop, excluding punch press and drop hammers exceeding 40 ton rated capacity.

12-1-21 Meat, poultry, and fish processing.

12-1-22 Monumental stone works.

12-1-22.1 Offices: Business, professional and governmental.

(5/15/84, Case TA-84-03, Ord. No. 009-84)

12-1-23 Oil, rubber, or leather goods manufacture.

12-1-24 Public utilities, such as poles, lines, distribution transformers, pipes, meters, water and sewer lines, booster or relay stations, transformer substations, transmission lines or towers.

12-1-25 Public utility service yard.

12-1-26 Repair services or businesses.

12-1-27 Retail lumberyard, including only incidental mill work.

12-1-28 Sand and gravel operation.

12-1-29 Sawmills and planing mills.

12-1-30 Storage or bailing of scrap, iron, bottles, rags, or junk.

12-1-31 Transmitting and receiving facilities, for radio, television, or television cable stations.

12-1-32 Truck terminals.

12-1-33 Upholstery shop.

12-1-33.1 Vertical farming uses to be conducted entirely within an industrialized container, subject to the requirements in Section 18-17.1.

(6/27/23, Case TA-23-170, Ord. No. 2023-17)

12-1-34 Veterinary offices or hospitals and boarding kennels.

12-1-35 Wholesale business, storage buildings, and warehousing.

12-1-36 Wood preserving operations.

12-1-37 Accessory uses, as defined.

12-1-38 Off-Street Parking Areas as defined in Section 18-6 of this Ordinance for permitted and conditional uses in the M-2 District and access drives for permitted and conditional uses in the B-2, B-1, CM-1, M-1, MC and HE-1 Districts in accordance with Section 18-6 of this Ordinance.

(8/12/97, TA-97-06, Ord. No. 019-97, 3/8/05, TA-04-08, Ord. No. 007-2005)

12-1-39 Signs in accordance with Section 18-8 of this Ordinance.

12-1-40 Mini-warehouses/mini-storage, as defined, subject to the following provisions.

(9/10/91, TA-91-02, Ord. No. 037-91)

a. Repealed.

(10/17/95, Case TA-95-04, Ord. No. 053-95)

b. No business activities other than rental of storage units and office for management of the facility shall be conducted on the premises or within the building. Specifically, no activities such as miscellaneous or garage sales shall be conducted on the premises. The servicing or repair of motor vehicles, boats, trailers, lawn mowers, or other similar equipment shall not be conducted on the premises. The operation of a mini-warehouse/mini-storage shall in no way be deemed to include a transfer and storage business where the use of vehicles is part of such business.

c. No entrances to individual compartments shall front on any public street.

12-1-41 Commercial Records Center.

(4/12/94, Case TA-94-03, Ord. No. 011-94)

12-1-42 Brewery, distillery, microdistillery, microbrewery, nanobrewery, and winery. Such facilities may not incorporate a restaurant as principal part of their operations.

(11/10/15, Case TA-15-441, Ord. No. 2015-26)

12-1-43 Wireless facilities and wireless support structures eligible for administrative review per Section 18-30-4.

(2/11/20, Case TA-19-598, Ord. No. 2020-01)

12-1-44 Solar energy systems, as a principal use.

(3/22/22, Ord. No. 2022-7)

Sec. 12-2. - Uses permitted with a conditional use permit.

12-2-1 Wireless facilities and wireless support structures not eligible for administrative review.

(2/13/96, Case TA-95-07, Ord. No. 002-96, 1/13/15, Case TA-14-645, Ord. No. 2014-48; 2/11/20, Case TA-19-598, Ord. No. 2020-01)

Sec. 12-3. - Requirements for permitted industrial uses.

12-3-1 Before a building permit shall be issued or construction commenced on any permitted industrial use in this district or a permit issued for a new industrial use, all requirements of Article 19, Site Plan Requirements, shall be met.

12-3-2 Permitted industrial uses shall be conducted wholly within a completely enclosed building or within an area enclosed on all sides by screening meeting the requirements of Section 19-5-4.d. Public utilities and signs requiring natural air circulation, unobstructed view, or other technical consideration necessary for property operation may be exempt from this provision.

(10/17/95, Case TA-95-04, Ord. No. 053-95, Ord. No. 2024-17, 11-26-2024)

Sec. 12-4. - Area regulations.

None, except where a permitted use in this district utilizes an individual sewerage or industrial waste system. In such case, the local official charged with inspecting and approving such system shall approve the area needed.

Sec. 12-5. - Lot width regulations.

None.

Sec. 12-6. - Setback regulations.

Main buildings: 50 feet.

Sec. 12-7. - Yard regulations.

12-7-1 *Side*. The minimum width of each side yard for a main structure shall be 15 feet, except that when such use abuts a residential district, there shall be a side yard of 50 feet. No side yard shall be required when a building adjoins a railroad right-of-way or siding.

12-7-2 *Rear*. Each main structure shall have a rear yard of at least 25 feet, except that when a use is abutting a residential district, there shall be a rear yard of 50 feet. No rear yard shall be required when a building adjoins a railroad right-of-way or siding and the proposed building or structure functionally requires immediate proximity to the railroad right-of-way or siding as determined by the Administrator.

(9/11/01, TA-01-03, Ord. No. 028-2001)

Sec. 12-8. - Height regulations.

Buildings or structures may be erected up to 75 feet from grade except that: Structures required to ensure adequate water pressure for the fire protection needs of a property, the water service needs of the general public, or any air quality control ordinances may be erected up to 200 feet above grade if they are set back from side or rear property lines a distance at least equal to their height, and are set back from any residentially zoned property a distance at least three times their height.

Sec. 12-9. - Corner side yard regulations.

As per Section 11-9 of this Ordinance.

(9/13/05, Case TA-05-04, Ord. No. 027-2005)