

§ 157.034 INDUSTRIAL DISTRICT.

(A) *Intent.* This district is designed to provide areas primarily for manufacturing and processing industries and their accessory uses, for supporting of related storage, transportation and distribution activities, for commercial activities with high intensity characteristics and for certain supporting service activities for the convenience of the concentrated employee population. These areas shall normally be located on planned sites with good access to major transportation arteries and to appropriate utilities capacities. The regulations of this district are intended to minimize conflicts with proximate land uses by controlling noise, odor, glare, smoke, dust, wastes and other adverse environmental effects. Industrial classifications shall normally apply to large tracts of land located in a manner that the uses permitted in the district will not detract from the appropriate development or enjoyment of nearby properties. Residential uses and most retail trade activities are prohibited in this district.

(B) *Permitted uses.*

(1) Manufacturing and fabrication of:

- (a) Air conditioning and heating equipment;
- (b) Apparel and clothing;
- (c) Auto parts and accessories;
- (d) Bakery and food products;
- (e) Bedding and carpets;
- (f) Beverages, including bottling;
- (g) Boats;
- (h) Books;
- (i) Business machines;
- (j) Candy and confections;
- (k) Carbon and battery products;
- (l) Dairy products;
- (m) Drugs, medicines, cosmetics;
- (n) Electrical appliances and electronic equipment;
- (o) Felt and sandpaper;
- (p) Furniture;
- (q) Glass, ceramics and tile;
- (r) Hardware and housewares;

- (s) Ice;
- (t) Industrial supplies and equipment;
- (u) Insulation and wall board;
- (v) Leather products;
- (w) Machine tools;
- (x) Musical instruments;
- (y) Oilcloth and linoleum;
- (z) Optical goods; (aa) Paper products; (bb) Plastic products;
- (cc) Pottery, porcelain;
- (dd) Precision instruments and jewelry; (ee) Recreation and sporting goods; (ff) Signs;
- (gg) Soap, detergents, washing compound; (hh) Textiles and cordage;
- (ii) Tobacco products;
- (jj) Truck trailers and mobile homes; (kk) Watches and clocks;
- (ll) Wood products;
- (mm) Customary accessory uses; (nn) Freezer lockers; and
- (oo) Fiberglass manufacturing operations. (Added 6-4-

2000)

- (2) Meat packaging (not slaughter or stockyard operations);
- (3) Monument works;
- (4) Processing activities:
 - (a) Automobile and junk salvage provided the requirements of the junkyard ordinances are met;

- (b) Coffee, tea, spices;
 - (c) Dry cleaning and laundry plants;
 - (d) Grain and seed plants;
 - (e) Printing, engraving, publishing; and
 - (f) Tobacco processing.
- (5) Supporting, intensive or large-area commercial activities:
- (a) Auction sales, antique sales or flea marts; and
 - (b) Building materials, storage and sales.
- (6) Communications towers and antennas, radio and television stations;
- (7) Town owned well sites, above ground water storage tanks, lift stations, pump stations and electrical substations;
- (8) Contractors offices and storage yards;
- (9) Machine and welding shops;
- (10) Plumbing, heating and electrical suppliers and repairs;
- (11) Industrial equipment and machinery repair and servicing;
- (12) Auto and truck sales;
- (13) Industry accessory uses:
- (a) Research laboratories;
 - (b) Vocational trade schools; and
 - (c) Offices and parking lots.
- (14) Transportation, storage, distribution activities:
- (a) Airports;
 - (b) Grain elevators;
 - (c) Motor freight terminals;
 - (d) Railroad facilities; and
 - (e) Wholesale and warehousing businesses.
- (15) Indoor recreational sports centers.
- (16) Non-Bulk Storage of Liquefied Petroleum – Accessory Use

(C) *Special use permits.*

- (1) Automobile service stations or garages;
- (2) Banks;
- (3) Concrete mixing plant;
- (4) Restaurants;
- (5) Truck stops;
- (6) Bulk storage of petroleum products: provided, the uses are properly buffered, located at least 300 feet from residential and related structural uses, and at least 1,000 feet from other bulk storage facilities;
- (7) Rubber products manufacturing;
- (8) Convenience stores;
- (9) Convenience stores with gasoline sales; and
- (10) Religious uses located outside of a designated industrial park.
- (11) Solar farms: The standards for decision are as follows:
 - (a) Solar farm should not endanger the public health and safety.
 - (b) Solar farm should meet all required conditions and specifications.
 - (c) Solar farm should not injure the value of adjoining properties.
 - (d) Solar farm should be in harmony with the surrounding area and compatible with the surrounding area and compatible with the surrounding neighbors.
 - (e) Property must be screened per §§ 157.105 through 157.114.

(D) *Fences, walls, hedges.* Solid and open fences are permitted to any structurally sound height, excluding corner site distance.

(E) *Operational standards.* All industrial uses shall meet state and federal EPA regulations.

(F) *Buffer strips.*

(1) A densely planted buffer strip at least eight feet in height shall be planted and maintained along the rear and side yards of any residential district, but shall not extend beyond the front building line of adjacent residential lots.

(2) Open storage yards of any use permitted in this district shall be screened from adjoining streets and highways by a solid fence, wall or hedge at least four feet high (six feet if storage is stacked to or above six feet high) unless the storage is set back from the right-of-way at least 400 feet.

(G) *Service areas.* All uses in the district shall provide adequate, accessible areas for bulk storage of solid waste.

(12) Non-Bulk Storage of Liquefied Petroleum – Primary Use.