

§ 4-113

I - Industrial District Uses.

I PERMITTED USES	SIC CODE	SIC DESCRIPTION	PARKING SPACES REQUIRED
1. Horticultural nursery	0181	Ornamental floriculture and nursery products	One (1) per 200 sq. ft. of office area
2. Manufacturing, processing and packing, limited to the SIC classes listed: (See special exceptions for other manufacturing)	0724 203 205 2064 2086 2096 2097 2099 23 2434 271 275 2844 31 326	Cotton gin; Canned & frozen foods; Bakery products; Candy & confections; Soft drinks; Potato chips & snacks; Ice; Food preparations; Apparel; Wood kitchen cabinets; Newspaper publishing; Commercial printing; Perfumes & cosmetics; Leather products; Pottery, related products.	One (1) per 300 square feet of inside work area
3. Transportation terminal and storage, including miniwarehouses	40 41 42	Railroad transportation; Passenger transportation; Trucking & warehousing.	One (1) per 200 square feet of gross floor space
4. Telephone, telegraph, radio, television services, (except communications towers - see conditional uses)	48	Communications	One (1) per 300 sq. ft. of floor area
5. Public utility including water tower, substation, landfill (except hazardous waste disposal in 4953)	49	Electric, gas, water, sewer, refuse (except hazardous waste)	One (1) per 300 sq. ft. of floor area
6. Wholesale trade, durable and nondurable goods (except 5093 scrap metal, and 517 petroleum products)	50, 51	Wholesale trade (except 5093 scrap metal, and 517 petroleum products)	One (1) per 300 sq. ft. of sales area

I PERMITTED USES (CONT.)	SIC CODE	SIC DESCRIPTION	PARKING SPACES REQUIRED
7. Retail trade, involving sale of merchandise on premises	52 53 54 55 56 57 58 59 5921	Building material, hardware, garden supply; General merchandise; Food stores; Automotive dealers, service stations; Apparel & accessory; Home furniture, & equip.; Eating & drinking places; Miscellaneous retail; Liquor stores.	<u>Eating & drinking places:</u> One (1) for each four seats; <u>All other:</u> One (1) per 200 square feet of gross sales area
8. Finance, insurance, and real estate	60, 61 62 63,64 65, 67	Bank & credit Inst. Security dealers, etc.; Insurance carriers, agents; Real estate & investment.	One (1) per 200 square feet of gross floor area
9. Services to individuals, business and government establishments	0742 75 76 79 80 81 82 83 87 89	Pet veterinary services; Auto repair, services, wash, rental & parking; Miscellaneous repair; Amusement & recreation; Health services, hospitals; Legal services; Schools & libraries; Social services; Engineering, accounting, research & management; Services not classified.	<u>Service & repair:</u> One (1) per 250 sq. feet of work area. <u>Hospital:</u> 1.5 for each patient bed <u>Elementary School:</u> Three (3) spaces for each classroom. <u>High School:</u> One (1) for each four (4) seats in auditorium. <u>All Other:</u> One (1) per 250 square feet of gross floor area.
10. Government building or facility, including postal facility	43 91,92, 93,94, 95,96	U.S. Postal Service; General government, justice, public order, safety, finance, etc.	One (1) for each 200 square feet of floor area

I CONDITIONAL USES [approved by Zoning Administrator if all conditions are met]	SIC CODE	SIC DESCRIPTION	PARKING SPACES REQUIRED
1. One-family dwelling for watchman or caretaker, provided all following conditions are met: a. dwelling is located on premises of permitted use; b. head of household is employed in a permitted use as watchman or caretaker.	N/A		One (1) space
2. Communications tower, see Chapter 5, Supplemental Regulations.	48	Communica-tions	One (1) space
3. Temporary Christmas tree sales, on vacant lot for a period not to exceed 45 days	N/A		None
4. Contractor's office & equipment shed, provided all following conditions are met: a. used in connection with construction on premises; b. must not cause traffic congestion or nuisance; c. for term up to one (1) year; may be renewed once.	N/A		One (1) for each 300 square feet of office area.
5. Religious meeting, in tent or temporary structure for a period not to exceed 60 days.			

I SPECIAL EXCEPTIONS [approved by Board of Zoning Appeals after hearing]	SIC CODE	SIC DESCRIPTION	PARKING SPACES REQUIRED
1. Junk and scrap metals	5093	Scrap, waste materials	Set by Board
2. Oil and gas bulk sales	517	Petroleum products	Set by Board
3. Manufacturing, industry, processing, assembly and storage, provided the Board of Appeals determines: a. the use is compatible with the district; b. adequate parking for employees & customers is provided; c. adequate provisions are made for access and traffic safety; d. no outside storage of junk or salvage is permitted; e. no nuisance will be created beyond the premises by noise, vibration, smoke, gas, fumes, odor, dust, etc.; f. conditions are imposed to protect adjacent property from adverse impact; and g. applicable environmental regulations are met.	20-39	Manufacturing	Set by Board

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I - Industrial District Regulations.

The following regulations apply to all uses in I districts:

Minimum lot area:	None
Minimum lot width at building line:	None
Minimum front yard depth:	Fifty (50) feet from street right of way line.
Minimum side yard:	Twenty-five (25) feet.
Minimum rear yard:	Twenty-five (25) feet.
Maximum structure height:	Thirty-five (35) feet when permitted by fire regulations (not applicable to church spires, belfries, cupolas, domes, utility and communication towers, chimneys, flag poles, antennae).
Visibility requirements:	<u>Corner lot</u> : no obstruction between heights of three (3) and ten (10) feet above finished street level within fifteen (15) feet of intersection of street right-of-way lines. <u>Private drive</u> : no obstruction over height of thirty (30) inches within ten (10) feet of street.
Off street parking area and loading area requirements:	See parking, supplemental regulations, Chapter 5. <u>Truck terminal</u> : paved acceleration and deceleration lanes at least ten (10) feet wide and one hundred (100) feet long are required at entrance and exit of terminal site which must have access to and from a major street.
Screening:	See landscaping, supplemental regulations, Chapter 5. Planting screen, fence or wall at least six (6) feet high is required along all lot lines abutting any residential district and not separated by a street.
Signs:	See signs, supplemental regulations, Chapter 5.
Storage:	No open storage of junk or salvage materials is permitted with any use in the district, except in connection with a permitted special exception granted by the Board of Zoning Appeals.
Subdivision regulations:	Applicable regulations must be met.
Supplemental regulations:	See Chapter 5.